

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AND THE CITY'S EXTRATERRITORIAL JURISDICTION AS A TAX INCREMENT REINVESTMENT ZONE, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER THREE (TIRZ #3), CITY OF MANOR, TEXAS; APPROVING THE PRELIMINARY PROJECT AND FINANCING PLAN; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT REINVESTMENT ZONE FUND FOR THE ZONE, CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FORGOING SUBJECT; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE, PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Manor, Texas (the "City") is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its corporate limits and extraterritorial jurisdiction if the area satisfies the requirements of the Act; and

**WHEREAS**, pursuant to and as required by the Act, the City Council of the City (the "City Council") prepared a preliminary project and financing plan for *Tax Increment Reinvestment Zone Number Three (TIRZ #3)*, *City of Manor, Texas* (the "Preliminary Project and Financing Plan") attached as **Exhibit A** for a proposed tax increment reinvestment zone containing approximately 2,941.6 acres described and depicted on **Exhibit B** attached hereto and incorporated herein for all purposes (the "Property"), and

**WHEREAS**, the City published and provided notice of the public hearing on the creation of the proposed zone in the Manor Journal, a newspaper of general circulation in the City on November 21, 2025, which date is not later than the seventh (7<sup>th</sup>) day before the public hearing held on December 3, 2025; and

**WHEREAS**, at the public hearing on December 3, 2025, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, and the concept of tax

increment financing; and owners of property in the proposed zone were given an opportunity to protest the inclusion of their property in the proposed zone; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the creation of the zone; and

**WHEREAS**, the City has taken all actions required to create the zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

**WHEREAS**, the City desires to appoint initial members to the board of directors of the zone; and

**WHEREAS**, the City Council closed the public hearing on December 3, 2025.

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

**Section 1. Findings**

- (a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.
- (b) That the proposed zone is located within the corporate limits and extraterritorial jurisdiction of the City.
- (c) That the City Council finds and declares that the creation of the Tax Increment Reinvestment Zone Number Three, City of Manor (also referred to herein as “TIRZ #3”) will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.
- (d) That the City Council finds and declares that the creation of the proposed zone will stimulate economic growth and significantly accelerate economic development activities within the reinvestment zone resulting in the creation of businesses, employment, housing, and enhanced tax revenues for the City.
- (e) That the City Council finds and declares that the proposed zone meets the criteria and requirements of Section 311.005(a)(2) of the Act because:
  - (1)\_ the proposed zone currently contains areas that are open or undeveloped;
  - (2) there is a need for essential public infrastructure and economic development programs to attract new development activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the

zone, increasing sales and use taxes for the City and the State of Texas, and increasing job opportunities for residents of the City and the region; and

- (3) these factors substantially impair and arrest the sound growth of the City.
- (f) The City Council, pursuant to the requirements of the Act, further finds and declares that:
  - (1) The proposed zone is a geographic area located within the corporate limits and extraterritorial jurisdiction of the City; and
  - (2) Less than thirty (30) percent of all properties in the proposed zone, excluding property that is publicly owned, is used for residential purposes; and
  - (3) The total appraised value of taxable real property in the proposed zone does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City.
- (g) The City Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.
- (h) The City Council finds that the Preliminary Project and Financing Plan is feasible.
- (i) The City Council finds that the implementation of the Preliminary Project and Financing Plan (as defined above) will alleviate the conditions described in Section 1(f) above and will serve a public purpose.

## **Section 2. Designation and Name of the Zone**

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is *Tax Increment Reinvestment Zone Number Three (TIRZ #3), City of Manor, Texas* (the “Zone”). The City Council specifically declares that the Zone is designated pursuant to Section 311.005 (a)(2).

## **Section 3. Board of Directors**

**3.1** The City Council hereby creates a board of directors for the Zone (the “Board”) consisting of seven (7) members. Seven (7) members shall be appointed by the City Council to Places 1, 2, 3, 4, 5, 6, and 7. The City Council hereby appoints the following seven individuals to serve as the initial members of the Board for the terms indicated:

Place 1	Mayor (term expires November 30, 2028)
Place 2	Council Place 1 (term expires November 30, 2028)
Place 3	Council Place 2 (term expires November 30, 2026)

Place 4	Council Place 3 (term expires November 30, 2028)
Place 5	Council Place 4 (term expires November 30, 2026)
Place 6	Council Place 5 (term expires November 30, 2028)
Place 7	Council Place 6 (term expires November 30, 2026)

Upon expiration of the indicated terms or upon City Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of three (3) years. The member appointed to Place 1 shall serve as the Chair of the Board. The Board is authorized to elect a Vice-Chair and other officers as determined by the Board.

**3.2** The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a project plan and reinvestment zone financing plan for the Zone (the “Project and Financing Plan”) as required by the Act, and shall submit the Project and Financing Plan to the City Council for approval. The City Council hereby delegates to the Board all powers necessary to implement any Project and Financing Plan approved by the City Council, including the power to employ consultants and enter into agreements that the Board considers necessary or convenient to implement the Project and Financing Plan and to administer, operate, and manage the Zone, including, but not limited to, the power to enter into reimbursement agreements and other obligations secured by the TIRZ fund established pursuant to Section 6 of this Ordinance.

**3.3** Directors of the Board shall not receive any salary or other compensation for their services as directors.

**3.4** Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Financing Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the TIRZ fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

#### **Section 4. Duration of the Zone**

That the Zone shall take effect immediately upon passage of this Ordinance. The Zone shall terminate on December 31, 2050 (with final year’s tax to be collected by September 30, 2051); unless otherwise terminated in accordance with this section. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all project costs have been paid in full. If upon expiration of the stated term of the Zone, project costs have not been paid, the City shall have no obligation to pay the shortfall.

#### **Section 5. Tax Increment Base**

That the Tax Increment Base for purposes of calculating the Tax Increment means the total appraised value of all real property taxable property in the Zone as of January 1, 2025, the year in which the Zone was designated (the “Tax Increment Base”).

#### **Section 6. Captured Appraised Value**

The Captured Appraised Value for purposes of calculating the annual Tax Increment, means for any given year, the total real property value taxable (including increase tax values attributable to changes in use) by a taxing unit and located in the zone for that year, less the Tax Increment Base.

#### **Section 7. Tax Increment Fund**

That there is hereby created and established a TIRZ Fund for the Zone. Within the TIRZ Fund, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act. The Tax Increment received by the City shall be deposited into the TIRZ Fund as of the effective date of the Zone. The TIRZ Fund and all subaccounts shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs.

#### **Section 8. Severability**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.

#### **Section 9. Open Meetings**

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

#### **Section 10. Effective Date**

This Ordinance shall become effective immediately upon its passage.

**PASSED AND APPROVED FIRST READING** by the City Council of Manor, Texas, at a regular meeting on the 3<sup>rd</sup> day of December, 2025, at which a quorum was present, and for which due notice was given pursuant to Government Code, Chapter 551.

**PASSED APPROVED AND ADOPTED SECOND AND FINAL READING** by the City Council of Manor, Texas, at a regular meeting on the \_\_\_\_ day of December, 2025, at which a quorum was present, and for which due notice was given pursuant to Government Code, Chapter 551.

\_\_\_\_\_  
Dr. Christopher Harvey, Mayor

**ATTEST:**

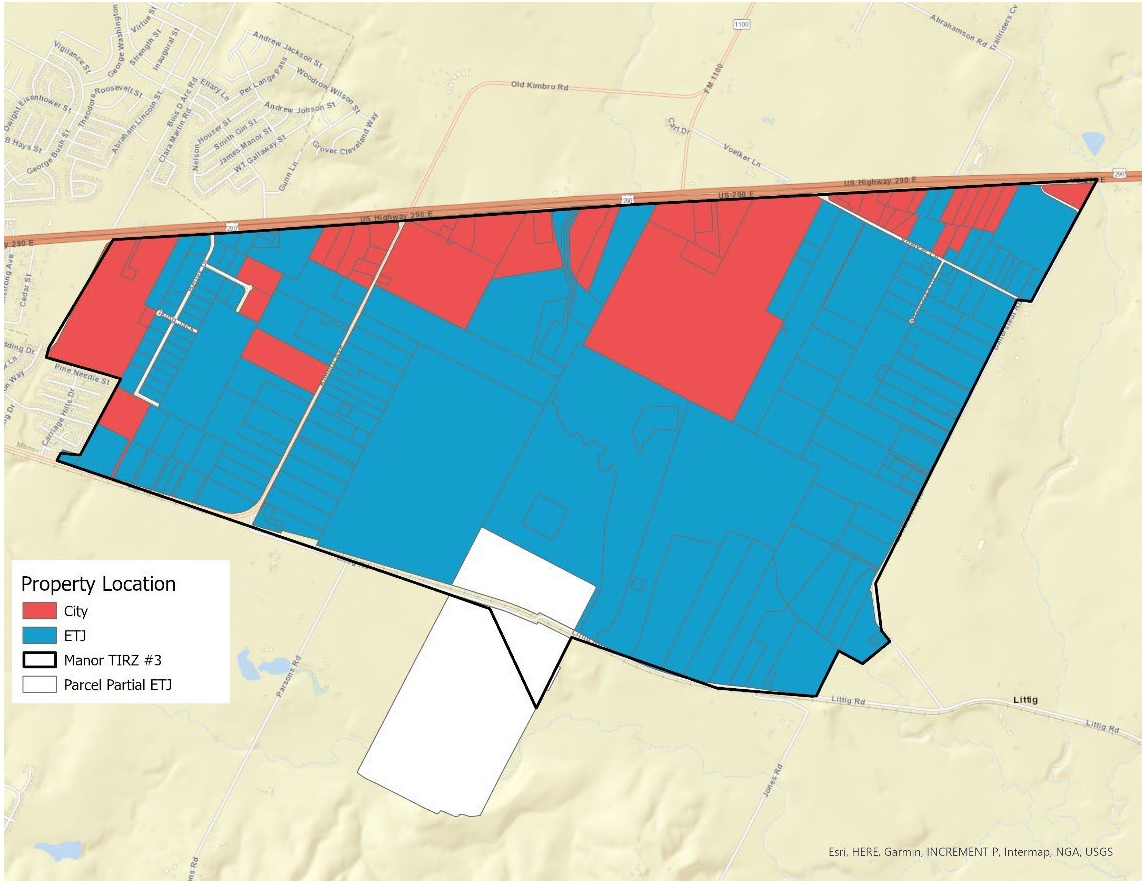
\_\_\_\_\_  
Lluvia T. Almaraz, City Secretary  
City of Manor, Texas  
[CITY SEAL]

**EXHIBIT A**  
**PRELIMINARY PROJECT AND FINANCING PLAN**  
*[see attached]*

**EXHIBIT B**  
**MAP AND DESCRIPTION OF THE PROPERTY**  
*[see attached]*



# BOUNDARY MAP OF PROPERTY



## **PROPERTY DESCRIPTION**

The zone area comprises approximately 2,941.6 acres of land (including roads and public right of way), generally located south of Highway 290 and north of Old Highway 20 and Littig Road. The western boundary being generally near Bois-D-Arc Road, and the eastern boundary being generally near Ballerstedt Road. The land included consists of portions of each parcel that lie wholly within the corporate limits and extraterritorial jurisdiction (ETJ) of the City of Manor, Texas.

### PROPERTIES WITHIN TIRZ #3

Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
0	236918	236988	442432	773125	987459
227286	236919	236989	442432	773126	987460
227287	236920	236990	442433	773127	
227288	236921	236991	442434	773133	
227289	236922	236992	442664	773134	
227290	236923	236993	442665	773136	
227291	236924	236994	442666	773137	
227292	236925	236995	460071	773138	
236866	236926	236996	460071	773139	
236868	236927	236997	476860	773140	
236872	236928	236998	477309	773141	
236873	236929	236999	477310	773142	
236874	236930	237000	477311	773143	
236876	236931	237001	477312	773144	
236881	236932	237002	500556	773145	
236882	236933	237042	500561	773146	
236883	236937	237052	500809	773147	
236884	236938	237052	526015	773148	
236885	236939	237053	526016	773149	
236887	236939	237054	526017	773150	
236888	236940	237056	526019	773158	
236889	236941	237057	546286	773159	
236890	236942	237057	547094	773160	
236891	236943	237058	568074	773161	
236892	236944	237059	568075	773162	
236893	236946	237060	568078	783986	
236894	236946	237060	568080	783987	
236895	236947	237062	568081	786360	
236896	236968	237063	696260	799783	
236897	236969	237064	711104	814602	
236898	236970	237065	711105	815599	
236899	236973	237066	711109	815600	
236900	236973	237068	711110	822160	
236901	236975	237069	711111	822162	
236909	236976	237070	711112	862888	
236910	236977	237072	711113	889706	
236911	236978	237073	713625	889929	
236912	236980	237074	724205	910655	
236913	236982	237075	732473	947935	
236914	236985	368907	743335	949938	
236915	236985	377615	768254	971047	
236916	236986	425994	773123	977795	

Source: Travis Central Appraisal District; TXP, Inc