

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NO. 27435, PREVIOUSLY APPROVED ON DECEMBER 10, 2008, AS AMENDED, AND ORDINANCE NO. 27690, PREVIOUSLY APPROVED ON SEPTEMBER 23, 2009 TO: (1) INCREASE THE GEOGRAPHIC AREA OF TAX INCREMENT REINVESTMENT ZONE NUMBER EIGHTEEN, THE MAPLE/MOCKINGBIRD TAX INCREMENT FINANCING (“TIF”) DISTRICT (“ZONE”) BY APPROXIMATELY 9.3 ACRES TO ADD THE REAL PROPERTY CURRENTLY ADDRESSED AS 1545 WEST MOCKINGBIRD LANE; (2) MAKE CORRESPONDING MODIFICATIONS TO THE ZONE’S BOUNDARY AND PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (“PLAN”); AND (3) INCLUDE FINDINGS THAT (A) VACANT AND UNDERUTILIZED PROPERTY IN THE PROPOSED EXPANSION AREA SUBSTANTIALLY ARRESTS OR IMPAIRS THE SOUND GROWTH OF THE CITY, (B) DEVELOPMENT OR REDEVELOPMENT IN THE PROPOSED EXPANSION AREA WILL LIKELY NOT OCCUR SOLELY THROUGH PRIVATE INVESTMENT IN THE FORESEEABLE FUTURE, AND (C) INCLUSION OF THE PROPOSED EXPANSION AREA WILL HAVE AN OVERALL BENEFIT TO, AND FURTHER THE PURPOSES OF, THE ZONE, IN ACCORDANCE WITH THE TAX INCREMENT FINANCING ACT; AND CONTAINING OTHER RELATED MATTERS; PROVIDING A SAVING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Dallas (“City”) recognizes the importance of its role in local economic development; and

**WHEREAS**, on December 10, 2008, the City Council held a public hearing and authorized the establishment of Tax Increment Reinvestment Zone Number Eighteen (“Maple/Mockingbird TIF District” or “TIF District”) in accordance with the Tax Increment Financing Act, as amended, Texas Tax Code, Chapter 311 ( “Act”) by Resolution No. 08-3398; Ordinance No. 27435, as amended; and

**WHEREAS**, on September 23, 2009, the City Council approved the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for the Maple/Mockingbird TIF District by Resolution No. 09-2362; Ordinance No. 27690; and

**WHEREAS**, on April 28, 2026, the Maple/Mockingbird TIF District Board of Directors reviewed and unanimously recommended approval of the proposed amendment of the Plan to add approximately 9.3 acres of real property addressed as 1545 West Mockingbird Lane to the Zone; and

**WHEREAS**, on May 4, 2026, the Economic Development Committee of the City Council was briefed regarding the proposed amendment of the Plan; and

**WHEREAS**, on May 13, 2026, the City Council authorized a public hearing to be held on May 27, 2026 to hear public comments regarding the proposed amendment of the Plan in accordance with the Act, and the public hearing was held on May 27, 2026 and was subsequently closed; and

**WHEREAS**, the Act requires the City to publish notice of the public hearing in a newspaper having general circulation in the City, and, in compliance with the Act, notice of the public hearing was published in Dallas Morning News, a daily newspaper of general circulation in the City, at least seven days before the date of the public hearing.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That Ordinance No. 27435, previously approved on December 10, 2008, as amended, and Ordinance No. 27690, previously approved on September 23, 2009, is hereby further amended to: (1) increase the geographic area of the Zone by approximately 9.3 acres of real property to promote development or redevelopment of the Zone; and (2) make corresponding modifications to the Zone's boundary and Plan attached hereto as **Exhibit A**.

**SECTION 2.** That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

**SECTION 3.** That amendment of the Plan will result in benefits to the City and the property in the Zone.

**SECTION 4.** That the unimproved and underutilized property in the proposed expansion area arrests or impairs the sound growth of the City, improvements in the Zone will significantly enhance the value of all taxable real property in the Zone, development or redevelopment in the proposed expansion area would not occur solely through private investment in the foreseeable future, and inclusion of the of the property will have an overall benefit to the Zone and the City.

**SECTION 5.** That the tax increment base for the expansion area, which is the total appraised value of all taxable real property located in the expansion area, is to be determined as of January 1, 2026, the year in which the Plan is being amended to include the expansion area.

**SECTION 6.** That **Exhibit A-1, Exhibit A-2, and Exhibit B** of Ordinance No. 27435 shall be completely deleted and the new attached **Exhibit A** shall be substituted.

**SECTION 7.** That **Exhibit A** of Ordinance No. 27690 shall be completely deleted and the new attached **Exhibit A** shall be substituted.

**SECTION 8.** That Ordinance Nos. 27435 and 27690 shall remain in full force and effect, save and except as amended by this ordinance.

**SECTION 9.** That if any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or un-enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

**SECTION 10.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

BERTRAM A. VANDENBERG, Interim City Attorney

BY: \_\_\_\_\_  
Assistant City Attorney

Passed: \_\_\_\_\_