



AGENDA ITEM COMMENTARY

MEETING NAME:	Tax Increment Reinvestment Zone Board Meeting
MEETING DATE:	December 3, 2025
ITEM TITLE:	Consider and take appropriate action on second amended project plan and reinvestment zone project plan.
STAFF INITIATOR:	Danielle Sweat – EDC Director

BACKGROUND:

As part of our ongoing review of Tax Increment Reinvestment Zone Number One, the Board previously discussed the need to refine and modernize the existing boundary map. The consensus was that the Zone should more accurately reflect our current development priorities by encompassing all commercial areas within the city limits and removing residential portions that no longer align with the intended purpose of the TIRZ.

Tax Increment Reinvestment Zone Number One was originally created on September 22, 2008, by Ordinance No. 384, covering approximately 279 acres near the US Highway 62/Donald Preston Drive/Alcove Avenue intersection. Its purpose at that time was to help fund critical infrastructure necessary to facilitate commercial development and support the Alcove Avenue mobility project.

In 2014, the City expanded the Zone to roughly 1,300 acres through the First Amended Project Plan and Reinvestment Zone Financing Plan (Ordinance No. 449). The objectives remained focused on supporting roadway, water, sewer, and drainage improvements in the then-undeveloped area to encourage both commercial and residential development.

Today, with significant growth in Wolfforth and clear direction from the board and city staff, are proposing a Second Amended Project Plan and Reinvestment Zone Financing Plan. This amendment includes the annexation of approximately 175.12 acres and the de-annexation of 672.38 acres. These adjustments “clean up” the map to better match our current development strategy—prioritizing high-quality commercial corridors and removing areas that are now built out or intended for residential use.

The refined boundaries will strengthen the Zone’s ability to fund needed public infrastructure, including regional roadway and utility improvements, in the areas where commercial projects are most likely to occur and where TIRZ participation can have the greatest impact.

This agenda item is for the Board to review and consider acceptance of the updated boundaries before the plan proceeds to City Council for final adoption.

EXHIBITS:

Amended Plan

COUNCIL ACTION/STAFF RECOMMENDATION: