

Memorandum



CITY OF DALLAS

DATE December 5, 2025

TO Honorable Members of the Finance Committee: Chad West (Chair), Kathy Stewart (Vice Chair), Zarin Gracey, Maxie Johnson, Jesse Moreno, Jaime Resendez, Gay Donnell Willis

SUBJECT **Status of Cadillac Heights Land Acquisition and Central Service Center**

The purpose of this memorandum is to provide the Finance Committee with an update on the ongoing acquisition activities within the Cadillac Heights area, including project status by phase, funding sources, and next steps toward completing the assemblage of property for future municipal use.

Cadillac Heights is one of the City's long-term strategic real estate initiatives, involving multi-phase land acquisition to support municipal facilities, public safety operations, future park development, and other City service needs. The area includes multiple zoning classifications, TH-3(A), R-5(A), and IR and contains portions located within the floodplain.

Land acquisition activities originally began under the 2003 and 2006 Bond Programs and have continued as funds remain available. After a period of limited activity under previous management, acquisition efforts for Phase 3 and the remaining parcels in Phases 2A and 2B were reinstated in 2025

Funding for Cadillac Heights acquisition is authorized under the following voter-approved bond propositions:

2003 Bond Program, Proposition 16

- Planning, designing, constructing, renovating, equipping, and furnishing police substations, a police academy and related facilities, including the acquisition of land.

2006 Bond Program, Proposition 10

- Acquiring land for the future location of police academy related facilities and/or city service and maintenance facilities.
- Supports ongoing acquisitions in Phases 2A, 2B, and 3.
- Approximately \$10.9 million remains available for land acquisition.

Project Status by Phase

Phase 1 – Completed

- Approximately 27.5 acres (103 parcels).
- Roland G. Parrish Park is currently under development.

Utilizing another funding source, the Park and Recreation Department recently requested the pursuit of two additional commercial properties (one improved, one vacant) near Cedar Crest Boulevard and Roberta Street to further support park development. Staff is currently negotiating these acquisitions with an anticipated Council action for acquisition in Spring 2026.

Phases 2A and 2B – Active

- Approximately 28.9 acres (130 parcels).
- Eleven (11) parcels remain to be acquired (7 improved, 4 vacant).
 - Nine (9) parcels have been submitted to the City Attorney's Office for Eminent Domain action due to liens, delinquent taxes, or heirship issues.
 - Two (2) parcels remain under active negotiation with property owners
- Funding by the 2006 Bond Program, Proposition 10.

Phase 3 – Active

- Approximately 13.8 acres (68 parcels).
- Sixteen (16) parcels remain to be acquired (7 improved, 9 vacant).
- Negotiations for acquisition are currently underway, with anticipated Council actions for acquisition in Spring to late Summer 2026.
- Funding by the 2006 Bond Program, Proposition 10.

Staff will continue advancing the acquisition of the remaining parcels within Phases 2A, 2B and 3 with the available 2006 Bond Program funding. As negotiations progress and additional parcels are acquired, staff will return to the Committee with updates and recommendations for next steps, including the evaluation of future municipal facility planning for Cadillac Heights.

DATE December 5, 2025
SUBJECT **Status of Cadillac Heights Land Acquisition and Central Service Center**
PAGE **3 of 3**

Should you have any questions or need additional information, please contact me at donzell.gipson@dallas.gov.



Donzell Gipson,
Assistant City Manager

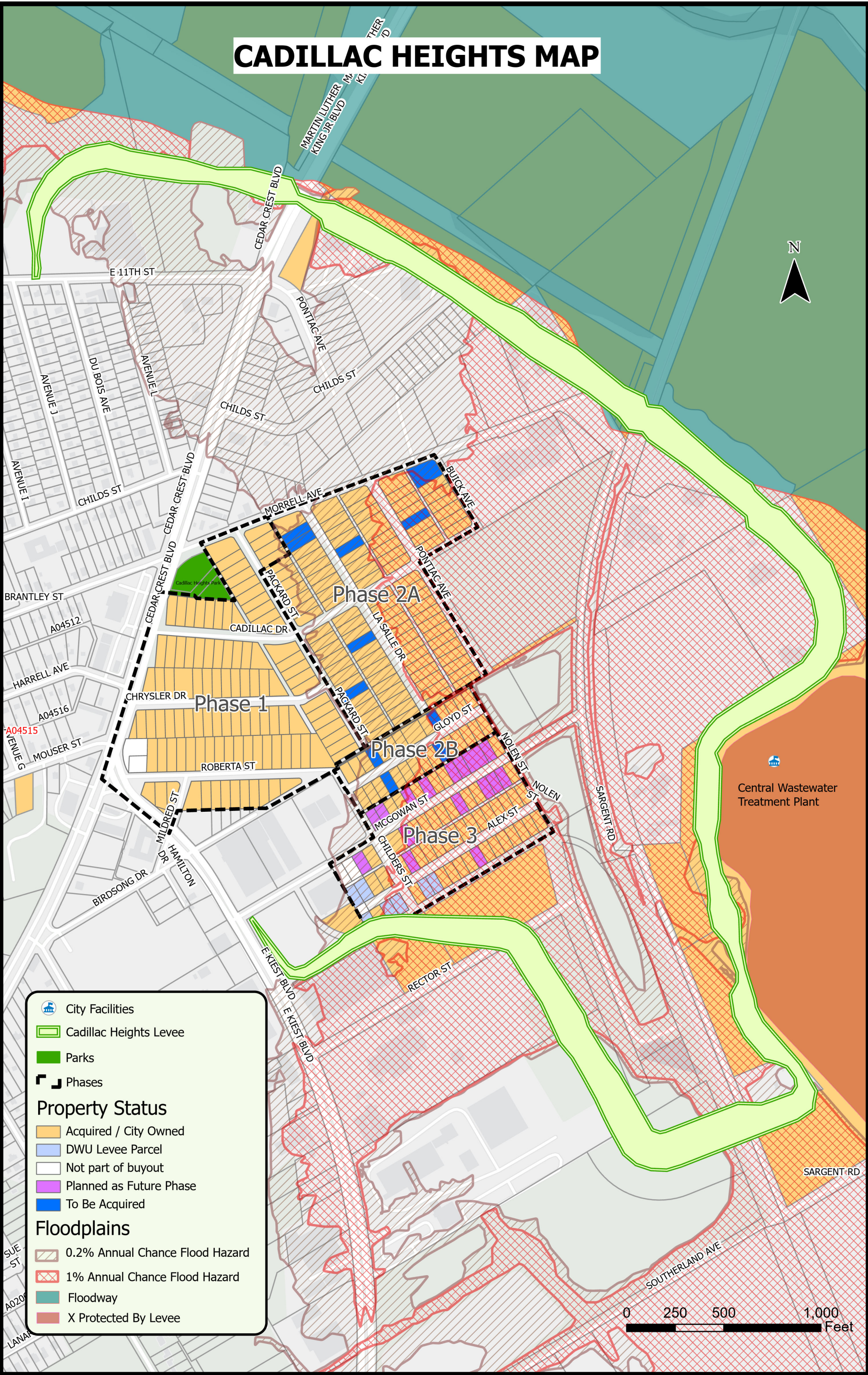
[Attachment]

C:

Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmand Goree, Chief of Staff
Directors and Assistant Directors

CADILLAC HEIGHTS MAP



CADILLAC HEIGHTS MAP

