



**CITY OF EVERMAN**  
212 North Race Street Everman, TX 76140  
**STAFF REPORT**

---

**AGENDA TITLE:** 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.

**MEETING DATE:** March 10, 2026

**PREPARED BY:** City Manager

---

**RECOMMENDED ACTION:**

Approval

**BACKGROUND**

Tax Increment Reinvestment Zone No. 1 (TIRZ #1) was established by the City Council to promote development and redevelopment within a defined geographic area by utilizing tax increment financing (TIF) as authorized under Chapter 311 of the Texas Tax Code.

The original Project and Financing Plan outlined eligible public improvements, development incentives, infrastructure enhancements, and associated financing mechanisms designed to stimulate private investment and expand the City's tax base.

Since adoption of the original plan, market conditions, infrastructure priorities, projected valuation growth, and development opportunities within the Zone have evolved. As a result, an updated and amended Project and Financing Plan has been prepared with the guidance of the TIF Board to:

- Reflect current development conditions
- Update infrastructure priorities
- Adjust financial projections and increment estimates
- Clarify eligible project costs
- Provide flexibility for future development opportunities

- Ensure compliance with statutory requirements

## **PURPOSE OF THE AMENDMENT**

The Amended and Restated Project and Financing Plan updates the following:

### **1. Revised Project List**

- Updated public infrastructure improvements
- Utility extensions and upgrades
- Roadway and drainage improvements
- Streetscape and beautification enhancements
- Public safety and municipal facility support (if applicable)

### **2. Updated Financial Projections**

- Revised base year and increment calculations (if modified)
- Updated taxable value growth assumptions
- Modified revenue projections
- Refined cost estimates for capital projects

### **3. Financing Strategy Adjustments**

- Clarification of pay-as-you-go reimbursement options
- Potential bond issuance authority (if applicable)
- Updated reimbursement procedures
- Adjusted funding priorities

### **4. Administrative Updates**

- Clarification of reporting requirements
- Alignment with current Texas Tax Code requirements
- Administrative cost limitations
- Updated termination provisions (if applicable)

## **FISCAL IMPACT**

The amended plan does not increase the City's base financial obligation. Funding for eligible projects will continue to be derived from tax increment revenues generated within the Zone.

The amendment provides updated revenue projections based on current property valuations and anticipated development. No general fund revenues are pledged under this plan unless separately authorized by Council.

Approval of the amended plan positions the City to:

- Capture increased taxable value growth
- Strategically reinvest within the Zone
- Encourage private sector investment
- Strengthen long-term fiscal sustainability

## **STRATEGIC IMPACT**

Approval of the amended plan supports the City's strategic priorities by:

- Promoting economic development
- Expanding the tax base
- Improving infrastructure
- Enhancing redevelopment opportunities
- Strengthening public-private partnerships

The update ensures that the TIRZ remains a proactive economic development tool rather than a static financing mechanism.

## **LEGAL CONSIDERATIONS**

The amendment complies with Chapter 311 of the Texas Tax Code. A public hearing has been properly noticed and conducted prior to Council consideration.

Upon approval, the amended Project and Financing Plan will replace the previous plan in its entirety.