

# Memorandum



CITY OF DALLAS

DATE April 1, 2024

Honorable Members of the City Council Economic Development Committee: Tennell  
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 22, 2024 to renew the (1) North Lake Highland Public Improvement District, (2) Prestonwood Public Improvement District and (3) expand the Dallas Tourism Public Improvement District to include 1 additional hotel.**

On April 24, 2024, the City Council will be asked to consider resolutions calling for a public hearing to be held on May 22, 2024 to receive comments concerning the renewal of the 1) North Lake Highlands Public Improvement District (NLHPID), 2) Prestonwood Public Improvement District (PPID), and 3) the expansion of the Dallas Tourism Public Improvement District (DTPID) to include 1 additional hotel in accordance with Chapter 372 of the Texas Local Government Code (the Act).

## **North Lake Highlands Public Improvement District (NLHPID) Renewal:**

Lake Highlands Public Improvement District Corporation, representing owners of real property located within the NLHPID, submitted petitions to the City of Dallas requesting the renewal of the district for a new ten-year term effective January 1, 2025 to December 31, 2034.

City staff reviewed the petitions and verified that owners of record representing 77.8% of the appraised value and 67.6% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas PID Policy and Chapter 372 of the Local Government Code (the Act). The City's PID policy requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area and or 60% of the record owners of real property liable for assessment. State law requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area and or 50% of the record owners of real property liable for assessment.

The Dallas City Council first authorized the creation of the NLHPID in 2017. This is its first renewal. The NLHPID is generally bounded by Wentworth Drive and Fall Manor Drive on the North, DART light rail ROW on the East, Interstate Highway 635 and DART light rail ROW on the South and I-635 on the West, as shown in the attached **Exhibit A**. The NLHPID is requesting an expansion of its current PID boundaries, adding 28 new parcels and over 4 million square feet total area.

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The purpose of the district is to provide public safety and enhanced security, beautification, recreation, cultural enhancements, custodial and landscaping maintenance, capital improvements, trail improvements, common area improvements permissible under the Act, acquisition and installation of art, business recruitment, and development to promote the area in and around the District, marketing and promotional activities, distinctive lighting and signage, and related expenses incurred to establish, administer, and operate the District as authorized by the Act and City Council. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the Service Plan) is attached as **Exhibit B**. The proposed assessment rate is \$0.12 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval.

City Council may choose to approve or deny the renewal of the district. Unless renewed, the NLHPID will terminate on December 31, 2024, resulting in the cessation of services and improvements provided within the district.

### **Prestonwood Public Improvement District (PPID) Renewal:**

Prestonwood Homeowners Association, Inc., representing owners of real property located within the PPID, submitted petitions to the City of Dallas requesting the renewal of the district for a new ten-year term effective January 1, 2025 to December 31, 2034.

City staff reviewed the petitions and verified that owners of record representing 75.2% of the appraised value and 74.3% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas PID Policy and Chapter 372 of the Local Government Code (the Act). In single-family PIDs (defined as areas with a minimum 30% of land area dedicated to detached single-family housing), the City's PID Policy requires signed petitions from owners of at least 66.7% of the appraised value of real property liable for assessment and at least 66.7% of the land area of real property liable for assessment. State law requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area and or 50% of the record owners of real property liable for assessment.

The Dallas City Council first authorized the creation of the PPID in 1997. This is its fourth renewal. The PPID is generally bounded by Brentfield Drive on the North, Meadowcreek Drive and Shadybank Drive on the East, Arapaho Road on the South, and the Union Pacific Railroad on the West, as shown in the attached **Exhibit C**. There are no changes proposed to the boundary of the District.

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The purpose of the district is to provide enhanced security and public safety, street signs, and related expenses incurred to establish, administer, and operate the District as authorized by the Act and City Council. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the Service Plan) is attached as **Exhibit D**. The proposed assessment rate is \$0.085 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval.

City Council may choose to approve or deny the renewal of the district. Unless renewed, the PPID will terminate on December 31, 2025, resulting in the cessation of services and improvements provided within the district.

### **Dallas Tourism Public Improvement District (DTPID) Expansion:**

VisitDallas submitted consent forms signed on behalf of one hotel owner seeking inclusion in the DTPID. City staff reviewed the consent form and verified that owner of record of qualifying hotels representing more than 83.8% of the appraised value and 63.6% of the land area of real property in the DTPID liable for assessment have signed the petition or consent form, thereby exceeding the minimum expansion requirements set forth in the Act.

The City Council authorized the establishment of the DTPID in 2012, its renewal in 2016, and boundary expansions in 2020, 2022, and 2023. The current boundary of the DTPID which includes designated hotel properties in the City of Dallas with 100 or more rooms will be expanded as shown in the attached **Exhibit E**. The hotel being added to the DTPID is Home 2 Suites by Hilton located in the Dallas Medical District in Council District 2. The hotel to be added is detailed in **Exhibit F**.

### **Recommendation**

Staff recommends City Council's approval on April 24, 2024 to call public hearings to be held on May 22, 2024 for the renewal of NLHPID and PPID, and DTPID boundary expansion. Should you have any questions, please contact Director Robin Bentley, Office of Economic Development, at [robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov) or 214-671-9942 or Joseph A. Nava, Operating Budget & PID Manager, at [joseph.nava@dallas.gov](mailto:joseph.nava@dallas.gov) or 972-482-7162.



Majed A. Al-Ghafry, P.E.  
Assistant City Manager

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[Attachments]

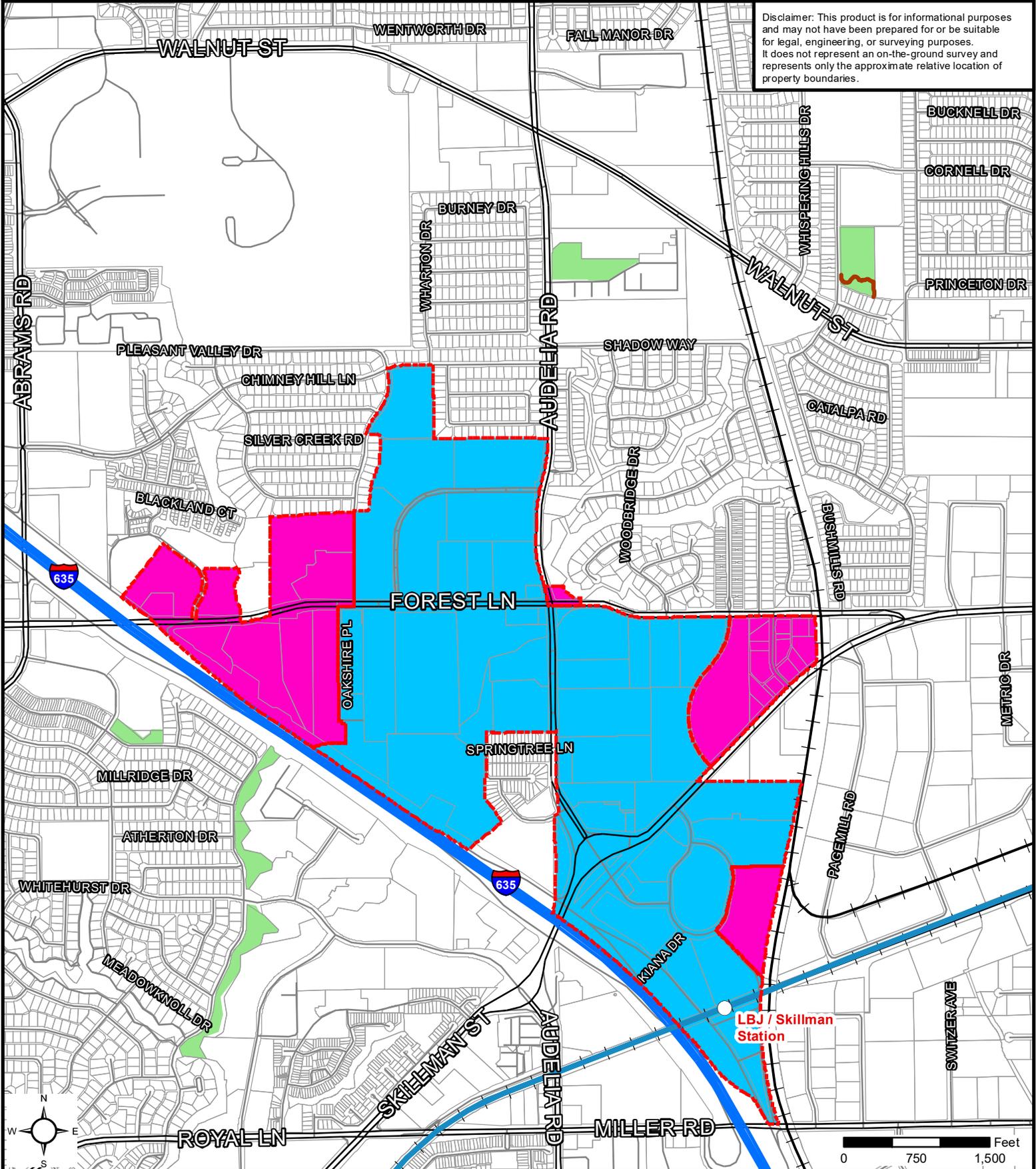
1. Exhibit A- North Lake Highlands PID Boundaries
2. Exhibit B- North Lake Highlands PID Service Plan
3. Exhibit C- Prestonwood PID Boundaries
4. Exhibit D- Prestonwood PID Service Plan
5. Exhibit E- Dallas Tourism PID Hotel Map
6. Exhibit F- Dallas Tourism PID Current and Proposed Hotels

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# North Lake Highlands PID Expansion Boundaries Exhibit A

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS ECONOMIC DEVELOPMENT**  
 Research & Information Division  
 (214) 670-1685  
[www.dallasecodev.org](http://www.dallasecodev.org)

**Legend**

- NLH PID
- NLH PID Proposed Expansion
- Parcel
- Park
- Rail Stops
- DART Blue Line
- Rail Line
- Trail - Existing
- Highways
- Major Streets
- Streets

Created 7.1.21, Last Upt 1.22.24 - NorthLakeHighlandsPID\_Exp.RK | Data Source: City of Dallas, 2024; DCAD, 2023.

**EXHIBIT B  
NORTH LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT  
PETITION SERVICE PLAN 2025-2034**

		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	%	BUDGET									
<b>REVENUE</b>											
Fund Balance from Previous Year *		\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Net Assessment Revenue **		\$1,275,795	\$1,530,954	\$1,837,145	\$2,204,574	\$2,645,489	\$3,174,586	\$3,809,504	\$4,571,405	\$5,485,685	\$6,582,823
<b>TOTAL REVENUE</b>		<b>\$1,395,795</b>	<b>\$1,650,954</b>	<b>\$1,957,145</b>	<b>\$2,324,574</b>	<b>\$2,765,489</b>	<b>\$3,294,586</b>	<b>\$3,929,504</b>	<b>\$4,691,405</b>	<b>\$5,605,685</b>	<b>\$6,702,823</b>
<b>EXPENDITURES</b>											
Public Safety <sup>1</sup>	46%	\$586,866	\$704,239	\$845,087	\$1,014,104	\$1,216,925	\$1,460,310	\$1,752,372	\$2,102,846	\$2,523,415	\$3,028,098
Public Area Improvements <sup>2</sup>	28%	\$357,223	\$428,667	\$514,401	\$617,281	\$740,737	\$888,884	\$1,066,661	\$1,279,993	\$1,535,992	\$1,843,190
Promotion/Marketing/Programming <sup>3</sup>	10%	\$127,580	\$153,095	\$183,714	\$220,457	\$264,549	\$317,459	\$380,950	\$457,140	\$548,569	\$658,282
Administration <sup>4</sup>	14%	\$183,714	\$220,457	\$264,549	\$317,459	\$380,950	\$457,140	\$548,569	\$658,282	\$789,939	\$947,926
Audit	1%	\$12,758	\$15,310	\$18,371	\$22,046	\$26,455	\$31,746	\$38,095	\$45,714	\$54,857	\$65,828
Insurance	1%	\$7,655	\$9,186	\$11,023	\$13,227	\$15,873	\$19,048	\$22,857	\$27,428	\$32,914	\$39,497
<b>TOTAL EXPENDITURES</b>	<b>100%</b>	<b>\$1,275,795</b>	<b>\$1,530,954</b>	<b>\$1,837,145</b>	<b>\$2,204,574</b>	<b>\$2,645,489</b>	<b>\$3,174,586</b>	<b>\$3,809,504</b>	<b>\$4,571,405</b>	<b>\$5,485,685</b>	<b>\$6,582,823</b>
<b>FUND BALANCE / RESERVES <sup>5</sup></b>	<b>9%</b>	<b>\$120,000</b>									
<b>TOTAL EXPENDITURES &amp; RESERVES</b>		<b>\$1,395,795</b>	<b>\$1,650,954</b>	<b>\$1,957,145</b>	<b>\$2,324,574</b>	<b>\$2,765,489</b>	<b>\$3,294,586</b>	<b>\$3,929,504</b>	<b>\$4,691,405</b>	<b>\$5,605,685</b>	<b>\$6,702,823</b>

\* Estimated North Lake Highlands PID funds from the earlier term to carryover to the new term to be utilized for petitioned services.

\*\* Assumes a 20% increase in property values each year based on the future growth and development of Lake Highlands.

<sup>1</sup> Including security patrols, patrol vehicle leases, safety lighting, crime reduction programs & events, and related expenses.

<sup>2</sup> Including median upkeep, non-standard ROW improvements, irrigation, holiday lighting, distinctive lighting, streetscapes improvements, non standard improvements, wayfinding, signage, district art and murals, design, construction, graffiti removal, related services, aesthetic improvements, the establishment of parks and youth recreation sites, and educational programming.

<sup>3</sup> Including website, marketing, outreach, marketing materials, branding efforts, programming, and business development.

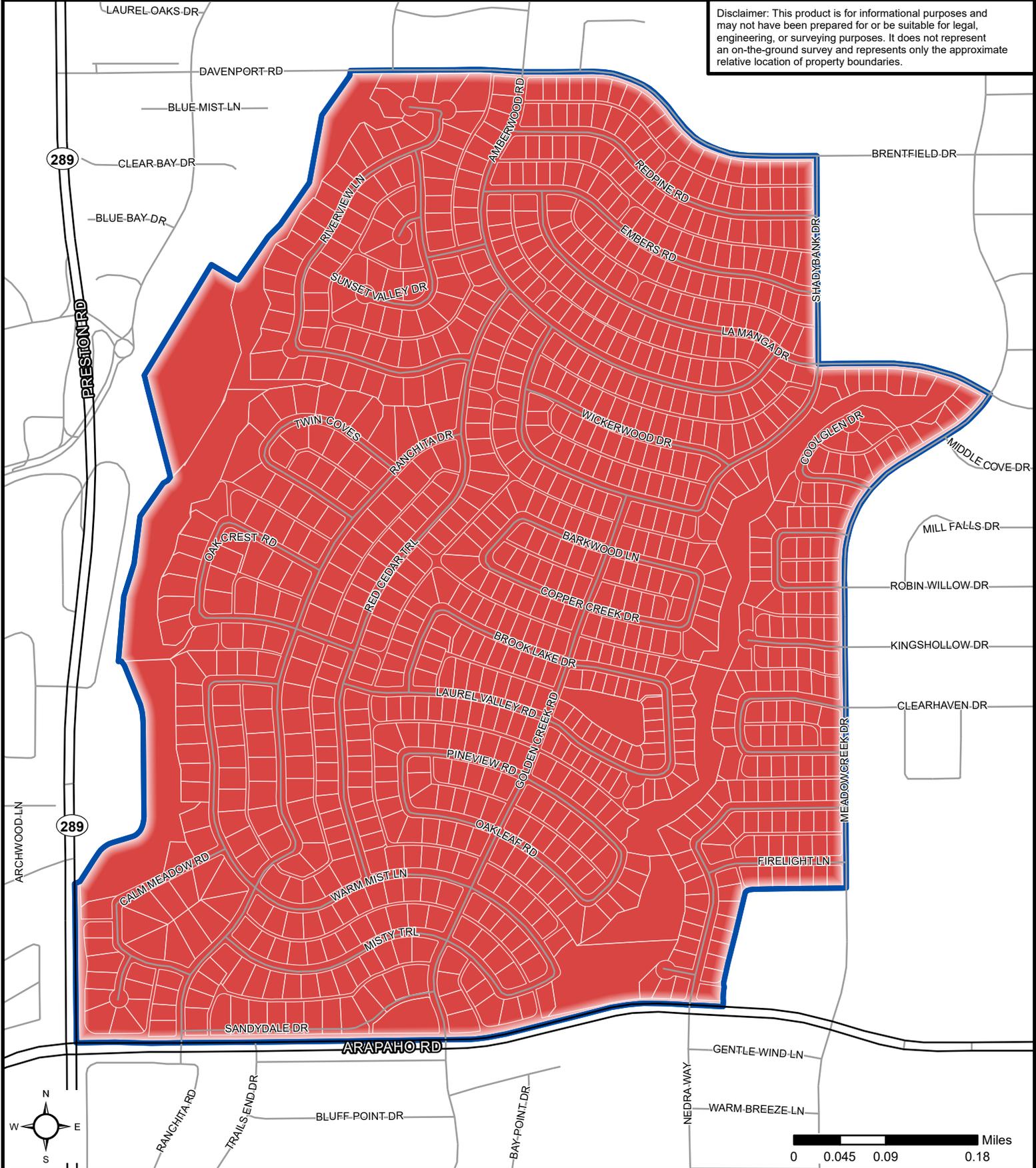
<sup>4</sup> Including office management expenses, rent, staff and annual property owner notice mailings.

<sup>5</sup> Estimated fund balance from the previous year designated by the Board of Directors for projects that fall within the Capital Improvement Categories, which include: Forest Audelia/Skillman Median; Skillman Corridor Master Plan; District Art; Forest Audelia Intersection/Crosswalk; Skillman Bridge Gateway Signage; Forest Audelia Park; Banner Program; and any large scale improvements.

# Prestonwood PID Boundaries

## Exhibit C

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



### Legend

-  Prestonwood - 2023
-  Tax Parcels - 2023

-  Highway
-  Major Streets
-  Streets
-  Streetcar/Trolley

**EXHIBIT D  
PRESTONWOOD PUBLIC IMPROVEMENT DISTRICT  
PETITION SERVICE PLAN 2025-2034**

	%	2025 BUDGET	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET	2032 BUDGET	2033 BUDGET	2034 BUDGET
<b>REVENUE</b>											
Calendar Year Beginning Balance		\$33,862	\$107,203	\$185,210	\$238,585	\$257,242	\$262,650	\$253,370	\$261,451	\$288,117	\$305,809
Net Assessment Revenue		\$683,023	\$718,175	\$732,287	\$738,670	\$769,017	\$800,577	\$860,069	\$923,007	\$960,728	\$999,957
Interest on Cash Balances											
<b>TOTAL REVENUE</b>		<b>\$716,885</b>	<b>\$825,377</b>	<b>\$917,497</b>	<b>\$977,255</b>	<b>\$1,026,259</b>	<b>\$1,063,227</b>	<b>\$1,113,439</b>	<b>\$1,184,458</b>	<b>\$1,248,844</b>	<b>\$1,305,766</b>
<b>EXPENDITURES</b>											
Public Safety <sup>1</sup>	86%	\$522,585	\$548,714	\$581,637	\$616,535	\$653,527	\$692,739	\$727,376	\$763,745	\$801,932	\$842,029
Audit & Insurance <sup>2,3</sup>	5%	\$27,563	\$28,941	\$30,388	\$31,907	\$33,502	\$35,178	\$36,936	\$38,783	\$40,722	\$42,758
Administrative <sup>4</sup>	10%	\$59,535	\$62,512	\$66,888	\$71,570	\$76,580	\$81,940	\$87,676	\$93,813	\$100,380	\$107,407
Renewal Fee											\$15,000
<b>TOTAL EXPENDITURES</b>	<b>100%</b>	<b>\$609,683</b>	<b>\$640,167</b>	<b>\$678,912</b>	<b>\$720,012</b>	<b>\$763,609</b>	<b>\$809,857</b>	<b>\$851,988</b>	<b>\$896,341</b>	<b>\$943,035</b>	<b>\$1,007,194</b>
<b>RESERVES *</b>	<b>18%</b>	<b>\$107,203</b>	<b>\$185,210</b>	<b>\$238,585</b>	<b>\$257,242</b>	<b>\$262,650</b>	<b>\$253,370</b>	<b>\$261,451</b>	<b>\$288,117</b>	<b>\$305,809</b>	<b>\$298,572</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>		<b>\$716,885</b>	<b>\$825,377</b>	<b>\$917,497</b>	<b>\$977,255</b>	<b>\$1,026,259</b>	<b>\$1,063,227</b>	<b>\$1,113,439</b>	<b>\$1,184,458</b>	<b>\$1,248,844</b>	<b>\$1,305,766</b>

\* The % for each service category is calculated by dividing each category dollar amount by total expenditures. Ending reserves for CY 2034 to be rolled over to 2035 subject to successful renewal and Council approval. If renewal is not successful, any unobligated reserves will be returned to property owners.

<sup>1</sup> Public Safety includes officer compensation, bonus, replacing old street signs, and police car rental.

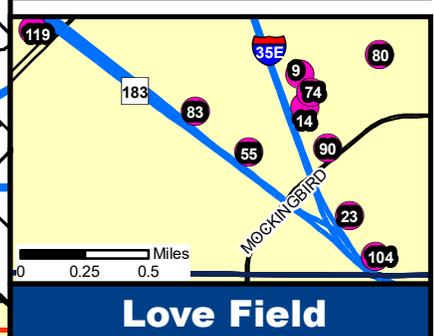
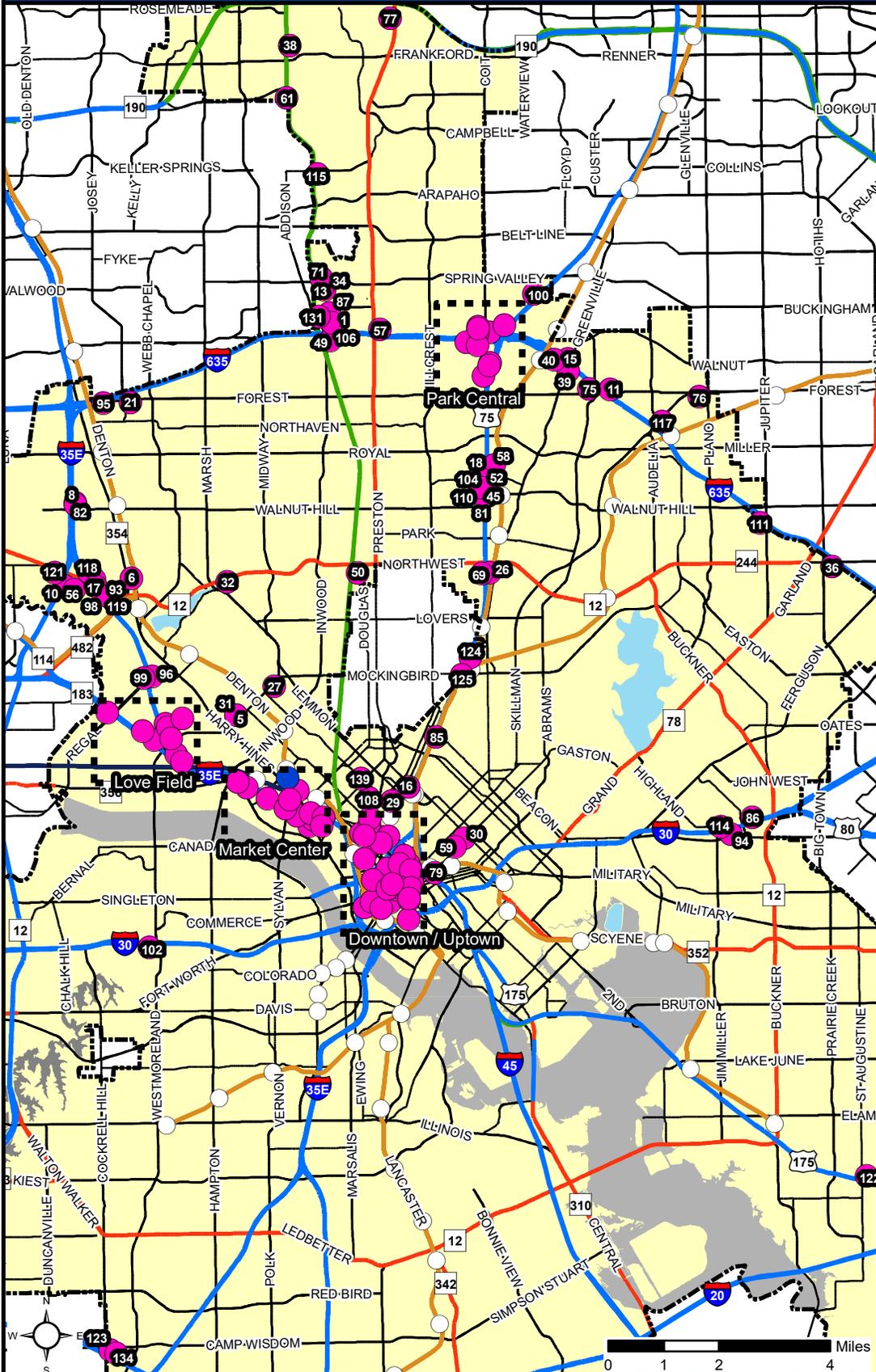
<sup>2</sup> Annual audit and Insurance premium costs.

<sup>3</sup> Assumes insurance split with PHA consistent with current arrangements based on value received by both parties.

<sup>4</sup> Management fee (starting at \$50,000) and other admin costs.

# Dallas Tourism PID Hotels

Exhibit E



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**DALLAS ECONOMIC DEVELOPMENT**  
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 (214) 670-1685  
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Created 5.30.2016, Updtd 12.26.2023 - FY2023\_24\_DTPID\_Hotels.RK

**Legend**

Current - FY23-24 Tourism PID Hotel	New - FY23-24 Tourism PID Hotel	Rail Station	DART Light Rail	Freeway	Escarpment
Commuter Rail	Tollway	Streetcar/Trolley	Highway	Flood Plain	Lake
Arterial	City of Dallas				

Source: Hotel List - Dallas CVB, 2023; All Other Data - City of Dallas, 2023.

**Exhibit F**  
**Tourism PID Boundary Expansion**  
**Current and Proposed Hotels over 100 Rooms in District Boundaries**

Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
1	AC Hotel Dallas by the Galleria	007019000B0020000	5460 JAMES TEMPLE DR	\$ 21,600,000
2	AC Marriott Dallas Downtown	00000101698000100	1712 COMMERCE ST	\$ 26,500,000
3	Adolphus Hotel	000070000A01A9900	1321 COMMERCE ST	\$ 50,762,500
4	Aloft Dallas Downtown	00000100594000000	1033 YOUNG ST	\$ 16,250,000
5	Aloft Dallas Love Field*	002367000E0010000	2333 W MOCKINGBIRD LN	\$ 22,150,000
6	Anchor Motel	00000520699000000	10230 HARRY HINES BLVD	\$ 2,475,000
7	Best Western Plus Dallas Hotel & Conference Center	007756000E07B0000	8051 LBJ FWY	\$ 6,750,000
8	Best Western Plus Dallas Love Field	006512000301A0000	11069 COMPOSITE DR	\$ 4,924,000
9	Budget Suites of America Empire Central/Dallas	007940000M0020000	8150 N STEMMONS FWY	\$ 14,135,850
10	Budget Suites of America Loop 12/Dallas	006499000B0020000	10222 N WALTON WALKER BLVD	\$ 10,000,000
11	Budget Suites of America N Dallas	008420000A02A0000	9519 FOREST LN	\$ 12,150,000
12	Cambria Hotel	00C7714000HOTL100	1907 ELM ST	\$ 19,242,810
13	Candlewood Suites Dallas Galleria	007005000A01A0000	13939 NOEL RD	\$ 4,700,000
14	Candlewood Suites Dallas Market Center	007940000M0010000	7930 N STEMMONS FWY	\$ 10,715,000
15	Candlewood Suites Dallas Park Central	008408000A01B0000	12525 GREENVILLE AVE	\$ 5,500,000
16	Canopy by Hilton Dallas Uptown	00C154400000HOT00	2901 BLACKBURN	\$ 28,500,000
17	Comfort Suites NW Dallas Near Love Field	00649600020010000	2287 W NORTHWEST HWY	\$ 6,365,000
18	Courtyard by Marriott Dallas Central Expy	0072930C0002B0000	10325 N CENTRAL EXPY	\$ 6,700,000
19	Courtyard by Marriott Dallas Downtown/Reunion Distri	000024002205B0000	310 S HOUSTON ST	\$ 19,000,000
20	Courtyard by Marriott Dallas Medical/Market Center	007896000002A0000	2150 MARKET CENTER BLVD	\$ 12,585,000
21	Courtyard by Marriott Dallas Northwest	0065950B0018A0000	2930 FOREST LN	\$ 5,355,000
22	Crowne Plaza Dallas Downtown	00000100360000000	1015 ELM ST	\$ 18,000,000
23	Crowne Plaza Dallas Market Center	00000778556500000	7050 N STEMMONS FWY	\$ 20,500,000
24	Dallas Marriott Downtown	0000010554700D100	600 N PEARL ST	\$ 48,000,000
25	Dallas Marriott Suites Medical/Market Center	00790500600030000	2493 N STEMMONS FWY	\$ 23,840,000
26	DoubleTree by Hilton Hotel Dallas Campbell Centre	00000366506300000	8250 N CENTRAL EXPY	\$ 27,247,690
27	DoubleTree by Hilton Hotel Dallas Love Field	005719000A0030000	3300 W MOCKINGBIRD LN	\$ 19,300,000
28	DoubleTree by Hilton Hotel Dallas Market Center	00000775675000000	2015 MARKET CENTER BLVD	\$ 20,000,000
29	Dream Dallas	00000136309000000	3207 MCKINNEY AVE	\$ 2,047,630
30	Element Dallas Downtown East	000766000A0030000	4005 GASTON AVE	\$ 9,022,000
31	Element Dallas Love Field	002367000E0010000	2333 W MOCKINGBIRD LN	\$ 22,150,000
32	Embassy Suites by Hilton Dallas Love Field	00C57250000000100	3880 W NORTHWEST HWY	\$ 33,500,000
33	Embassy Suites by Hilton Dallas Market Center	00000776494500000	2727 N STEMMONS FWY	\$ 21,500,000
34	Embassy Suites by Hilton Dallas Near the Galleria	007006000A0020000	14021 NOEL RD	\$ 12,000,000
35	Embassy Suites by Hilton Dallas Park Central	0077560E0016B0000	13131 N CENTRAL EXPY	\$ 15,399,620
36	Executive Inn	0080480D0002A0000	12670 E NORTHWEST HWY	\$ 2,400,000
37	Extended Stay America - Dallas - Coit Rd.	007736000301A0000	12121 COIT RD	\$ 4,200,000
38	Extended Stay America - Dallas - Frankford Rd	COL-000002047964	18470 DALLAS PKWY	\$ 3,551,800
39	Extended Stay America - Dallas - Greenville Ave.	008415000001E0000	12270 GREENVILLE AVE	\$ 5,400,000
40	Extended Stay America - Dallas - N Park Central	008408000C0080000	9019 VANTAGE POINT DR	\$ 3,750,000
41	Fairfield Inn & Suites Dallas Downtown	00000101842000000	500 S ERVAY ST	
42	Fairfield Inn & Suites Dallas Medical Market Center	00789600000040000	2110 MARKET CENTER BLVD	\$ 6,250,000
43	Fairmont Dallas	00000112297000000	1717 N AKARD ST	\$ 58,000,000
44	HALL Arts Hotel	00C0677HOTELUNTO00	2323 ROSS AVE	\$ 312,000
45	Hampton Inn & Suites by Hilton Dallas Central/N Park	007292000B0020000	10370 N CENTRAL EXPY	\$ 8,850,000
46	Hampton Inn & Suites Dallas Downtown	00000101704000000	1700 COMMERCE ST	\$ 17,341,650
47	Hawthorn Suites by Wyndham Park Central	0074970C000050100	7880 ALPHA RD	\$ 4,350,000
48	Hilton Anatole	007897000A0010000	2201 N STEMMONS FWY	\$ 88,705,370
48	Hilton Anatole 1	007897000A0010200	2201 N STEMMONS FWY	\$ 102,260,150
49	Hilton Dallas Lincoln Centre	007000000B0010100	5410 LBJ FWY	\$ 33,000,000
50	Hilton Dallas/Park Cities	005625000303A0100	5954 LUTHER LN	\$ 33,000,000
51	Hilton Garden Inn Dallas/Market Center	00000502372000000	2325 N STEMMONS FWY	\$ 16,750,000
52	Hilton Garden Inn Dallas-Central Expy/North Park Area	007292000B0030000	10350 N CENTRAL EXPY	\$ 8,500,000
53	Hilton Garden Inn Downtown	00C54550000000H00	1600 PACIFIC AVE	\$ 22,750,000
54	Holiday Inn Dallas Market Center	00000430081000000	4500 HARRY HINES BLVD	\$ 11,300,000
55	Holiday Inn Express & Suites Dallas Market Ctr - Love Fi	00000778423000000	7800 JOHN W CARPENTER FWY	\$ 8,650,000

**Exhibit F**  
**Tourism PID Boundary Expansion**  
**Current and Proposed Hotels over 100 Rooms in District Boundaries**

Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
56	Holiday Inn Express & Suites Dallas NW HWY - Love Field	0064990C000011100	2225 CONNECTOR DR	\$ 9,000,000
57	Holiday Inn Express & Suites N Dallas at Preston	0074370A000020000	6055 LBJ FWY	\$ 4,250,000
58	Home 2 Suites - N Park	007291000D01B0000	8180 MIDTOWN BLVD	\$ 9,500,000
59	Home 2 Suites- Baylor	000760000003A9800	3417 GASTON AVE	\$ 13,000,000
*60	Home2 Suites by Hilton Dallas Medical District Lovefield	005745000001E0000	4866 HARRY HINES BLVD	\$ 12,289,390
61	HomeTowne Studios Dallas - N Addison/Tollway	COL-000000153274	17425 DALLAS PKWY	\$ 4,589,860
62	Homewood Suites by Hilton Dallas Downtown	00000100363000000	1025 ELM ST	\$ 13,114,500
63	Homewood Suites by Hilton Dallas Market Center	00000776496000100	2747 N STEMMONS FWY	\$ 11,500,000
64	Hotel Alexis	007497000C02A0100	7815 LBJ FWY	\$ 4,050,000
65	Hotel Crescent Court	000948000201A0000	100 CRESCENT CT	\$ 75,789,350
65	Hotel Crescent Court	000948000201A9900	100 CRESCENT CT	\$ 583,210,650
66	Hotel Indigo Dallas Downtown	00000101944000000	1933 MAIN ST	\$ 13,725,000
67	Hotel Swexan	00000107950000000	2575 MCKINNON ST	\$ 40,200,000
68	Hotel ZaZa Dallas	000548000B03C0000	2332 LEONARD ST	\$ 35,400,000
68	Hotel ZaZa Dallas - Bungalows 1	00000113137000000	2501 THOMAS AVE	\$ 1,300,000
68	Hotel ZaZa Dallas - Bungalows 2	00000113134000000	2505 THOMAS AVE	\$ 1,300,000
69	Hyatt House Dallas/Lincoln Park	005450000P05A0000	8221 N CENTRAL EXPY	\$ 13,000,000
70	Hyatt House Dallas/Uptown	00093100020010000	2914 HARRY HINES BLVD	\$ 13,650,000
71	Hyatt Place Dallas N by the Galleria	007007000B0030000	5229 SPRING VALLEY RD	\$ 8,925,000
72	Hyatt Place Dallas/Park Central	007752000A0050000	12411 N CENTRAL EXPY	\$ 5,670,000
73	Hyatt Regency Dallas	00000108921000000	300 REUNION BLVD	\$ 76,982,500
74	InTown Suites Extended Stay Dallas - Brookriver Dr	007940000M0040000	8201 BROOKRIVER DR	\$ 5,000,000
75	InTown Suites Extended Stay Dallas - Forest Lane	00841200000040000	9355 FOREST LN	\$ 5,050,000
76	InTown Suites Extended Stay Dallas - Garland	008072000C01C0000	10477 METRIC DR	\$ 4,020,000
77	InTown Suites Extended Stay Dallas - Preston Rd	COL-000002053096	19059 PRESTON RD	\$ 4,308,790
78	JW Marriott Dallas Arts District	00C6249000HOTEL00	2000 ROSS AVE	\$ 73,425,000
79	Kimpton Pittman Hotel	000280000A0020100	2550 PACIFIC AVE	\$ 25,500,000
80	Knights Inn Market Center	0079370D000040000	1550 EMPIRE CENTRAL	\$ 3,750,000
81	La Quinta Inn & Suites Dallas Downtown	00000100117000000	302 S HOUSTON ST	\$ 7,500,000
82	La Quinta Inn & Suites Dallas I35 Walnut Hill Lane	006512000301B0000	2421 WALNUT HILL LN	\$ 4,800,000
83	La Quinta Inn & Suites Dallas Love Field	00794000E30020000	8300 JOHN W CARPENTER FWY	\$ 7,375,000
84	La Quinta Inn & Suites Dallas N Central	00000706557000000	10001 N CENTRAL EXPY	\$ 6,200,000
85	La Quinta Inn & Suites Dallas Uptown	00000192565000000	4440 N CENTRAL EXPY	\$ 4,200,000
86	Lamplighter Motel	00000725260000000	9001 E R L THORNTON FWY	\$ 2,950,000
87	Le Meridien Dallas by the Galleria	007017000C01A0000	13402 NOEL RD	\$ 23,000,000
88	Le Meridien Dallas, The Stoneleigh	000943000803C0000	2927 MAPLE AVE	\$ 30,843,850
89	Lorenzo Hotel	00000109564000000	1011 S AKARD ST	\$ 15,800,000
90	Love Field Hotel and Suites	00000778556800000	1241 W MOCKINGBIRD LN	\$ 2,719,650
91	Magnolia Hotel Dallas Downtown	00000101044000000	1401 COMMERCE ST	\$ 27,750,000
92	Marriott Dallas Uptown	000944000904A0000	3031 FAIRMOUNT ST	\$ 53,000,000
93	MCM Elegante Hotel & Suites	0064980A000010100	2320 W NORTHWEST HWY	\$ 6,995,500
94	Motel 6 Dallas - Fair Park #4616	0084740D000030000	8510 E R L THORNTON FWY	\$ 3,725,000
95	Motel 6 Dallas - Galleria #4657	006593000104A9900	2660 FOREST LN	\$ 3,657,200
96	Motel 6 Dallas - Market Center	00000576135000000	1625 REGAL ROW	\$ 4,595,000
97	Omni Dallas Hotel	000045005701A0000	555 S LAMAR ST	\$ 295,132,790
98	OYO Townhouse Dallas Love Field Airport	0064820A000010100	2383 STEMMONS TRL	\$ 4,500,000
99	Ramada by Wyndham Dallas Love Field	00000576129000000	1575 REGAL ROW	\$ 3,200,000
100	Red Roof Inn - Dallas Richardson	00000769000500000	13685 N CENTRAL EXPY	\$ 3,150,000
101	Renaissance Dallas Hotel	006055000C0010000	2222 N STEMMONS FWY	\$ 47,200,000
102	Residence Inn - Canyon	007212000N0010000	3425 CANYON BLUFF BLVD	\$ 10,300,000
103	Residence Inn by Marriott Dallas Downtown	00000101698000100	1712 COMMERCE ST	
104	Residence Inn by Marriott Dallas Market Center	005629000074B0000	6950 N STEMMONS FWY	\$ 7,000,000
105	Residence Inn by Marriott Dallas Park Central	007729000C0020000	7642 LBJ FWY	\$ 7,700,000
106	Residence Inn Dallas by the Galleria	007019000B0020000	5460 JAMES TEMPLE DR	
107	Residence Inn Dallas Central Expy	0072930C0002A0000	10333 N CENTRAL EXPY	\$ 5,780,000
108	Rosewood Mansion on Turtle Creek	001027000A02B0000	2821 TURTLE CREEK BLVD	\$ 59,500,000

**Exhibit F**  
**Tourism PID Boundary Expansion**  
**Current and Proposed Hotels over 100 Rooms in District Boundaries**

Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
109	Sheraton Dallas Hotel	00000105490000000	2117 LIVE OAK ST	\$ 121,225,250
110	Sheraton Suites Market Center Dallas	00789600000010000	2101 N STEMMONS FWY	\$ 23,250,000
111	Siegel Suites Dallas	007487000B01J0000	11350 LBJ FWY	\$ 4,600,000
112	Springhill Suites by Marriott Dallas Downtown/West End	00020500030010000	1907 N LAMAR ST	\$ 11,750,000
113	Springhill Suites Dallas	007294000025A0000	10111 N CENTRAL EXPY	\$ 7,300,000
114	Stay Express Inn Dallas Fair Park Downtown	00000813125000000	8303 E R L THORNTON FWY	\$ 2,450,000
115	Staybridge Suites Dallas Addison	008707000B0020000	16060 DALLAS PKWY	\$ 12,537,500
116	Sterling Hotel Dallas	00000779041000000	1055 REGAL ROW	\$ 1,760,000
117	Studio 6 Dallas Garland/Neast #5003	008069000C01C0000	9801 ADLETA BLVD	\$ 3,350,000
118	Studio 6 Dallas Love Field	00649600050020000	10326 FINNELL ST	\$ 5,695,000
119	Studio 6 Dallas Northwest #6035	005796000A0020000	2395 STEMMONS TRL	\$ 6,875,000
120	Studio 6 Dallas Richardson/N #5010	007752000A0010000	12301 N CENTRAL EXPY	\$ 5,700,000
121	Super 7 Inn Dallas	006486000703A0000	10335 GARDNER RD	\$ 1,435,000
122	Super 7 Inn Dallas Southeast	00000770132000000	9626 C F HAWN FWY	\$ 1,875,000
123	Super 7 Inn Dallas Southwest	00000654167600000	4220 INDEPENDENCE DR	\$ 2,275,000
124	The Beeman Hotel	005185000101E0000	6070 N CENTRAL EXPY	\$ 28,000,000
125	The Highland Dallas Curio Collection by Hilton	00C4508000HOTEL00	5300 N CENTRAL EXPY	\$ 28,750,000
126	The Joule	000077000004A0100	1530 MAIN ST	\$ 26,550,000
127	The Ritz-Carlton, Dallas	00094800030010100	2121 MCKINNEY AVE	\$ 83,000,000
128	The Statler Dallas Cuuro Collection by Hilton	00000101695000000	1914 COMMERCE ST	\$ 92,000,000
129	The Westin Dallas Downtown	00C537200000HTL00	1201 MAIN ST	\$ 40,600,000
130	The Westin Dallas Park Central	00000767319250000	12720 MERIT DR	\$ 40,792,000
131	The Westin Galleria Dallas	0070020000000M200	13340 DALLAS PKWY	\$ 57,188,360
132	Thompson Hotels Dallas	00000100441000000	1401 ELM ST	\$ 205,000,000
133	TownePlace Suites by Marriott Dallas Downtown	00000101842000000	500 S ERVAY ST	\$ 63,227,260
134	Townhouse Suites	00693200030060000	4150 INDEPENDENCE DR	\$ 3,200,000
135	Tru by Hilton Dallas Market Center	00000137743000000	1949 N STEMMONS FWY	\$ 10,400,000
136	Unnamed Hotel @ The Lexi	00000134467000000	2815 N HARWOOD ST	\$ 762,450
137	Virgin Hotel Dallas	007888003605A0000	1445 TURTLE CREEK BLVD	\$ 55,500,000
138	W Dallas - Victory	00C05450000000A00	2440 VICTORY PARK LN	\$ 45,355,370
139	Warwick Melrose Hotel Dallas	001326000101A0000	3015 OAK LAWN AVE	\$ 28,900,000
140	Wyndham Dallas Suites Park Central	0074970C000050000	7800 ALPHA RD	\$ 18,597,090

\*Proposed Additional Hotels