



Reinvestment Zone Number Two, City of Burleson, Texas

*PRESENTED TO THE COMMUNITY & INTERGOVERNMENTAL RELATIONS COMMITTEE,
OCTOBER 7, 2026*

Presentation Outline

- Brief Overview of a TIRZ
- Brief History of Reinvestment Zone Number Two
- Board of Directors
 - Current Composition
 - Process of Changing Composition
- Geographical Boundary
 - Need to Modify

Overview of a TIRZ

What is a TIRZ?

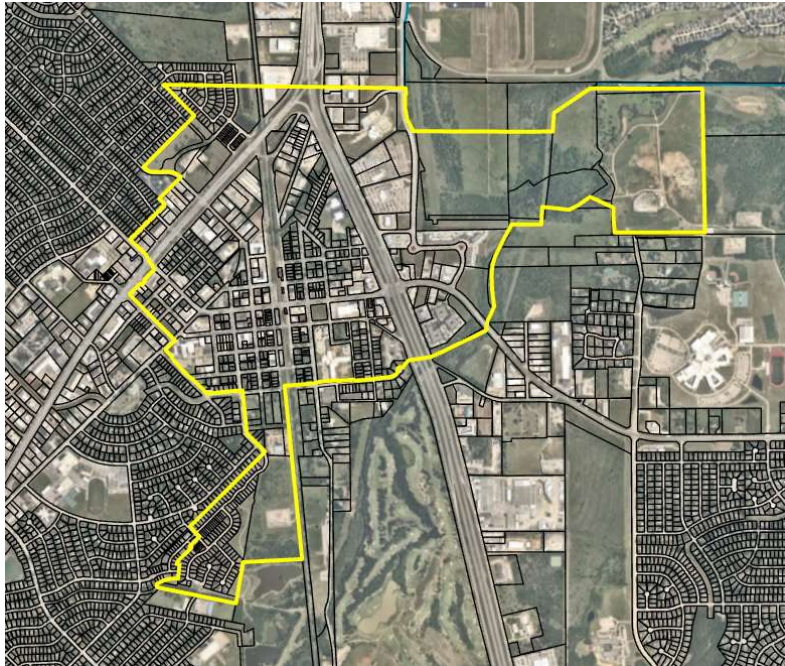
Definitions:

TIRZ - Tax Increment Reinvestment Zone is a financing tool authorized under Chapter 311 of the Texas Tax Code that allows a city or county to fund public improvements by using the future increase in property tax revenues generated within a designated area. It is not a new tax—it is a redirection of future tax growth.

TIF - Tax Increment Financing (TIF) is the financing mechanism used to fund public improvements by capturing the increase in property tax revenue generated by new development or redevelopment within the established TIRZ.

What is a TIRZ?

TIRZ



Defined Boundary

TIF



Increment Generated to Fund Projects and Operations

What is a TIRZ?

- Economic Development and Infrastructure Financing Tool
- Captures Future Growth within a Defined Area
- Growth used to Fund Infrastructure
- Does not Create a New Tax
- Governed by a Board of Directors to Review Projects and Approve Budgets
- Duration of TIRZ is based on length of time to complete goal
- TIRZ Boundaries can be adjusted
- City, County and ISD may participate
- Funding can be incremental

History of Reinvestment Zone Number Two

Reinvestment Zone Number Two

- City Council created Reinvestment Zone Number Two in 2005 to promote development and redevelopment of the area included in the TIRZ, including Old Town.
- Base values determined by January 2005.
- Boundaries amended in 2016.
- Termination was initially 2024 but was extended to 2041 in 2020.
- TIRZ #2 priorities Included:
 - Infrastructure Delivery
 - Development Leverage
 - Operational Uses
 - Community Benefits
- At this time, the City is the only participating taxing entity in TIRZ #2. In the past, Johnson County has participated. BISD has never participated.

Reinvestment Zone Number Two

- **7 Total Completed Projects**

- B&G Professional Building, Old Town Mobility, Plaza and Parking, Old Town Station, Depot on Main, 135 W Ellison Buildings, Ellison & Wilson ADA Improvements

- **3 Active Projects**

- Ellison Realignment and Parking, Old Town Parking Lot Improvements, Renfro and Johnson Intersection and Sidewalk

- **1 Future Project**

- East Ellison Mobility

Board of Directors Reinvestment Zone Number Two

Board of Directors

- Ordinance C-592 passed by the City Council on December 15, 2005
 - Created a board of directors for TIRZ #2
 - According to both C-592 and the bylaws, the board consist of 5 members - 3 members being appointed by the City Council, 1 by the governing body of Burleson ISD, and 1 by governing body of Johnson County
 - Board member terms are for 2 years
 - City Council appoints the chair, but board appoints vice-chair
 - Current Members
 - Alexa Boedeker
 - Chris Fletcher
 - Dan McClendon, Chair
 - Kenny Howell (Johnson County)
 - Bret Jimerson (BISD)

Board of Directors

- Legal Requirements for Board of Directors under Chapter 311, Tax Code
 - Board must have at least 5 and not more than 15 directors (can have more than 15 if needed to give every participating unit a seat)
 - Each taxing unit that levies a tax in the zone AND has agreed to contribute all or part of its tax increment may appoint at least one director
 - A city that created the zone may appoint up to 10 directors, but there are situations where the city can appoint more than 10 directors
- Qualifications for Directors to Serve
 - A director must be at least 18 years of age
 - A director must live in the county where the zone sits or an adjacent county or own real property in the zone.

Board of Directors

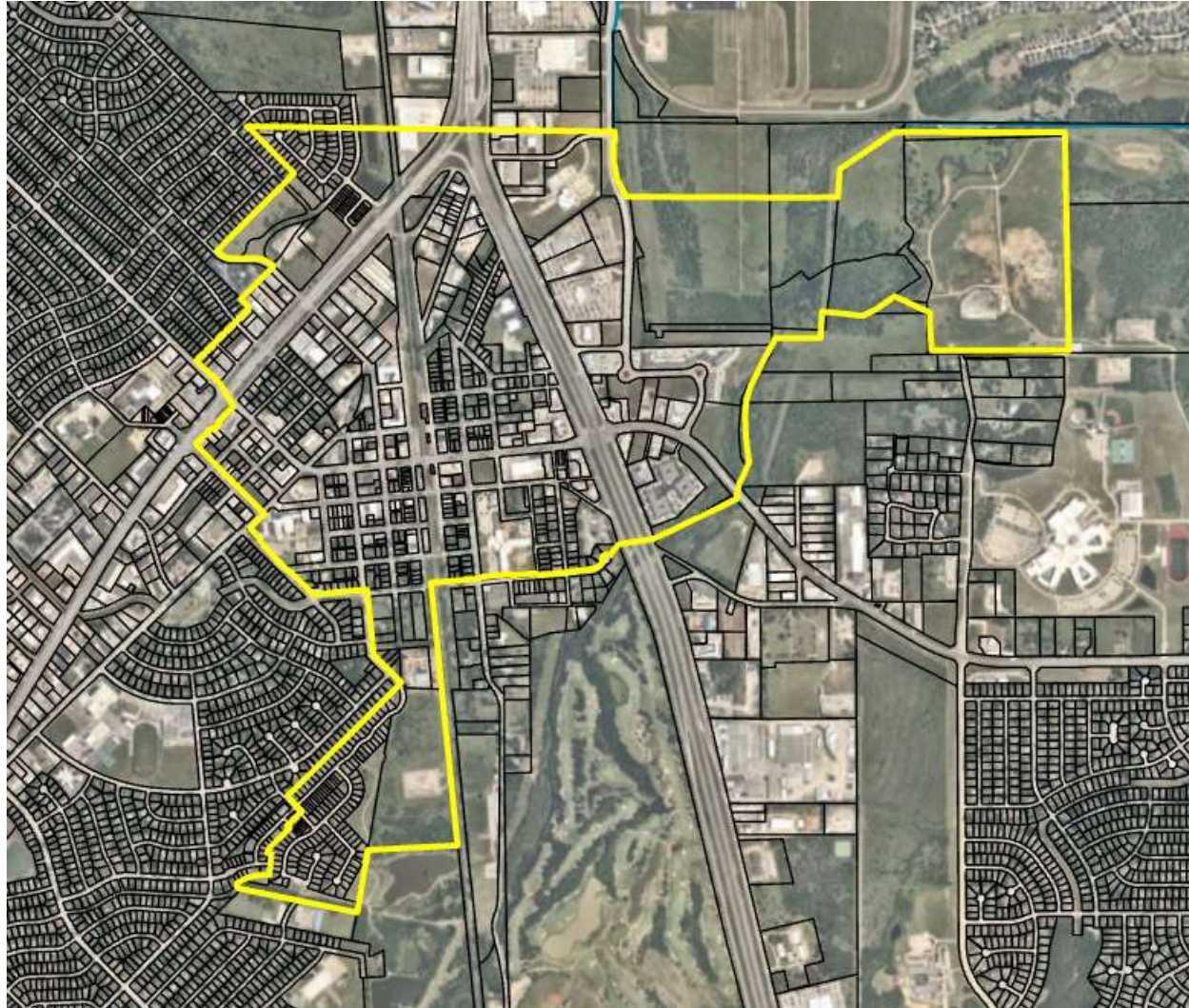
- **Amending the Board Composition**

- Amending the board composition in the original ordinance is a simple, two-reading ordinance amendment
 - Publication and public hearing requirements exist for TIRZs, but are limited to changes in boundaries, extending the term of the TIRZ, increasing bond authority, changing the increment percentage, increasing total estimated project costs, or designating the acquisition of more property.
 - In an abundance of caution, many cities will still hold and public hearing and comply with notification requirements for non-requirement amendments to the creation ordinance
 - Notification requirements include publishing notice in a newspaper of general circulation not later than the 7th day before the hearing
- Amending the TIRZ #2 bylaws to mirror the ordinance change will require board action
 - The board may amend the bylaws by majority vote
 - The board must make application to the City Council specifying and requesting the board composition change
 - The City Council may approve the application request via resolution
 - If the application request is approved, the board may then take the formal action to amend the bylaws
 - The City Council will then approve the bylaws amendment via resolution

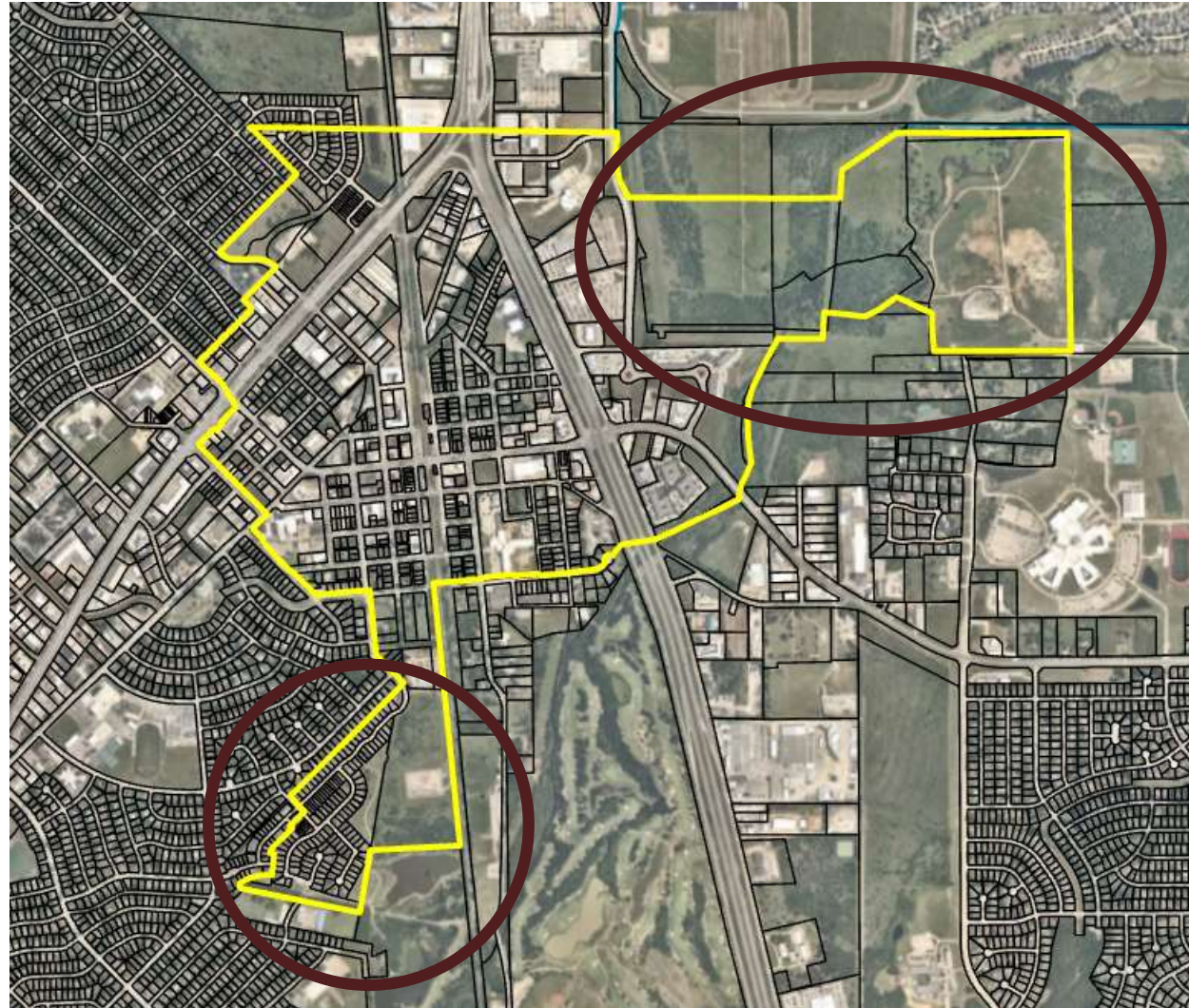
Board of Directors

- Proposed Order of Operation, if Amendment is Ultimately Desired
 - At the conclusion of this meeting, this committee makes a recommendation to bring the issue to full council
 - At a City Council meeting, the Council hears a report and presentation on this issue and directs staff to proceed
 - At a TIRZ #2 meeting, the board makes application to the City Council requesting the board composition change in the bylaws
 - At a meeting, the City Council passes a resolution approving the application for the bylaws amendment and directs staff to give notice of a public hearing of the ordinance change
 - Staff gives proper notice in the newspaper
 - At a TIRZ #2 meeting, the board takes action to amend the bylaws
 - At a meeting, the City Council holds public hearing on the ordinance amendment and approves the ordinance on first reading
 - At a meeting, the City Council passes a resolution approving the bylaws amendment and approves the final reading of ordinance amendment

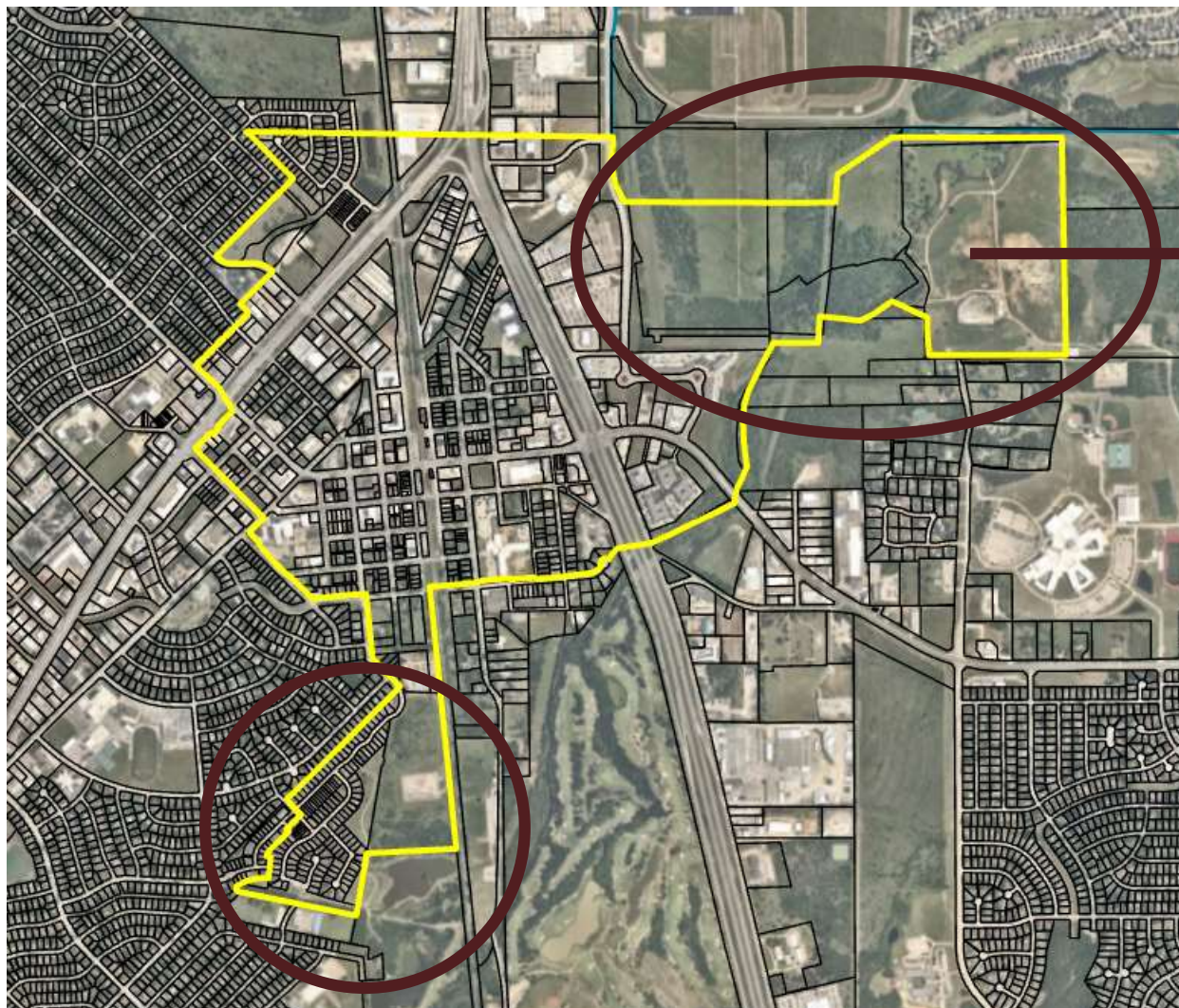
Geographical Boundary



Current Boundary of TIRZ #2

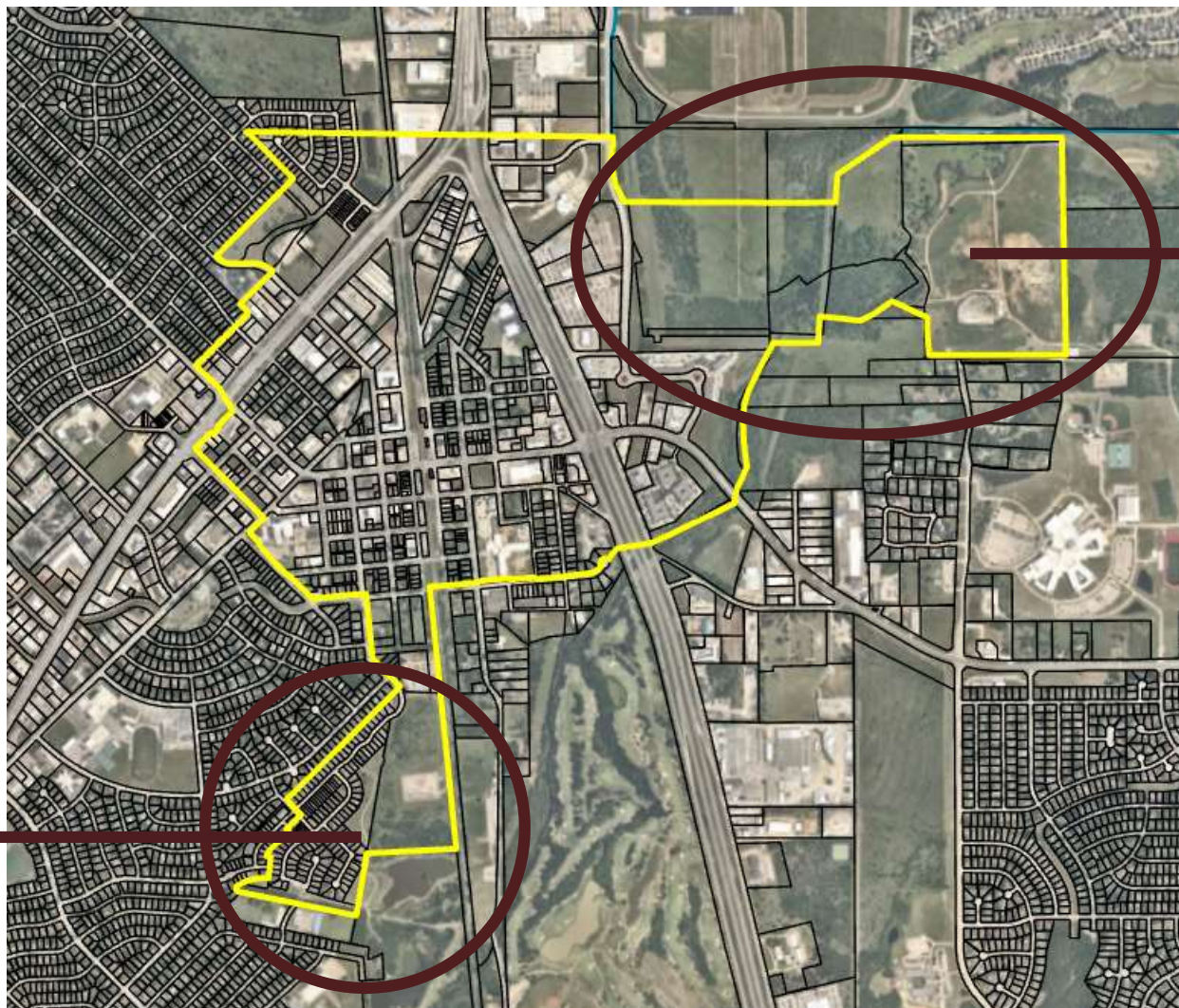


Areas to be evaluated



Area is partially in
Fort Worth and less
likely to be developed
because of the flood plain.

Areas to be evaluated



Area is partially in Fort Worth and less likely to be developed because of the flood plain.

City Council identified area with over 170 homes

Areas to be evaluated

Geographical Boundary

- City staff must evaluate a number of factors before proceeding with any boundary change to TIRZ #2, including the economic impact to the City from removing property from the zone.
- This evaluation will take City staff some time to complete.

Questions/Comments