

**ORDINANCE NO. 847**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS AMENDING ORDINANCE NO. 670 WHICH ESTABLISHED THE TAX INCREMENT REINVESTMENT ZONE NO. 1 TO AMEND THE BOUNDARIES OF THE ZONE AND AMEND THE PROJECT AND FINANCING PLAN AND RELATED MATTERS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Everman ("City") has prepared a Project and Finance Plan for Tax Increment Reinvestment Zone No. 1, City of Everman ("TIRZ No. 1"); and

**WHEREAS**, the City has properly noticed and held a hearing regarding the amendment of TIRZ No. 1; and

**WHEREAS**, at the hearing on the proposed amendment to TIRZ No. 1, any interested persons, and any property owner within the property located in the proposed zone were allowed by the City Council to speak for or against the amendment of the zone, its boundaries, the Project and Finance Plan for the zone, the concept of tax increment financing, or to protest the inclusion of the property within the zone; and

**WHEREAS**, improvements within the TIRZ No. 1 will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City of Everman; and

**WHEREAS**, the area within the TIRZ No. 1 meets the requirements of Texas Tax Code Section 311.005 because the area within the zone substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability and menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, the predominance of defective or inadequate sidewalk or street layout, and deterioration of site or other improvements; and

**WHEREAS**, development or redevelopment in the zone would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, the privately owned property within the zone has less than 30% use for residential purpose as defined by Texas Tax Code section 311.006(d); and

**WHEREAS**, the total appraised value of property within tax increment reinvestment zones within the City of Everman, including this additional tax increment reinvestment zone, is under the limit established by Texas Tax Code section 311.006(a)(2)(A);

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS THAT:**

**SECTION 1.** The facts set forth in the preamble of this Ordinance are determined to be true and correct and are adopted and incorporated into this Ordinance.

**SECTION 2.** Ordinance No. 670 is hereby amended by amending the boundaries of TIRZ No. 1 to be the boundaries set forth in the description and map attached to this Ordinance as

Exhibit "A." The boundaries of TIRZ No. 1 shall hereafter be as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

**SECTION 3.** The Project and Finance Plan for TIRZ No. 1 is hereby amended as set forth in Exhibit "B" (the amended Project and Finance Plan) and the Project and Finance Plan for TIRZ No. 1 attached hereto and incorporated herein by this reference as Exhibit "B" is hereby adopted.

**SECTION 4.** The City Manager is authorized to take all such actions as are necessary to implement this ordinance and establishment of this amended TIRZ No. 1.

**SECTION 5.** All ordinances of the City of Everman in conflict with the provisions of this Ordinance are hereby repealed provided, however that all provisions of Ordinance No. 670 shall remain in full force and effect except as amended herein.

**SECTION 6.** If any section, paragraph, clause or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect the validity and enforceability of any of the remaining provisions of this Ordinance.

**SECTION 7.** This ordinance takes effect immediately upon passage as authorized by Texas Tax Code section 311.004(a)(3).

**DULY PASSED** by the City Council of the City of Everman, Texas, on this the \_\_\_\_\_ day of March, 2026.

**APPROVED:**

\_\_\_\_\_  
Ray Richardson, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindi Parks, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Victoria Thomas, City Attorney  
4930-5158-7474, v. 1

**EXHIBIT A**  
**[Amended TIRZ No. 1 boundaries description and map]**

**EXHIBIT B**  
**[amended Project and Finance Plan for TIRZ No. 1]**

4930-5158-7474, v. 1