



AMINISTRATION

To: Mayor and Town Council

From: Chuck Ewings, Assistant Town Manager

Through: Mario Canizares, Town Manager

Re: Resolution Calling a Public Hearing on November 25, 2025, for the Proposed Establishment of TIRZ #3

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development
2. Development of Downtown as Destination

Agenda Item:

Consider and act upon a Resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing generally encompassing property adjacent to the Dallas North Tollway and the downtown area.

Description of Agenda Item:

The Council Strategic priorities include preparing commercial corridors for development and developing downtown as a destination. The proposed Tax Increment Reinvestment Zone No. 3 would dedicate funding for projects along the Dallas North Tollway and in the downtown area.

If the resolution is approved, a public hearing will be held prior to approval of the creation ordinance on November 25, 2025. Property values within the proposed zone as of January 1, 2026, will be the established based values.

Budget Impact:

Budget impact will be discussed as part of the project plan presented during the November 25, 2025, Council Meeting.

Legal Obligations and Review:

Standard resolution form utilized.

Attached Documents:

1. Resolution
2. Proposed Zone Map

Town Staff Recommendation:

Town Staff recommend that the Town Council approve a Resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone

containing generally encompassing property adjacent to the Dallas North Tollway and the downtown area.

Proposed Motion:

I move to approve a Resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing generally encompassing property adjacent to the Dallas North Tollway and the downtown area.