

# Memorandum



DATE April 28, 2023

CITY OF DALLAS

Honorable Members of the City Council Economic Development Committee: Tennell  
TO Atkins (Chair), Carolyn King Arnold (Vice Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Call for Public Hearing: Minor Amendment to Oak Cliff Gateway TIF District**

On May 24, 2023, staff will seek City Council authorization of a public hearing to be held on June 14, 2023 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Three, the Oak Cliff Gateway Tax Increment Financing ("TIF") District (the "TIF District") to:

- 1) increase the geographic area of the Bishop/Jefferson Sub-District (approximately 7 acres) to include properties at 1200 and 1400 E. Jefferson Boulevard; and
- 2) increase the geographic area of the Clarendon/Beckley/Kiest Sub-District (approximately 11 acres) to include:
  - a) approximately 4 acres generally on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street and north of the terminus of Ridge Street, and
  - b) approximately 7 acres generally in the 900 and 1000 blocks of Morrell Avenue at Fernwood Avenue and the 1200 and 1300 blocks of Morrell Avenue at Denley Drive; and
- 3) make corresponding modifications to the TIF District's boundary and Plan; and, at the close of the public hearing on June 14, 2023, consider an ordinance amending Ordinance No. 21466, as amended, previously approved on November 11, 1992, and Ordinance No. 23033, as amended, previously approved on February 12, 1997, to reflect this amendment

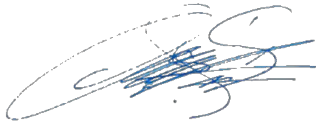
Pursuant to the Tax Increment Financing Act, as amended, VTCA Texas Tax Code, Chapter 311 (the "Act"), a public hearing is required if an amendment proposes to reduce or increase the geographic area of the TIF district, increase the amount of bonded indebtedness to be incurred, increase or decrease the percentage of a tax increment to be contributed by a taxing unit, increase the total estimated project costs, or designate additional property in the TIF district to be acquired by the municipality.

The proposed expansion of the Bishop/Jefferson Sub-District (see the attached **Exhibit A**) includes the Dallas Rapid Area Transit (DART) maintenance facility at 1200 E. Jefferson Boulevard. DART has begun an operational study to evaluate the possibility of relocating the maintenance function at this facility. Therefore, there is the potential for the DART property at 1200 E. Jefferson to become a future development site. Additionally, a small parcel at 1400 E. Jefferson that is currently being used for storage, is also proposed for inclusion in the Bishop/Jefferson Sub-District.

The proposed expansion of the Clarendon/Beckley/Kiest Sub-District (see the attached **Exhibit B**) includes a 4-acre site on the corners of Grant and Ridge Streets that was recently rezoned by City Council for multifamily use. Additionally, several contiguous and underutilized commercial properties along Morrell Avenue are ripening for redevelopment and are also proposed for inclusion in the Clarendon/Beckley/Kiest Sub-District.

On April 24, 2023, the Oak Cliff Gateway TIF District Board of Directors reviewed the proposed boundary and Plan amendment and recommended City Council approval.

Should you have any questions, please contact Kevin Spath, Assistant Director, Office of Economic Development at [kevin.spath@dallas.gov](mailto:kevin.spath@dallas.gov) or (214) 670-1691.



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

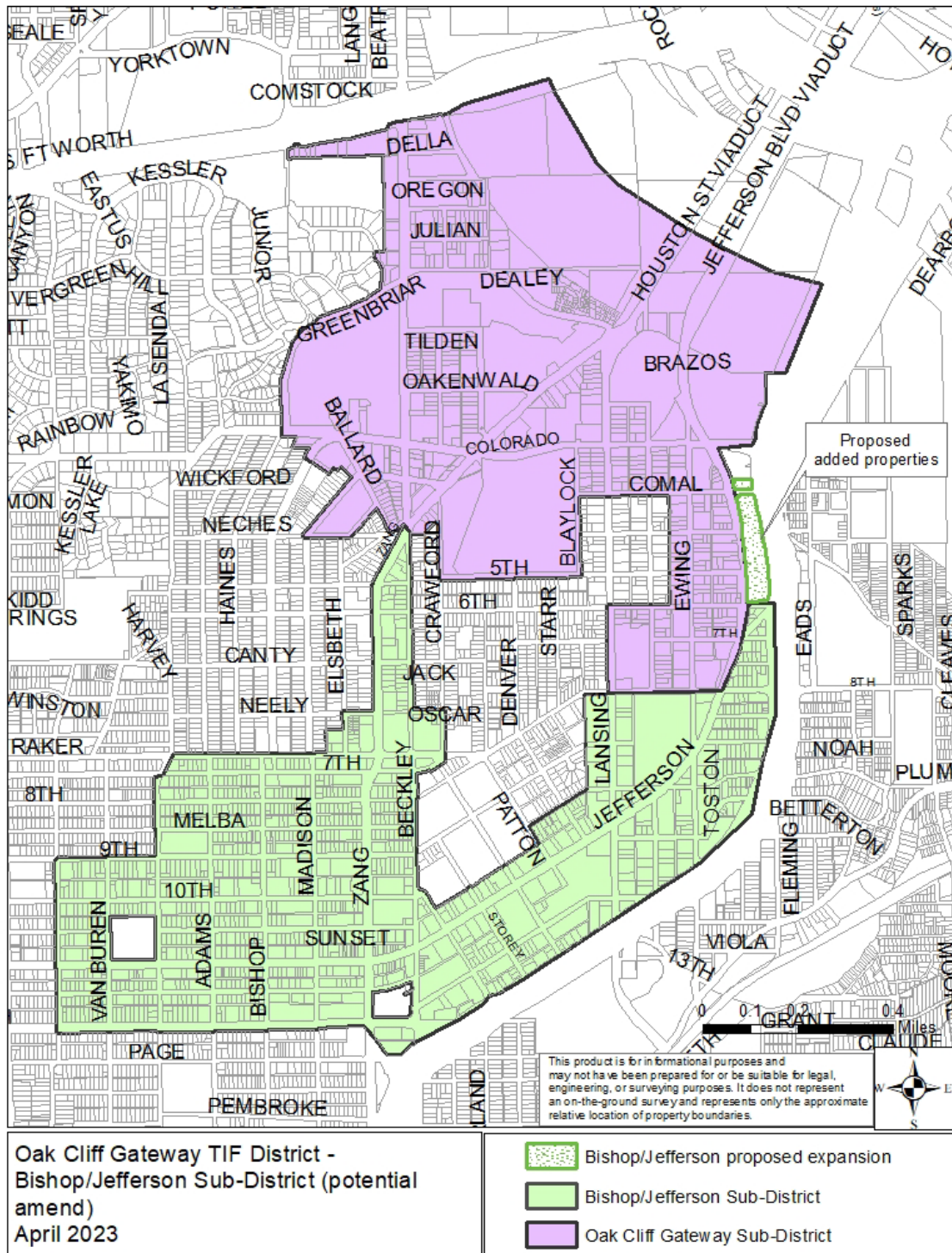
**[Attachments:]**

1. Exhibit A Proposed Expansion of the Bishop/Jefferson Sub-District Map
2. Exhibit B Proposed Expansion of the Clarendon/Beckley/Kiest Sub-District Map

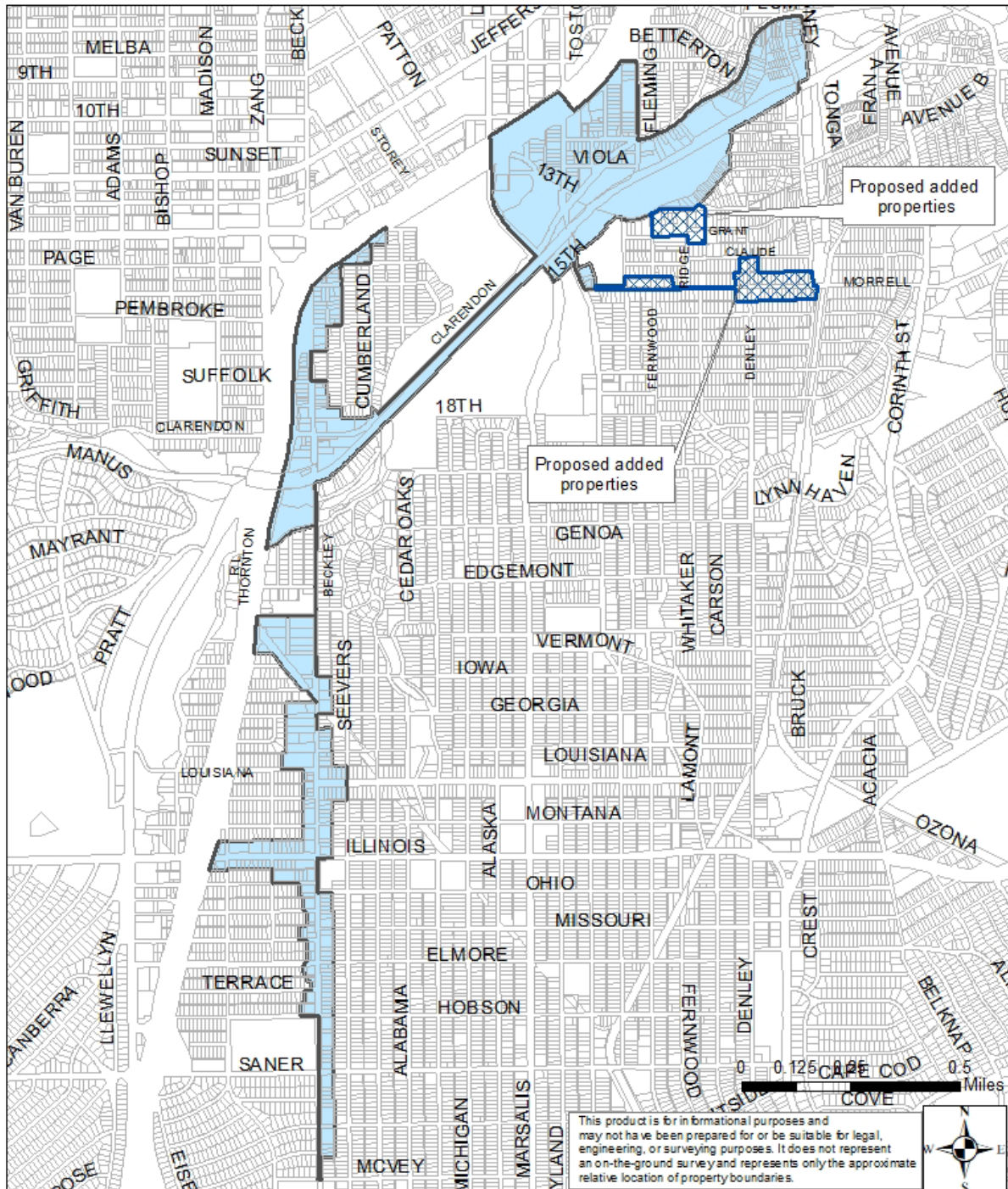
c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

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

## Exhibit A



## Exhibit B



Oak Cliff Gateway TIF District -  
Clarendon/Beckley/Kiest Sub-District  
(potential amend)  
April 2023

- Clarendon/Beckley/Kiest Sub-District
- Proposed Sub-District Expansion