

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

**AN ORDINANCE ENLARGING THE GEOGRAPHIC AREA OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWENTY, CITY OF DALLAS, TEXAS ("MALL AREA REDEVELOPMENT TIF DISTRICT") TO ADD APPROXIMATELY 15.6 ACRES TO THE WESTMORELAND-IH 20 SUB-DISTRICT TO PROMOTE DEVELOPMENT OR REDEVELOPMENT OF THE TIF DISTRICT; AND CONTAINING OTHER RELATED MATTERS; PROVIDING A SAVING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on May 14, 2014, City Council authorized the designation of Tax Increment Financing Reinvestment Zone Number Twenty ("Mall Area Redevelopment TIF District" or "TIF District") in accordance with the Tax Code, Chapter 311, as amended the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311 ("Act") to promote orderly redevelopment in the District that would not occur solely through private investment in the reasonably foreseeable future by Resolution No. 14-0783; Ordinance No. 29340; and

**WHEREAS**, on June 17, 2015, City Council authorized the Project Plan and Reinvestment Zone Financing Plan ("TIF District Plan") for the Mall Area Redevelopment District by Resolution No. 15-1145; Ordinance No. 29771; and

**WHEREAS**, as allowed by the Act, the Mall Area Redevelopment TIF District comprises two non-contiguous sub-districts: the Montfort-IH 635 Sub-District in northern Dallas and the Westmoreland-IH 20 Sub-District in southern Dallas; and

**WHEREAS**, on November 1, 2021, the Mall Area Redevelopment TIF District Board of Directors ("Board") passed a motion adopting an amended Project Plan and Reinvestment Zone Financing Plan for the TIF District to: (1) increase the geographic area of the Westmoreland-IH 20 Sub-District within the Mall Area Redevelopment TIF District by approximately 15.6 acres of property contiguous to the current Mall Area Redevelopment TIF District boundary; (2) evidence its findings that: (a) the 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 would 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 Mall Area Redevelopment TIF District; and (3) make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District and to the Project Plan and Reinvestment Zone Financing Plan reflecting such expansion; and

**WHEREAS**, on November 10, 2021, City Council authorized a public hearing to be held on December 8, 2021, to hear citizen comments and concerns regarding the proposed amendment to the Zone's boundary and Plan in accordance with the Act.

**WHEREAS**, on December 8, 2021, City Council held and closed a public hearing.

**Now, Therefore,**

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

**SECTION 1.** That Ordinance Nos. 29340 and 29771, previously approved the City Council on May 14, 2014 and on June 17, 2015 respectively, are hereby amended to (1) increase the geographic area of the Mall Area Redevelopment TIF District to add approximately 15.6 acres to promote development or redevelopment of the TIF District; and (2) make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District and to the Project Plan and Reinvestment Zone Financing Plan attached hereto as **Exhibit A-1, A-2, and Exhibit B**.

**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 adding the approximately 15.6 acres to the Mall Area Redevelopment TIF District will result in benefits to the City and to the property included in the TIF District.

**SECTION 4.** That the addition of the 15.6 acres will not result in more than 30 percent of the property in the TIF District being used for residential purposes pursuant to the Act.

**SECTION 5.** That **Exhibit A (A-1 and A-2)** of Ordinance No. 29340 shall be completely deleted and the new attached **Exhibit A (A-1 and A-2)** shall be substituted, therefore.

**SECTION 6.** That **Exhibit A** of Ordinance No. 29771 shall be completely deleted, and the new attached **Exhibit B** shall be substituted.

**SECTION 7.** That (a) the 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 would 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 Mall Area Redevelopment TIF District.

**SECTION 8.** That Ordinance Nos. 29340 and 29771 will 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:  
CHRISTOPHER J. CASO, City Attorney

BY   
Assistant City Attorney

Passed \_\_\_\_\_