

Memorandum



CITY OF DALLAS

DATE August 3, 2026

Honorable Members of the City Council Economic Development Committee: Jesse Moreno (Chair), Paul Ridley (Vice Chair), Lorie Blair, Laura Cadena, Zarin Gracey, Bill Roth, Chad West

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: (1) August 12, 2026 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2026 and Adopt 2027 Service Plans; and (2) August 25, 2026 Public Hearing to Adopt 2026 Annual Assessment Rates and Adopt 2027 Service Plans**

Public Improvement Districts (PIDs) in the City of Dallas are governed by Chapter 372 of the Texas Local Government Code and the City of Dallas PID Policy. Chapter 372 requires that the City Council annually call and hold a public hearing to set the annual assessment rate for property in each PID and approve an updated five-year Service Plan for each PID. The Service Plan outlines the proposed cost of services and improvements to be provided to property owners annually. Per contractual agreement with each PID's management company, PID managers are required to prepare an updated Service Plan budget for their district and to hold an annual meeting with property owners, during which property owners are provided an opportunity to ask questions and provide input on the PID's preliminary Service Plan.

City staff have reviewed the preliminary 2027 Service Plans submitted by each PID manager. Finding the preliminary Service Plans to be advisable, City staff recommend that, on August 12, 2026, the City Council authorize calling a public hearing to be held on August 25, 2026. During the August 25, 2026 public hearing, any owner of property located within the boundaries of a PID will be provided with a reasonable opportunity to speak for or against the PID's proposed assessment rate. At the close of the public hearing, the City Council will take action to adopt the final 2027 Service Plans, the final 2026 Assessment Plans, and the 2026 Assessment Rolls for all PIDs.

On July 25, 2026, City staff received 2026 certified real property values from the Dallas Central Appraisal District (DCAD). Using this data, City staff have prepared a certified assessment roll for each PID and worked with PID management entities to update preliminary 2027 Service Plans with the 2026 certified assessment roll values. A follow-up memo will be provided to the City Council on Friday, August 21, 2026 with final PID budget totals proposed for the 2027 Service Plan year.

Additionally, Chapter 372 requires that any amendments or updates to a Service Plan be authorized by City Council ordinance. Accordingly, Knox Street Public Improvement

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PAGE 2 of 2

District has requested to amend its adopted 2026 Service Plan to reflect slightly lower-than-budgeted revenues and expenditures. Midtown Improvement District has requested to amend its adopted 2026 Service Plan to reflect greater than anticipated carryover funds. Uptown Public Improvement District has requested to amend its adopted 2026 Service Plan due to a delay in timing of Uptown Dallas Inc.'s \$1,000,000 payment commitment for the McKinney/Cole Avenue Two-Way Conversion Project, which is now anticipated to occur in CY 2027. Staff reviewed the proposed mid-year budget amendments, found the requests to be reasonable, and is recommending the amended 2026 Service Plans to the City Council for approval.

Background

A PID is a special assessment area created at the request of property owners in the proposed district via petition. Property owners pay a supplemental assessment with their taxes, which PIDs use for services and/or improvements above and beyond existing City services.

The assessment is an apportionment of the total cost of service enhancements and improvements approved by property owners who signed a petition in support of the district's creation or renewal. The assessment allows each PID to have its own work program or service plan, which may consist of eligible activities such as marketing, providing additional security, landscaping and distinctive lighting, street cleaning, and cultural or recreational improvements.

The City's power to levy is limited to petition and budget categories/costs approved by property owners. Individual PIDs are governed by property owner-elected boards and managed by a specifically formed non-profit organization or homeowners' association. Under a management contract with the City, PID managers are responsible for updating the PID's service plan annually and, following City Council approval, implementing the PID's annual service plan.

Below is a list of the City's 16 PIDs that will operate in 2027:

1. Dallas Downtown Improvement District
2. Dallas Tourism Public Improvement District
3. Deep Ellum Public Improvement District
4. Far East Dallas Public Improvement District
5. Halperin Park Public Improvement District
6. Klyde Warren Park/Dallas Arts District Public Improvement District
7. Knox Street Public Improvement District

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PAGE **2 of 2**

8. Lake Highlands Public Improvement District
9. Midtown Improvement District
10. North Lake Highlands Public Improvement District
11. Oak Lawn Hi-Line Public Improvement District
12. Prestonwood Public Improvement District
13. RedBird Public Improvement District
14. South Side Public Improvement District
15. University Crossing Public Improvement District
16. Uptown Public Improvement District

Please refer to **Exhibit A** for a map of each PID.

For these 16 PIDs, the City must call a public hearing by early August 2026 and hold a public hearing by the end of August 2026 to ensure that the Dallas County Tax Office can include the PID assessments in the regular tax bills. If this schedule is not met, the City would need to find another way to collect the assessments, costing the City additional funds to send a separate bill, and would likely not have the same success rate with the collection of assessment payments.

Fiscal Information

There is no cost consideration to the City except for the Downtown Improvement District (DID). The FY 2026-27 DID assessment for City-owned property is estimated at \$1,077,222.85, to be paid from the General Fund (\$725,351.65) and the Convention and Event Services Fund (\$351,871.20).

Except for the Dallas Tourism PID, in which a 2% assessment on the value of hotel room night receipts is levied, owners of property within the boundaries of each PID will pay an assessment equal to the PID's 2026 assessment rate per \$100.00 of appraised property value.

Should you have any questions, please contact Maria Smith, Assistant Director, Office of Economic Development, at 214-670-1690 or maria.smith@dallas.gov.

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PAGE **2 of 2**

Service First, Now!

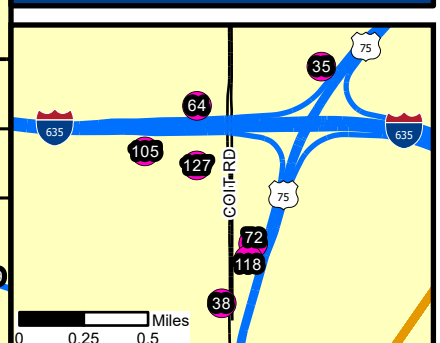
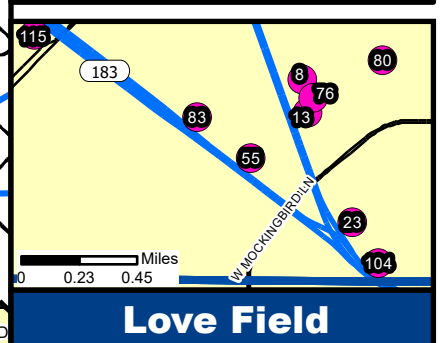
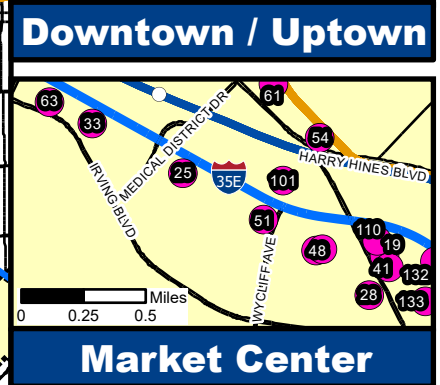
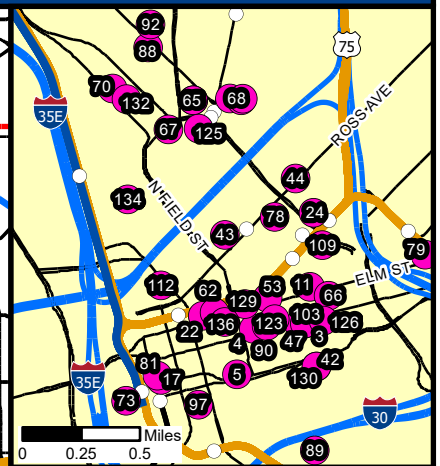
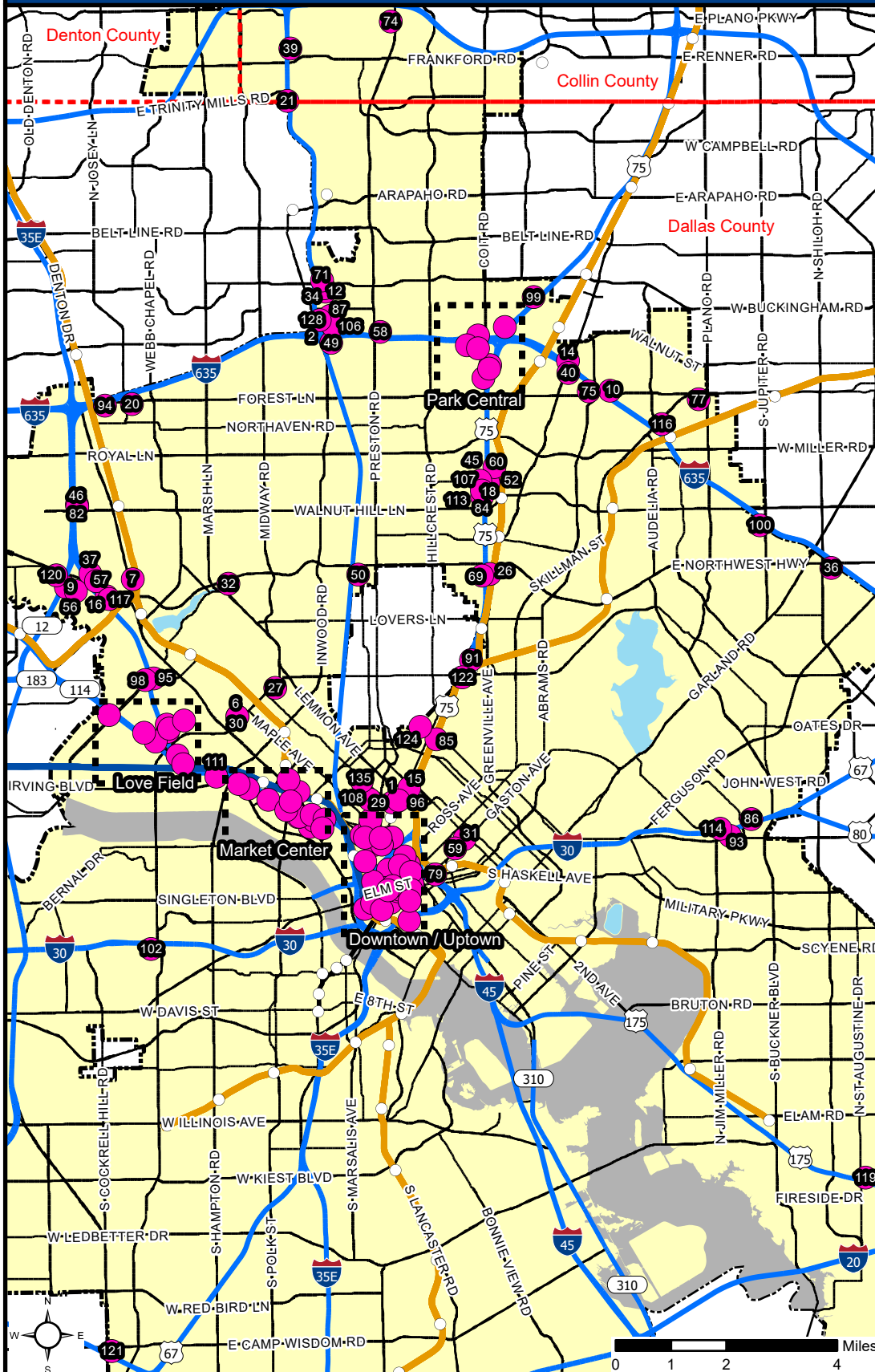


C: Robin Bentley,
Assistant City Manager

Kimberly Bazor Tolbert, City Manager
Bertram Vandenberg, City Attorney (I)
Mamatha Sparks, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
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
Ahmad Goree, Chief of Staff to the City Manager
John Johnson, Chief of Real Estate
Directors and Assistant Directors

Dallas Tourism PID Hotels



Park Central

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.



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Created 5.30.2016, Updated 7/13/2026 10:41 AM
FY26-27 DTPID Hotels by ridvan.kirimli

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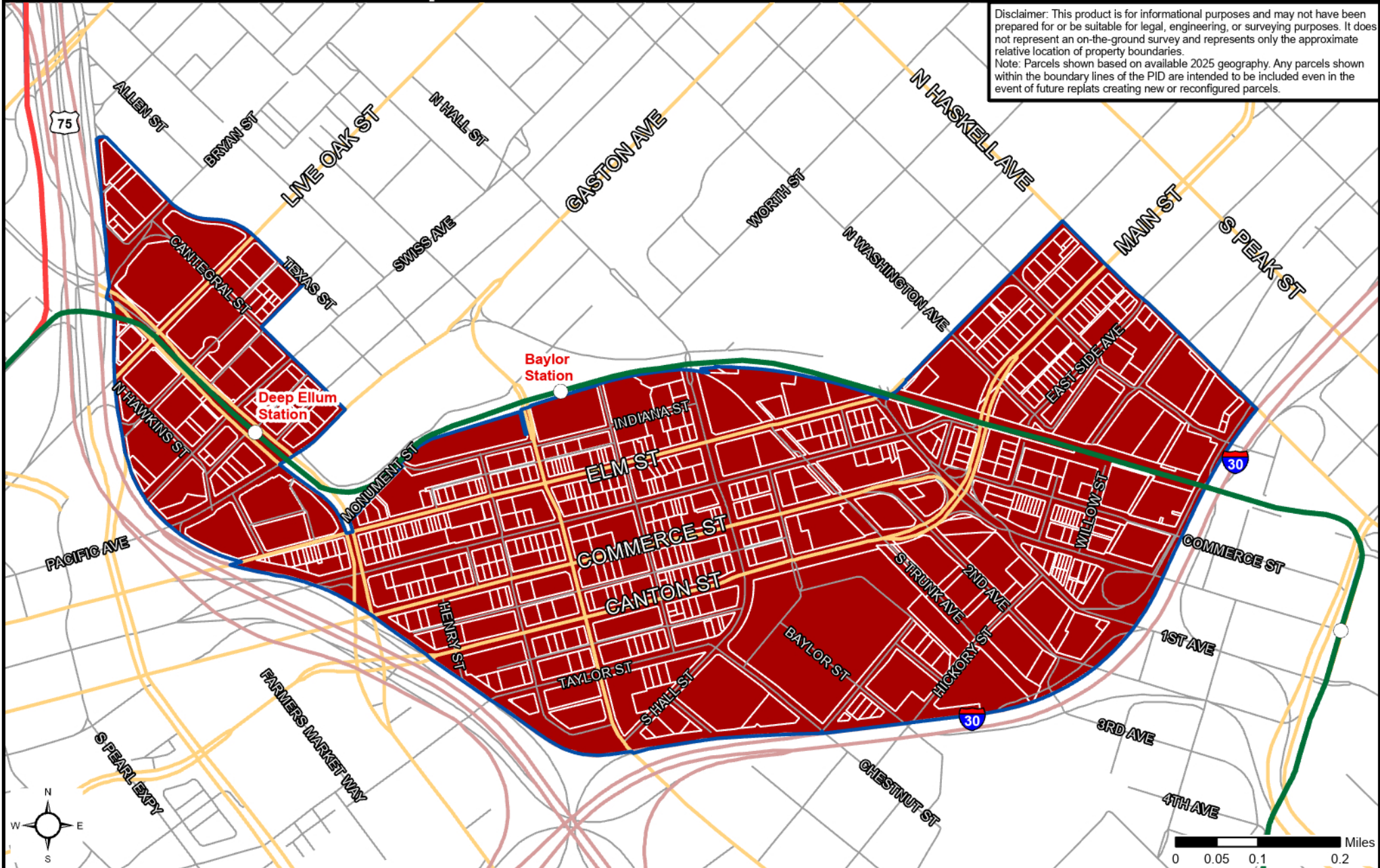
- Tourism PID Hotel
- Rail Station
- DART Light Rail
- Streetcar/Trolley
- TRE
- Highways
- Major Streets
- City of Dallas
- County
- Escarpment
- Flood Plain
- Lake

Source: Hotel List - Dallas CVB, 2026; All Other Data - City of Dallas, 2026.

Deep Ellum PID 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.

Note: Parcels shown based on available 2025 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



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Deep Ellum PID by ridvan.kirimli

Legend

- Deep Ellum PID - 2025
- Deep Ellum PID Parcel - 2025

- Highways
- Major Streets
- Streets

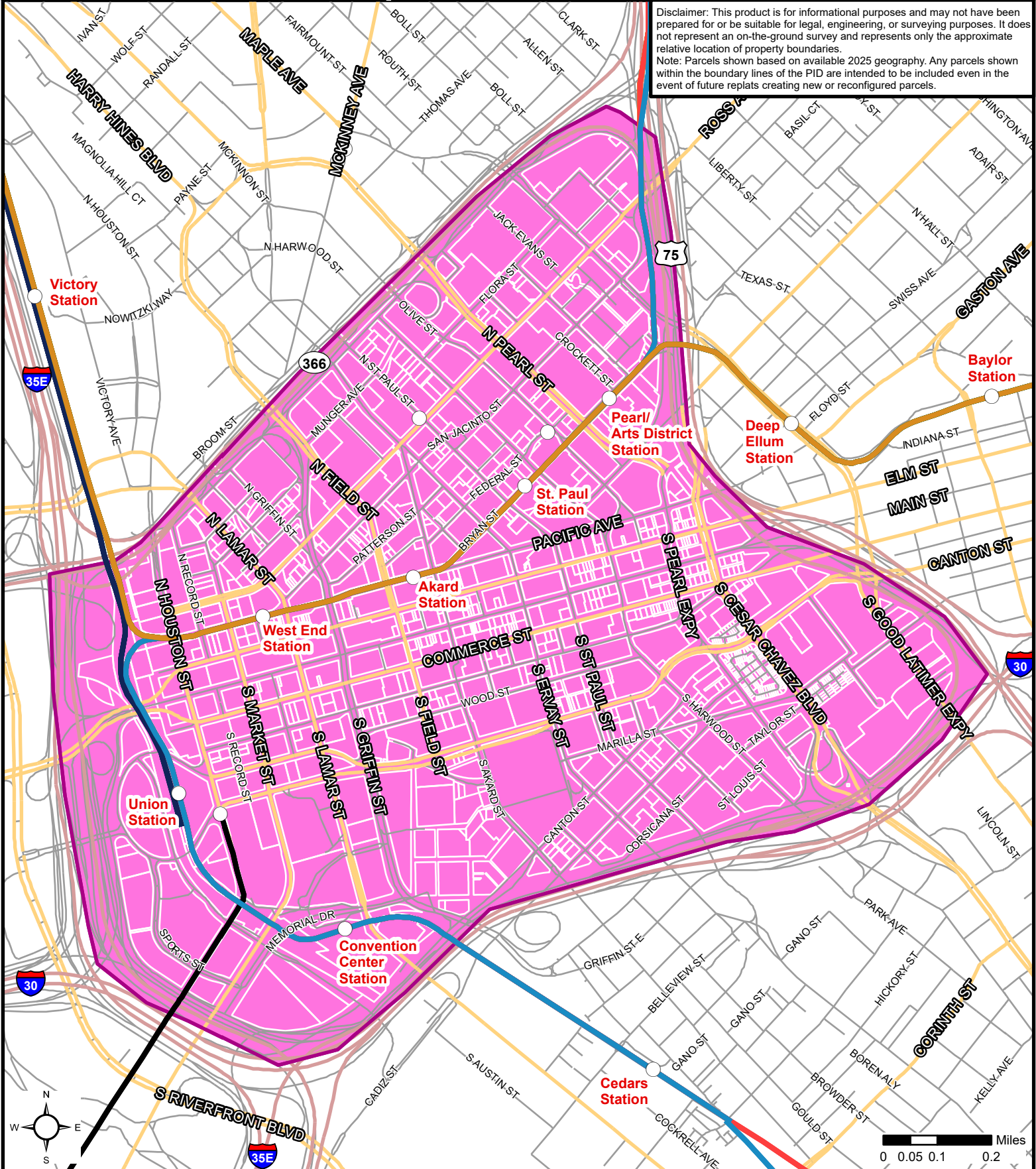
- Rail Stops
- DART Blue Line
- DART Green Line
- DART Orange Line
- DART Red Line

Data Source: City of Dallas, 2025; DCAD, 2025.

Downtown Improvement District - Exhibit A

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Created 7.1.21, Last Updated 6.18.25 - DID PID.RK

Legend

Dallas Downtown Improvement District - 2025

Dallas Downtown Improvement District Parcel - 2025

Highways

Major Streets

Streets

Rail Stops

DART Blue Line

DART Green Line

DART Orange Line

DART Red Line

Streetcar/Trolley

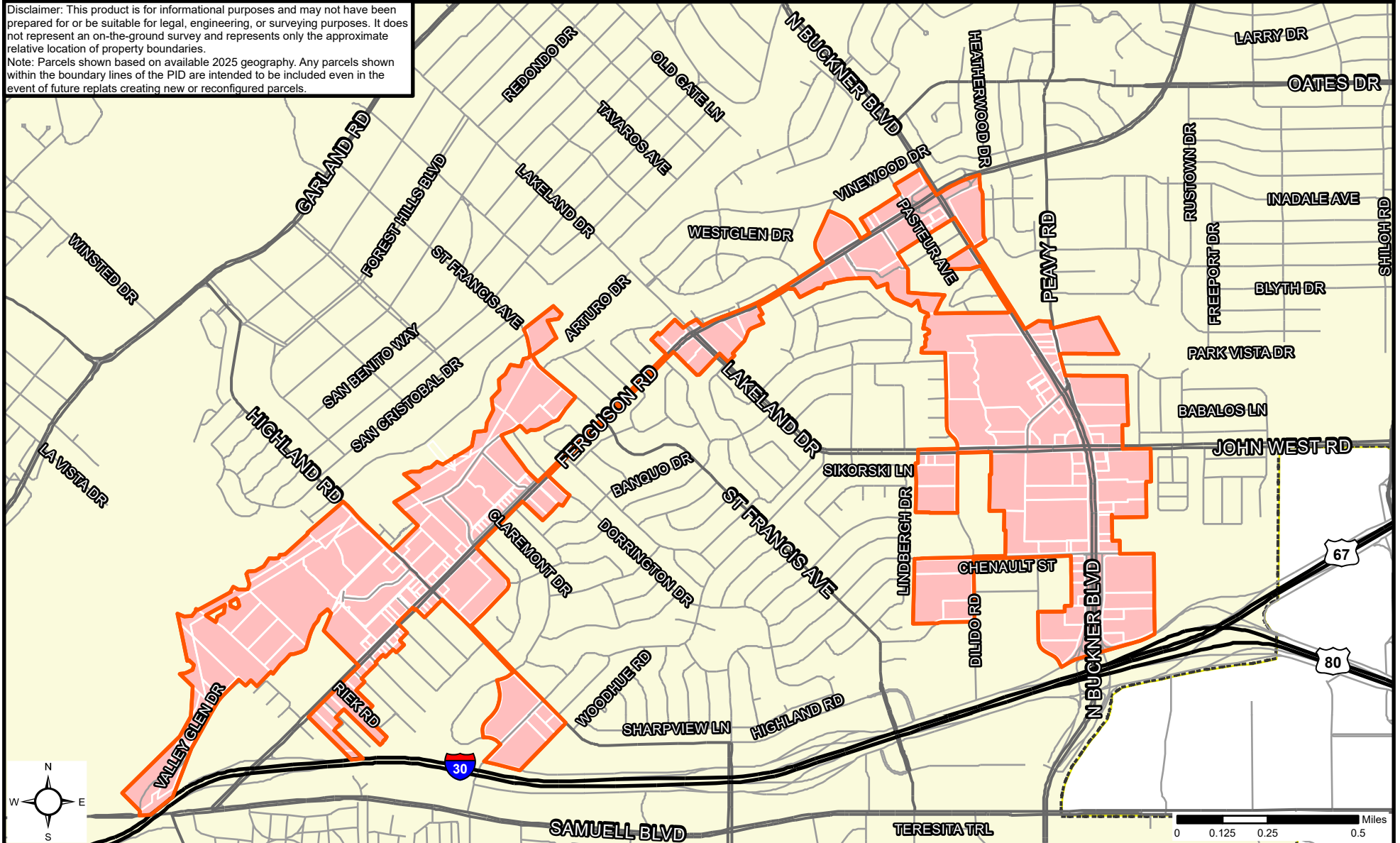
TRE

Data Source: City of Dallas, 2025; DCAD, 2025.

Far East Dallas PID - Exhibit A

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Created 5.21.2024, Updated 6.18.25 Far East Dallas PID.RK

Legend

- Far East Dallas PID - 2025
- Far East Dallas PID Parcels - 2025
- City of Dallas

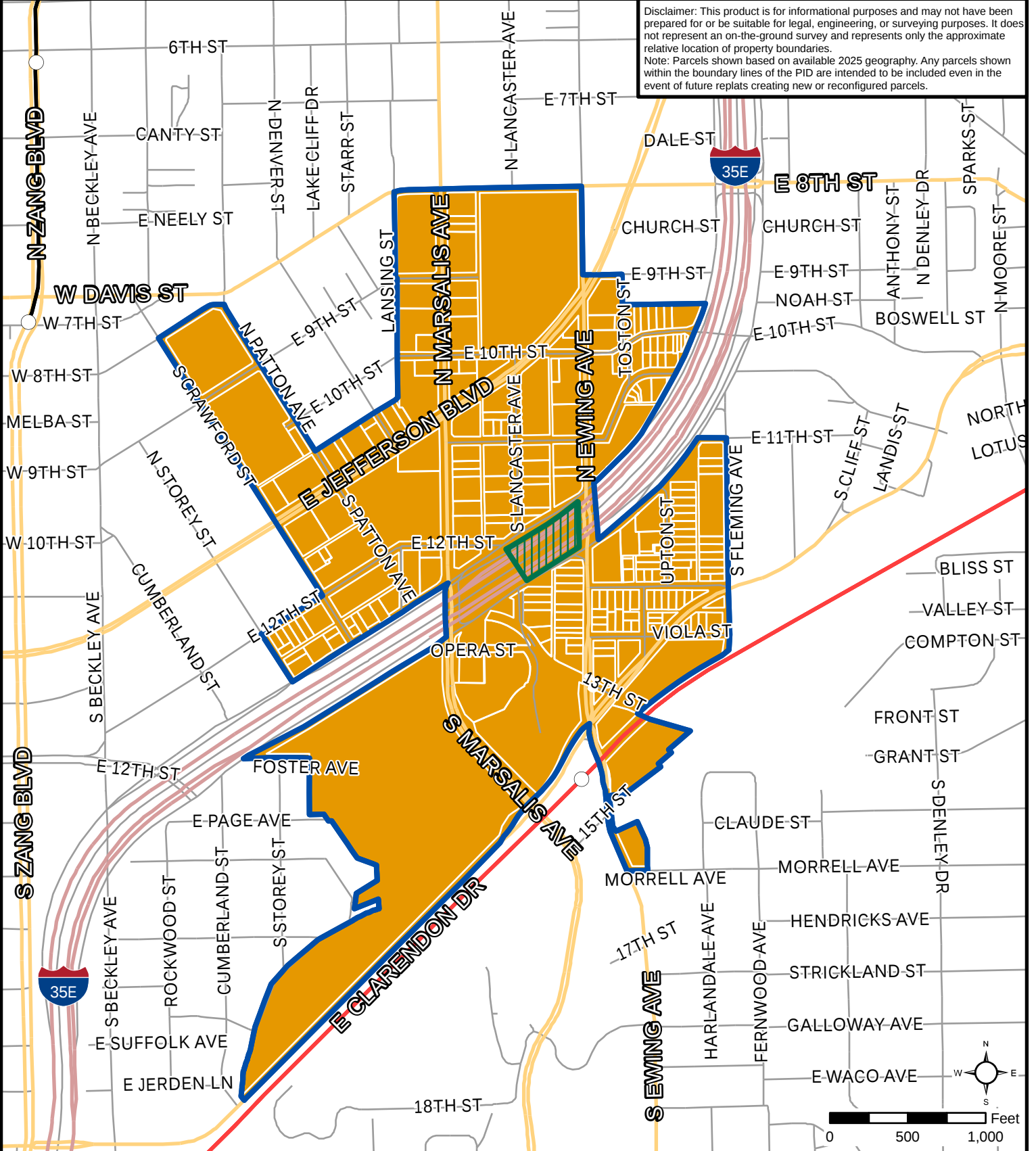
- Highways
- Major Streets
- Streets

Source: City of Dallas, 2025; DCAD, 2025.

Halperin Park PID - Exhibit A

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Proposed Halperin Park PID & Halperin Park by ridvan.kirimli

Legend



Proposed Halperin Park PID

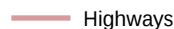


Halperin Park



Tax Parcel - 2025

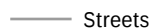
Source: City of Dallas, 2026; DART, 2026; DCAD, 2025.



Highways



Major Streets



Streets



Rail Stops



DART Blue Line



DART Red Line

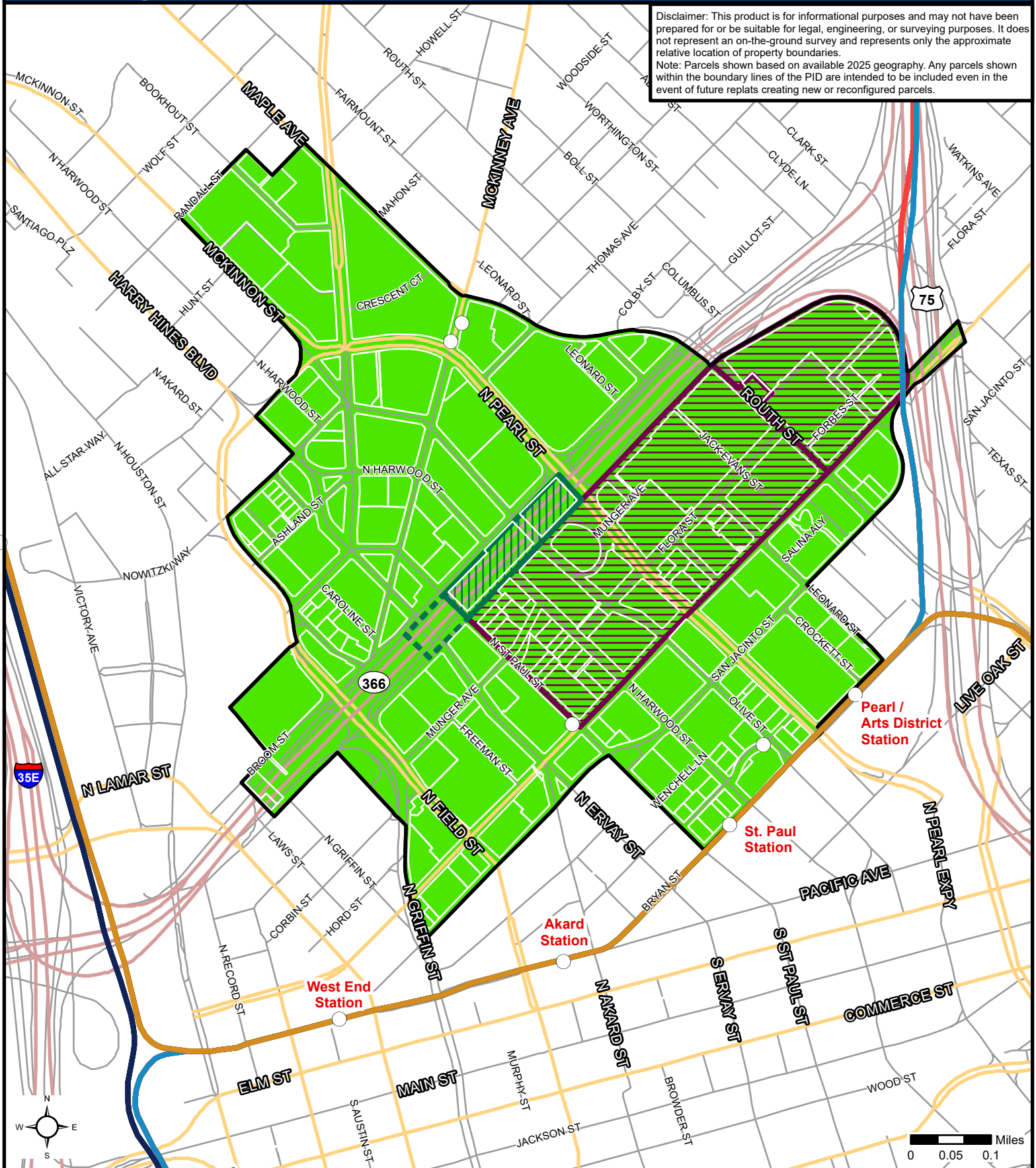


- Streetcar/Trolley

Klyde Warren Park / Dallas Arts District PID - Exhibit A

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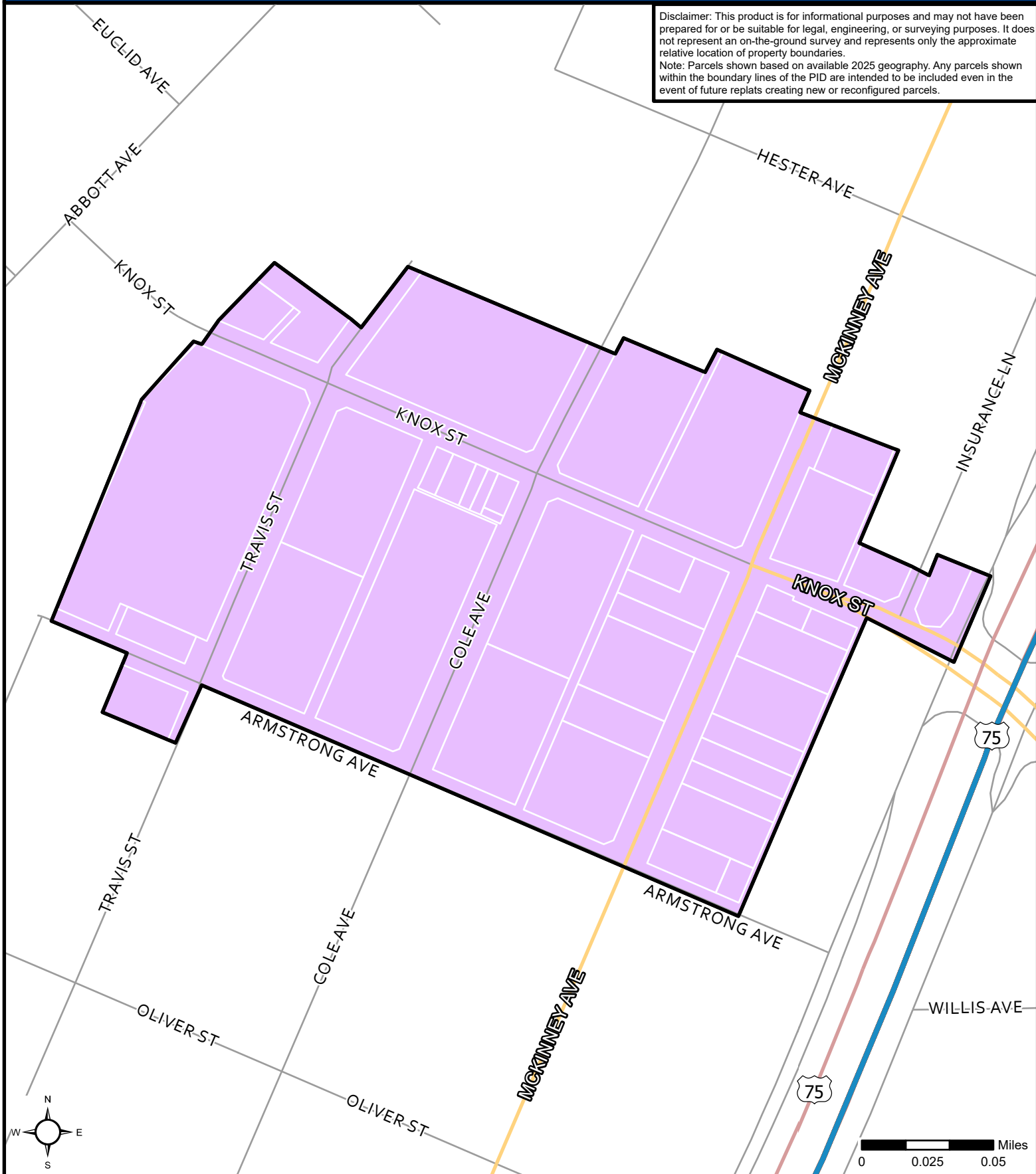
Note: Parcels shown based on available 2025 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



Knox Street PID - Exhibit A

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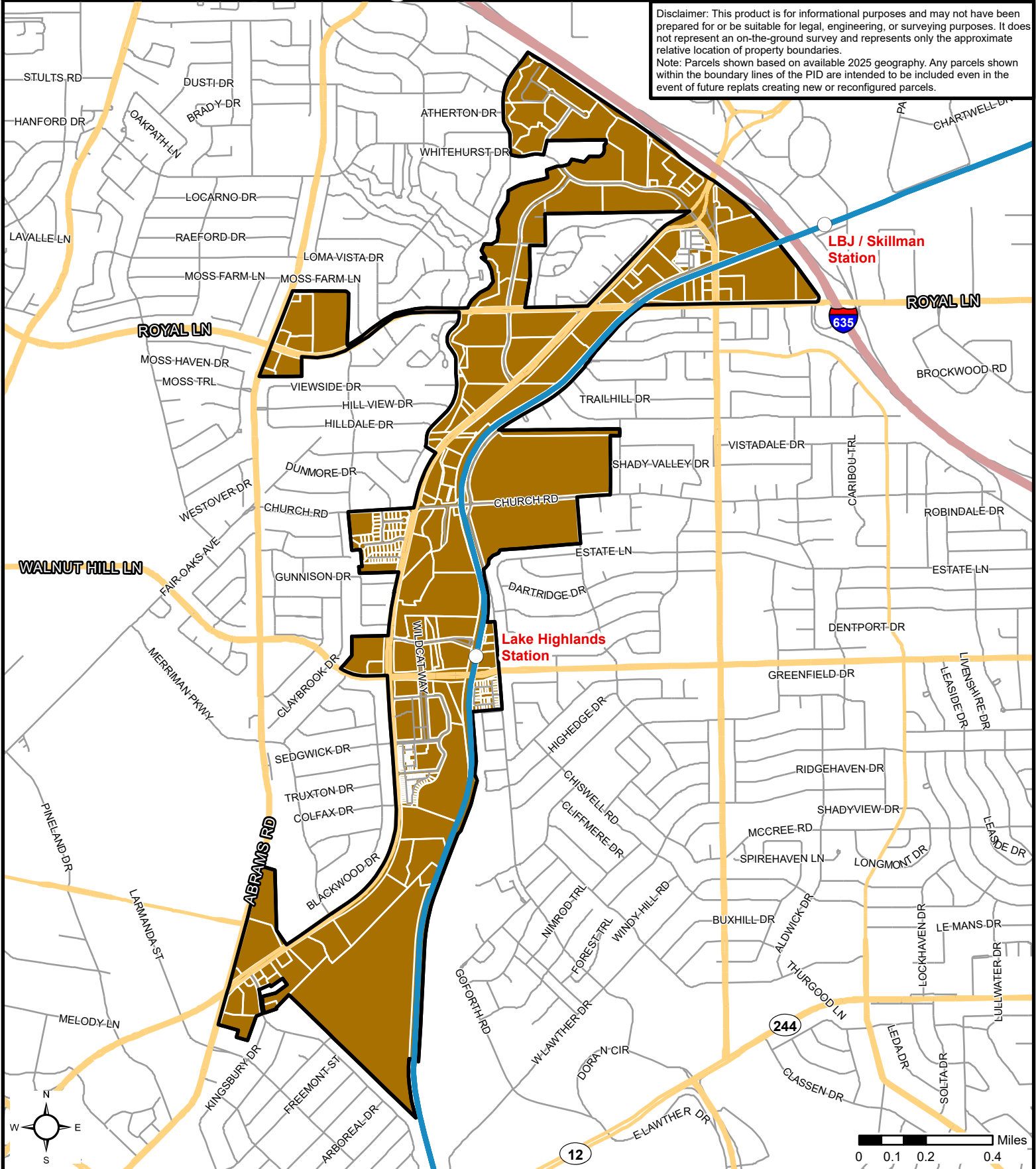
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Lake Highlands PID - Exhibit A

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Created 7.1.21, Last Updated 6.18.24 - LakeHighlandsPID.RK

Legend

- Lake Highlands PID - 2025
- Lake Highlands PID Parcel - 2025

- Highways
- Major Streets
- Streets

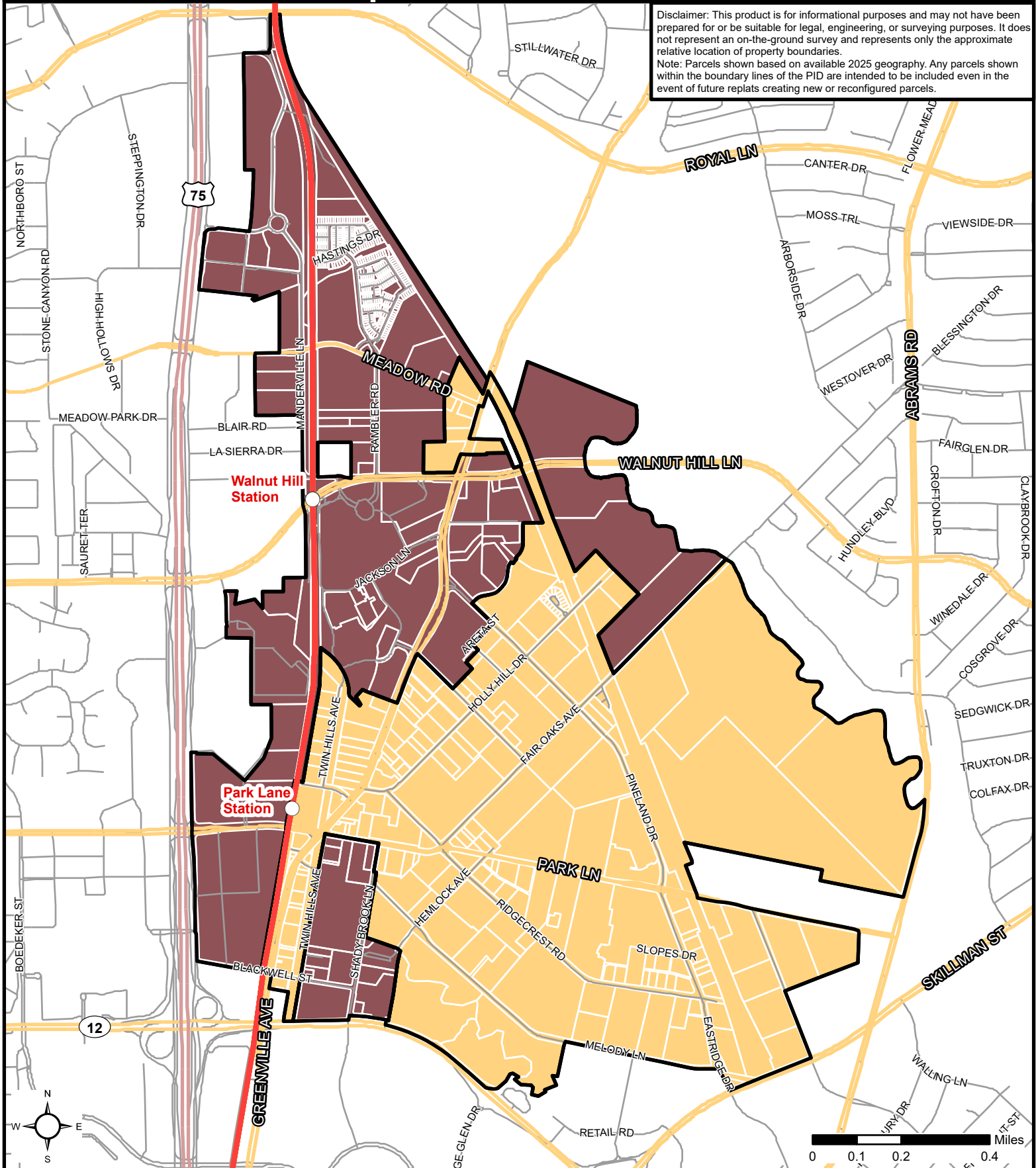
- Rail Stops
- DART Blue Line

Data Source: City of Dallas, 2025; DCAD, 2025.

Midtown Improvement District - Exhibit A

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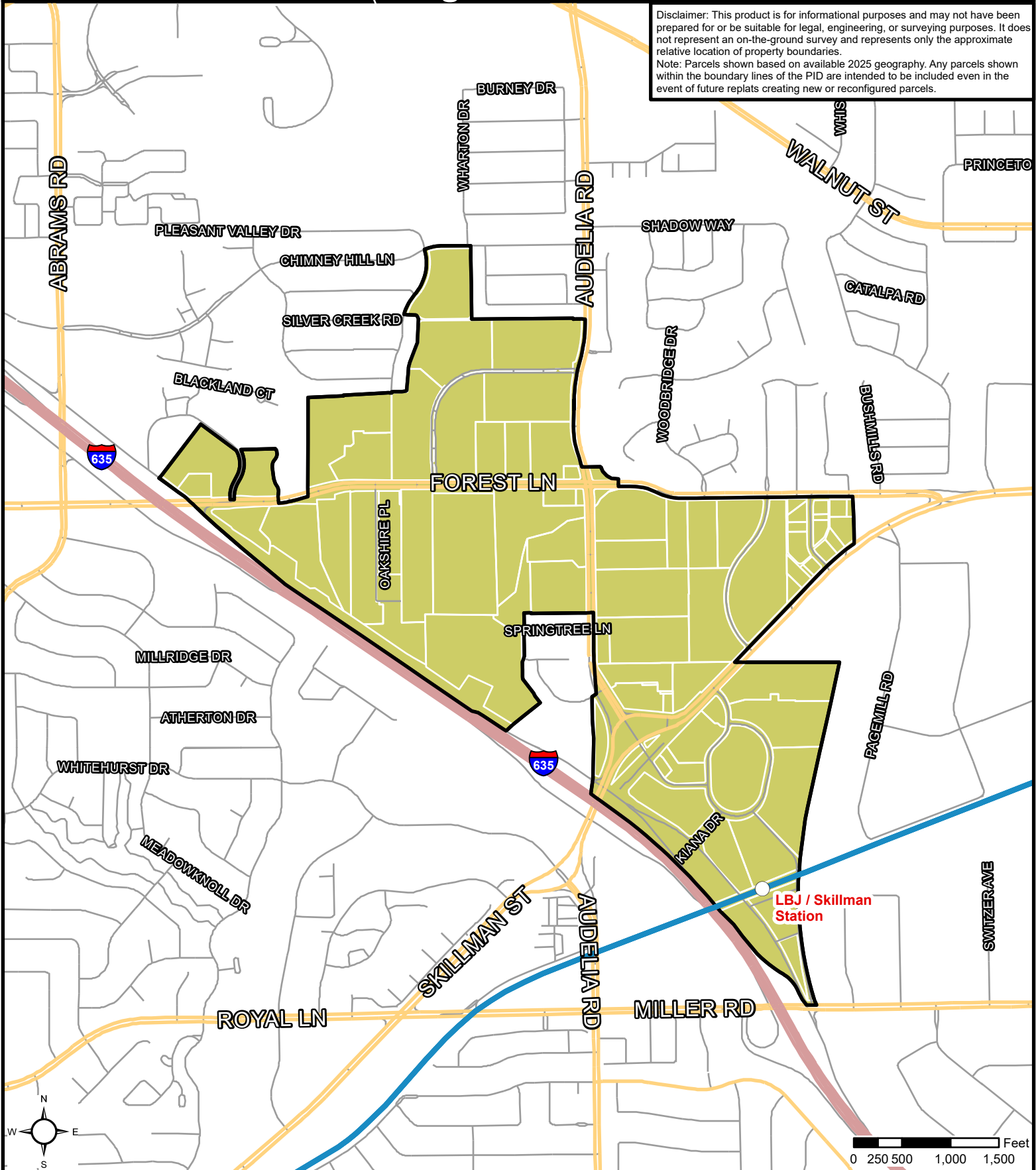
Note: Parcels shown based on available 2025 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



North Lake Highlands PID - Exhibit A

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Created 7.1.21, Last Upt 6.18.25 - North Lake Highlands PID.RK

Legend

North Lake Highlands PID - 2025

North Lake Highlands PID Parcel - 2025

Highways

Major Streets

Streets

Rail Stops

DART Blue Line

Data Source: City of Dallas, 2025; DCAD, 2025.

Oak Lawn-Hi Line PID - Exhibit A

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Created 7.1.21, Last Updated 6.18.25 - Oak Lawn Hi Line PID.RK

Legend

- Oak Lawn-Hi Line PID - 2025
- Oak Lawn-Hi Line PID Parcel - 2025

- Highways
- Major Streets
- Streets

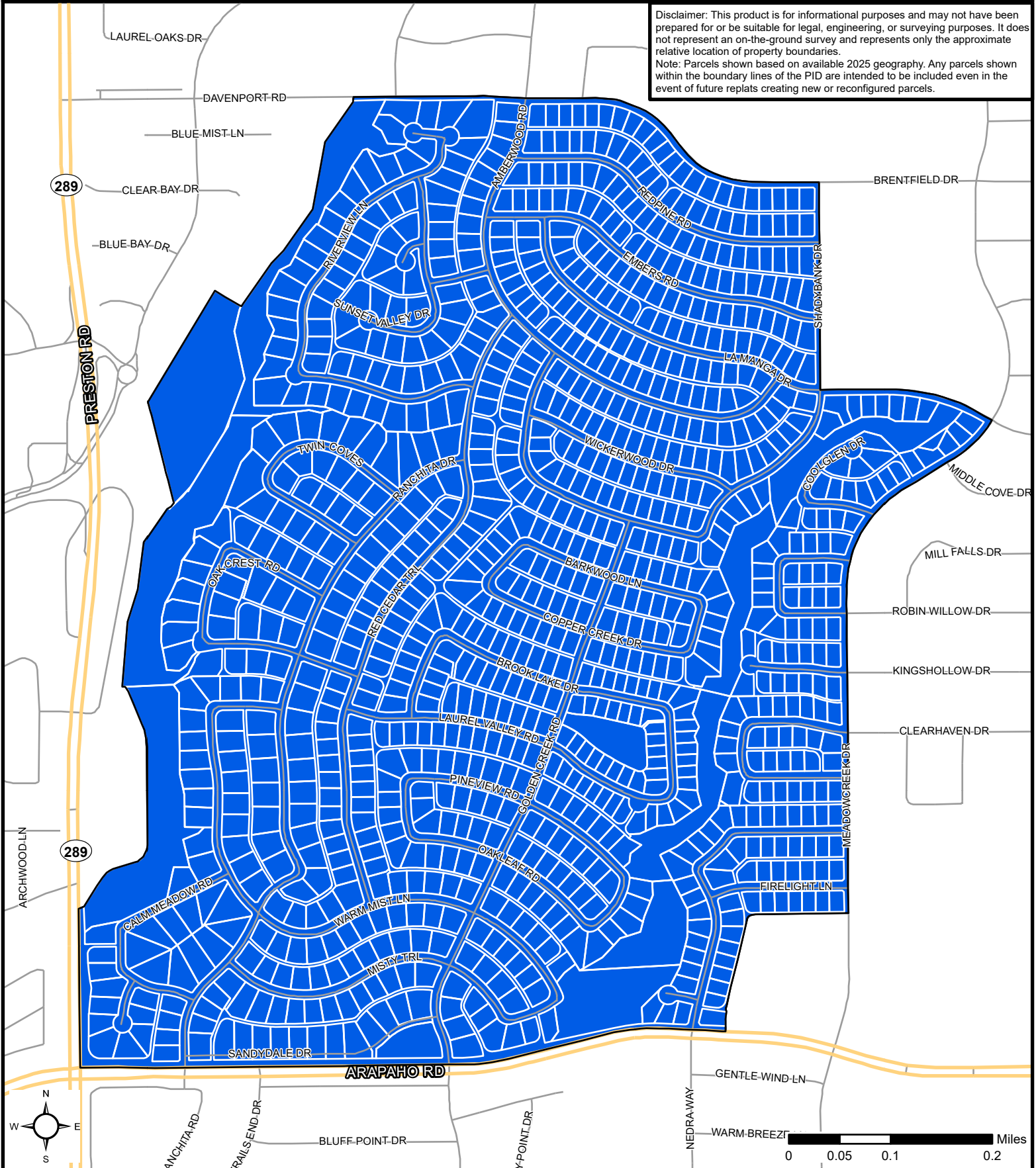
- Rail Stops
- DART Green Line
- DART Orange Line
- TRE

Data Source: City of Dallas, 2025; DCAD, 2025.

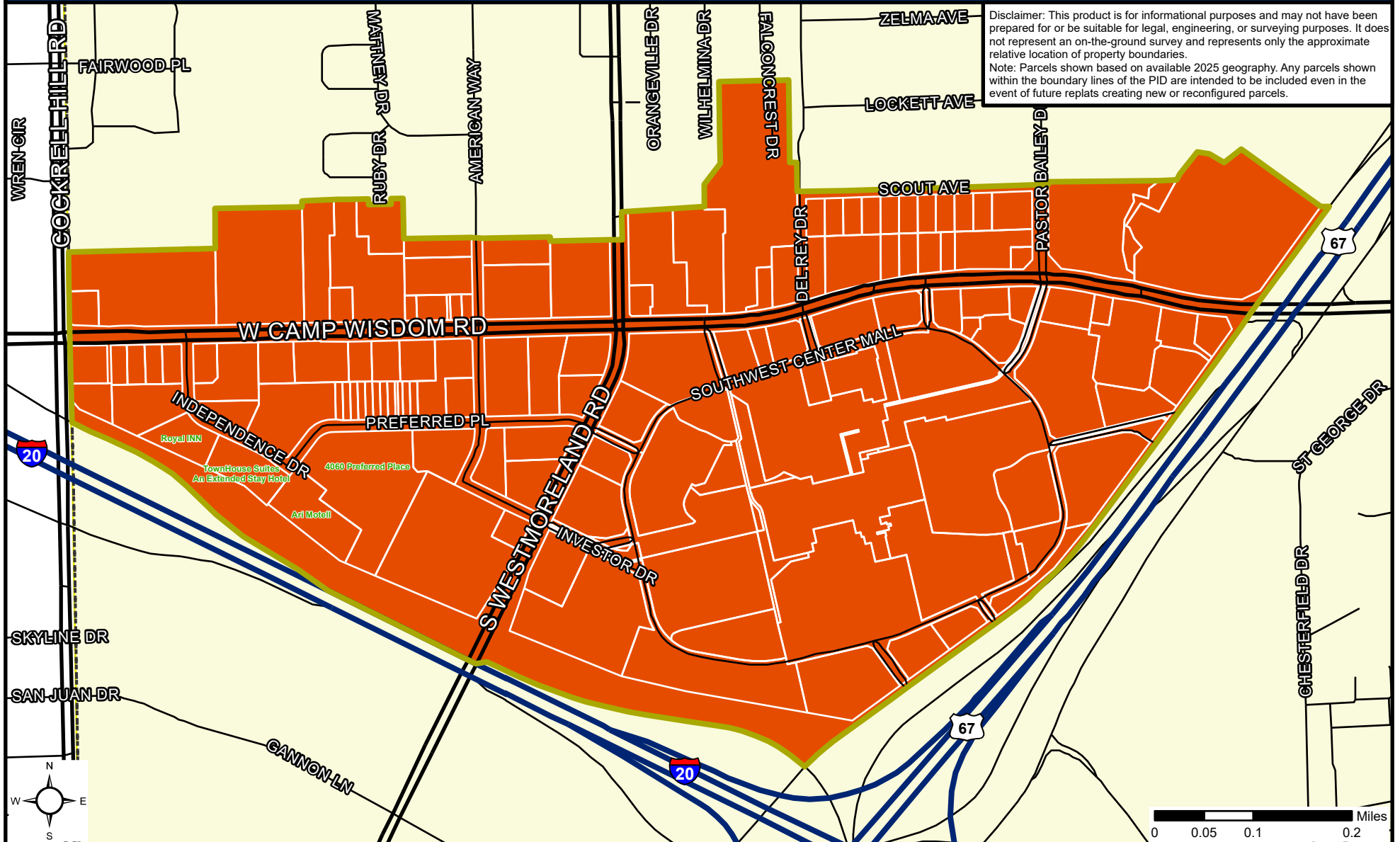
Prestonwood PID - Exhibit A

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RedBird PID - Exhibit A



City of Dallas

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Created 01.19.2024, Updated 03.18.2025 - RedBird PID.RK

Legend

- Red Bird PID - 2025
- Red Bird PID Parcels - 2025
- City of Dallas

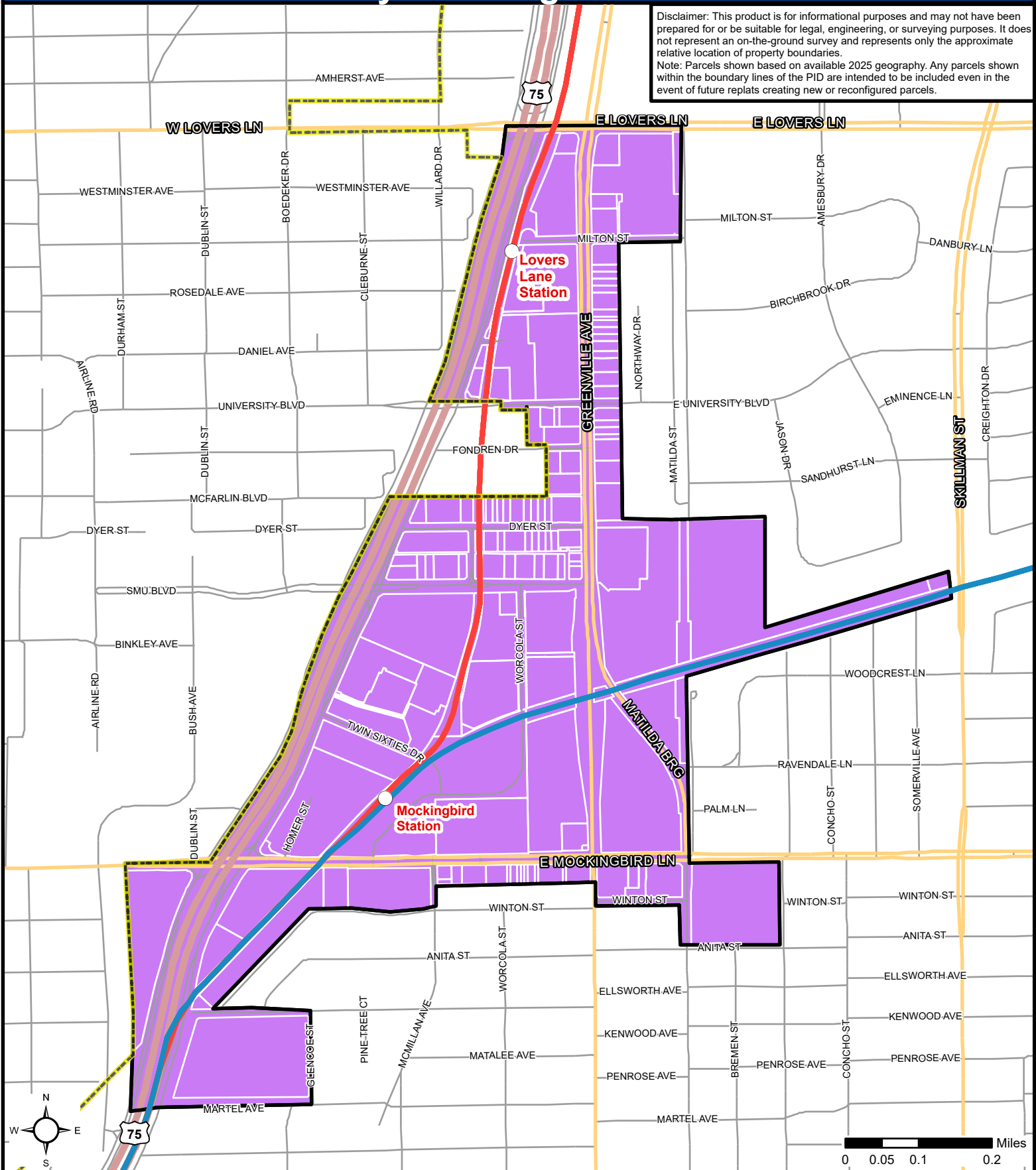
- Highways
- Major Streets
- Streets

Source: City of Dallas, 2025; DCAD, 2025.

University Crossing PID - Exhibit A

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Created 7.1.21, Last Updated 6.18.25 - University Crossing PID.RK

Legend

- University Crossing PID - 2025
- City of Dallas
- University Crossing PID - 2025

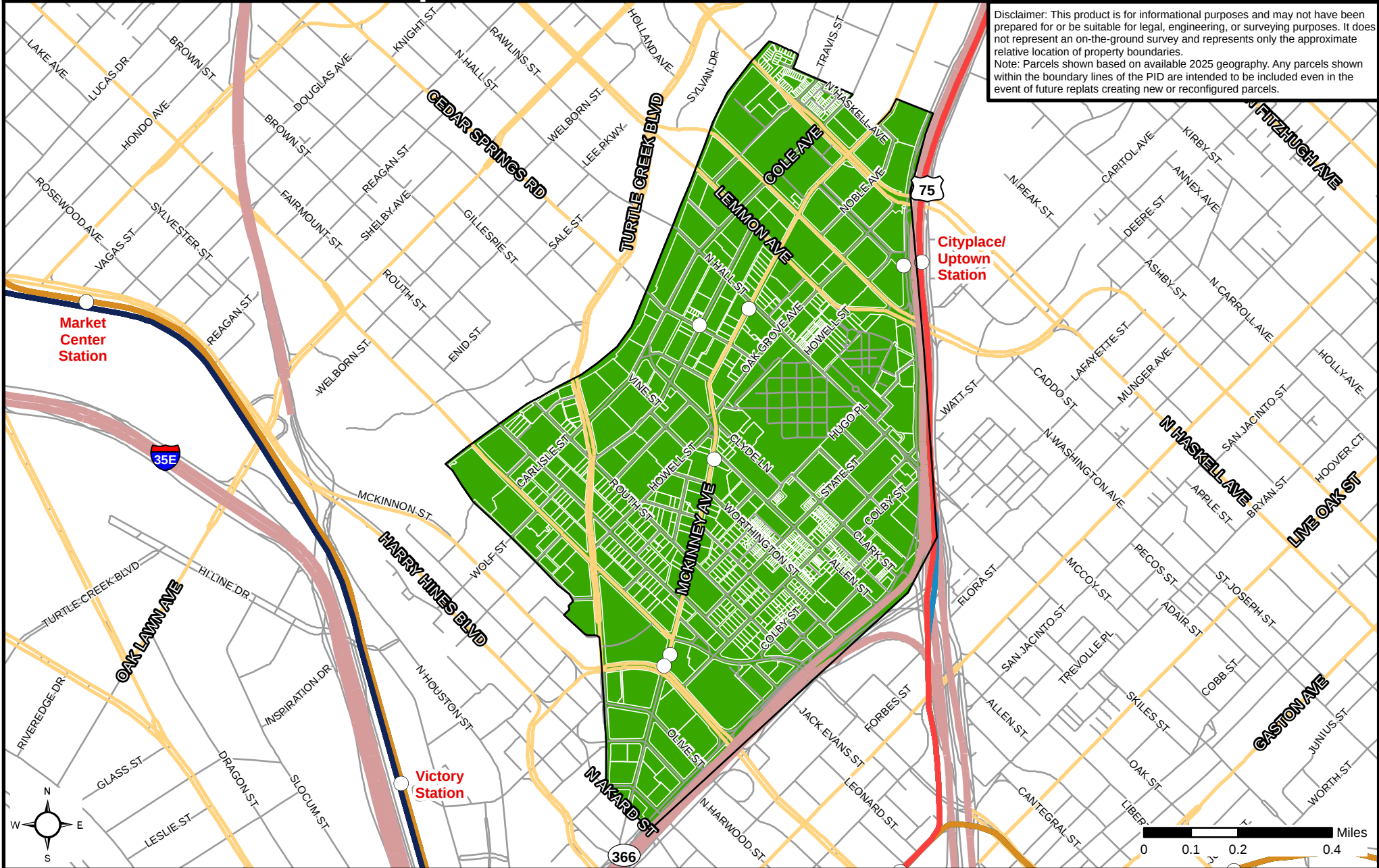
- Highways
- Major Streets
- Streets

- Rail Stops
- DART Blue Line
- DART Orange Line
- DART Red Line

Data Source: City of Dallas, 2025; DCAD, 2025.

Uptown PID- Exhibit A

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 Uptown PID Boundaries by ridvan.kirimli

Legend



Uptown PID - 2025



Uptown PID Parcel - 2025

Highways

Major Streets

Streets

Rail Stops

DART Blue Line

DART Green Line

DART Orange Line

DART Red Line

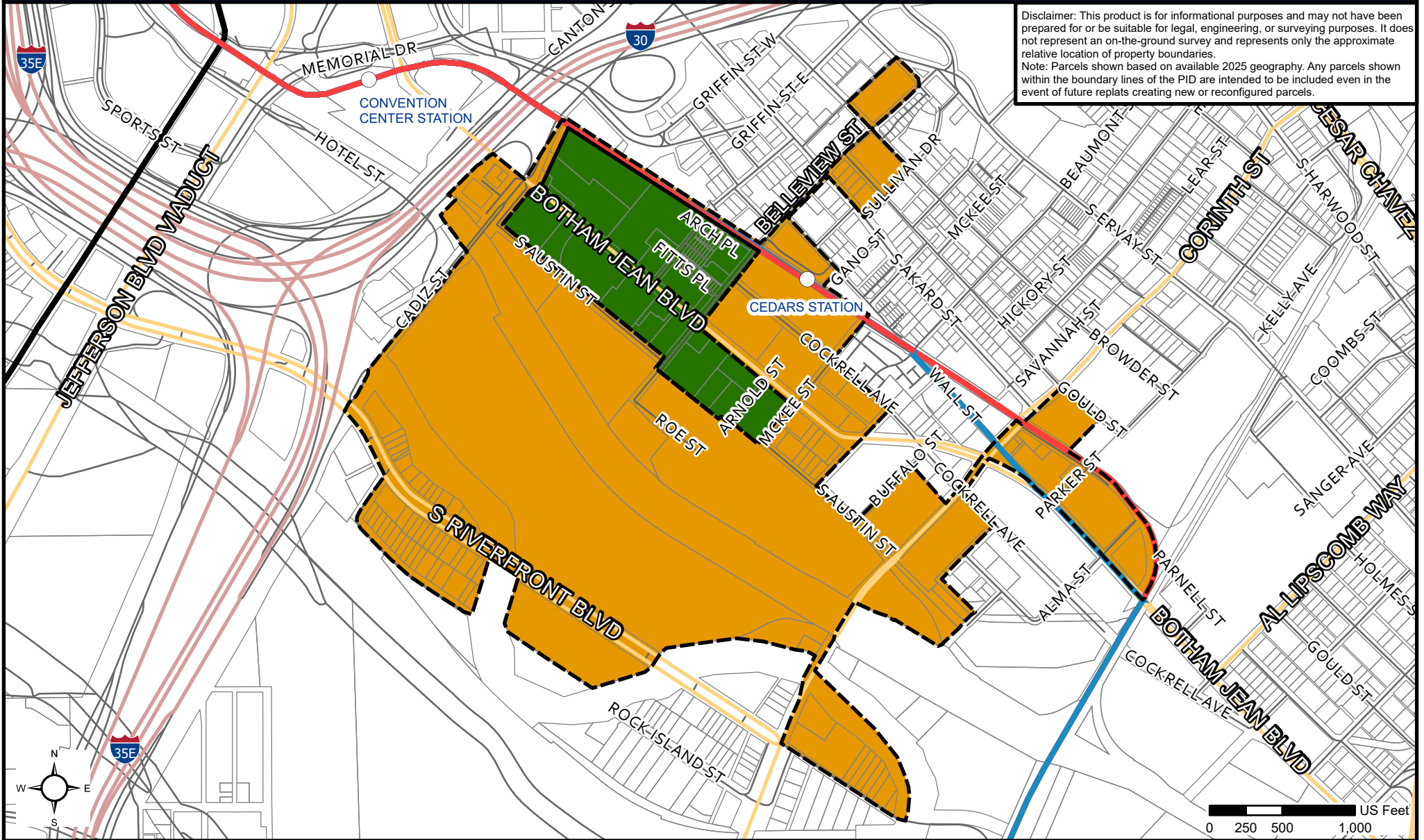
TRE

Data Source: City of Dallas, 2026; DCAD, 2025.

Southside PID

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Legend

- South Side PID – Standard Boundary
- South Side PID – Premium Boundary
- Tax Parcel - 2025

- Highways
- Major Streets
- Streets
- Rail Stops
- TRE
- DART Blue Line
- DART Green Line
- DART Orange Line
- DART Red Line
- Streetcar/Trolley



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Southside PID by ridvan.kirimli

Data Source: City of Dallas, 2025; DART, 2025; DCAD, 2025.