

RESOLUTION NO. 2025-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE (TIRZ #3) CONTAINING 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 WITH THE WESTERN BOUNDARY BEING GENERALLY NEAR BOIS-D-ARC ROAD, AND THE EASTERN BOUNDARY BEING GENERALLY NEAR BALLERSTEDT ROAD AND THE LAND INCLUDED CONSISTING OF PORTIONS OF EACH PARCEL THAT LIE WHOLLY WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANOR; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF MANOR, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY OF MANOR TO PREPARE A PRELIMINARY REINVESTMENT ZONE PROJECT AND FINANCING PLAN.

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;

WHEREAS, the City Council of the City (the “City Council”) wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone (TIRZ #2) containing 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 with the western boundary being generally near Bois-D-Arc Road, and the eastern boundary being generally near Ballerstedt Road and the land included consisting of portions of each parcel that lie wholly within the corporate limits and extraterritorial jurisdiction (ETJ) of the City, being preliminarily depicted in **Exhibit “A”** attached hereto and made a part hereof for all purposes (the “Map”), with the boundaries of the Map being further described and made a part of **Exhibit “A”** (the “Zone”);

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on December 3, 2025, on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, THAT:

SECTION 1. RECITALS. The City Council hereby approves the recitals contained in the preamble of this Resolution and finds that all the recitals are true and correct and incorporate the same in the body of this Resolution as findings of fact.

SECTION 2. PUBLIC HEARING. That a public hearing is hereby called for December 3, 2025, at 7:00 p.m., in the City Council Chamber, at Manor City Hall, 105 E. Eggleston Street, Manor, Texas 78653, for the purpose of hearing any interested person speak for or against: (i) the inclusion of property within the Zone; (ii) the creation of the Zone; (iii) the boundaries of the Zone; and/or (iv) the concept of tax increment financing.

SECTION 3. TESTIMONY. That at such time and place the City Council will hear testimony regarding (i) the inclusion of property within the Zone; (ii) the creation of the Zone; (iii) the boundaries of the Zone; and/or (iv) the concept of tax increment financing and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council will consider the adoption of an ordinance creating the Zone and other related matters.

SECTION 4. NOTICE OF PUBLIC HEARING. That attached hereto as **Exhibit “B”** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

SECTION 5. NOTICE OF AUTHORIZATION. That the City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto as Exhibit “B” in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing on December 3, 2025.

SECTION 6. PREPARATION OF PRELIMINARY REINVESTMENT ZONE AND FINANCING PLAN. That before the December 3, 2025, hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone project and financing plan, which will include the defined boundary description.

SECTION 7. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this resolution 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 resolution; 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.

PASSED AND ADOPTED by the City Council of Manor, Texas, at a regular meeting on the 19th day of November 2025, at which a quorum was present, and for which due notice was given pursuant to Government Code, Chapter 551.

CITY OF MANOR, TEXAS

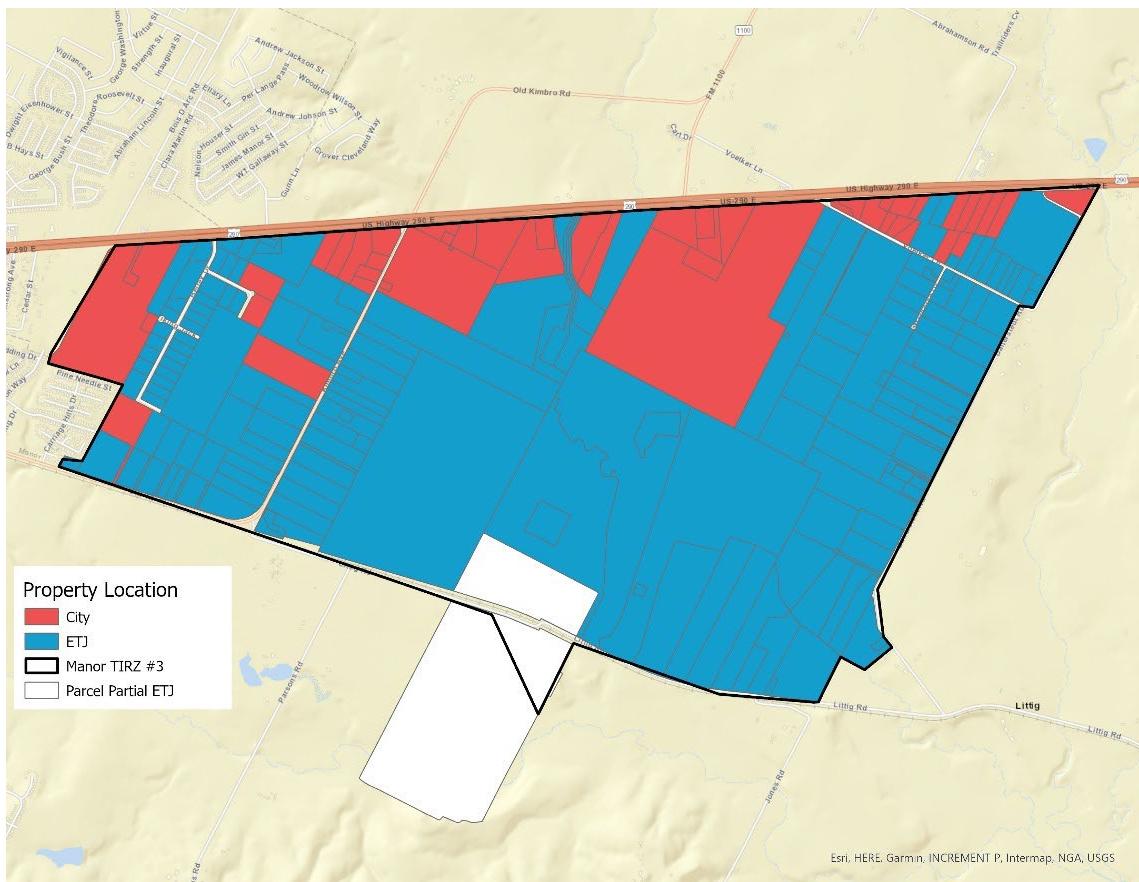
Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

EXHIBIT "A"
MAP AND DESCRIPTION OF THE ZONE
[see attached]

MAP OF ZONE



ZONE 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.

EXHIBIT “B”

**CITY OF MANOR CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON CREATION OF A REINVESTMENT ZONE**

NOTICE IS HEREBY GIVEN THAT THE CITY OF MANOR CITY COUNCIL WILL HOLD A PUBLIC HEARING ON WEDNESDAY, DECEMBER 3, 2025 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBER LOCATED AT MANOR CITY HALL, 105 E. EGGLESTON STREET, MANOR, TEXAS 78653, TO CONSIDER A ORDINANCE UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE (TIRZ #3) AND ITS BENEFITS TO THE CITY OF MANOR AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED ZONE, WHICH PROPOSED REINVESTMENT ZONE CONTAINS 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 WITH THE WESTERN BOUNDARY BEING GENERALLY NEAR BOIS-D-ARC ROAD, AND THE EASTERN BOUNDARY BEING GENERALLY NEAR BALLERSTEDT ROAD AND THE LAND INCLUDED CONSISTS OF PORTIONS OF EACH PARCEL THAT LIE WHOLLY WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANOR, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 105 E. EGGLESTON STREET, MANOR, TEXAS 78653, AND ARE AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, THE CREATION OF THE PROPOSED REINVESTMENT ZONE, ITS BOUNDARIES AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, THE MANOR CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE MEETING. IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE CONTACT THE ECONOMIC DEVELOPMENT DIRECTOR, SCOTT JONES, IN THE ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF MANOR BY LETTER, IN PERSON, BY EMAIL (SJONES@MANORTX.GOV) OR BY CALLING (512) 215-8137.