

CITY OF PFLUGERVILLE, TEXAS

RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING UNDER CHAPTER 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CITY OF PFLUGERVILLE, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF PFLUGERVILLE, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Pflugerville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

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 in the City (the "Zone") with the boundaries being generally described and depicted on **Exhibit A** attached hereto; and

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 October 8th, 2019 on the creation of the Zone,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1. That a public hearing is hereby called for October 8th, 2019 *at 7:00 p.m. at City Council, 100 East Main Street, Suite 500, Pflugerville, TX 78660*, for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing in general, or with respect to the creation of the Zone.

Section 2. At such time and place the City Council will hear testimony regarding the creation of the Zone 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 may consider the adoption of an ordinance authorizing the creation of the Zone.

Section 3. 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 4. The City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City on or before September 30th, 2019.

Section 5. Before the October 8th, 2019 hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone financing plan.

Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED on this the 10th day of September 2019.

ATTEST:

Victor Gonzales, Mayor

Karen Thompson, City Secretary

EXHIBIT A

Description and Depiction of the Zone

PROPOSED ZONE CONSISTS OF APPROXIMATELY 335.2 ACRES IN TOTAL, ONE PART (106.7 ACRES) OF WHICH GENERALLY LOCATED WEST OF TX-130, EAST OF FM 685, AND NORTH OF E. PFLUGERVILLE PARKWAY, AND THE OTHER PART (228.5 ACRES) OF WHICH GENERALLY LOCATED ALONG FM 1825/PECAN STREET BETWEEN HEATHERWILDE AND FM 685 AND ALONG RAILROAD AVENUE, NORTH OF PFLUGER STREET, EAST OF 10TH STREET AND MEADOW LANE, SOUTH OF THE PFLUGER PARK, AND WEST OF FM 685 AND DESSAU ROAD; LOCATED WITHIN THE CITY OF PFLUGERVILLE AND AS MORE PARTICULARLY DESCRIBED BY THE MAPS BELOW.





EXHIBIT B

City of Pflugerville City Council Notice of Public Hearing On Creation of Reinvestment Zone

THE CITY OF PFLUGERVILLE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, OCTOBER 8, 2019 AT 7:00 P.M. AT THE CITY OF PFLUGERVILLE CITY COUNCIL CHAMBERS, 100 EAST MAIN STREET, SUITE 500, PFLUGERVILLE, TX 78660, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF PFLUGERVILLE AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 335.2 ACRES IN TOTAL, ONE PART (106.7 ACRES) OF WHICH GENERALLY LOCATED WEST OF TX-130, EAST OF FM 685, AND NORTH OF E. PFLUGERVILLE PARKWAY, AND THE OTHER PART (228.5 ACRES) OF WHICH GENERALLY LOCATED ALONG FM 1825/PECAN STREET BETWEEN HEATHERWILDE AND FM 685 AND ALONG RAILROAD AVENUE, NORTH OF PFLUGER STREET, EAST OF 10TH STREET AND MEADOW LANE, SOUTH OF THE PFLUGER PARK, AND WEST OF FM 685 AND DESSAU ROAD, LOCATED WITHIN THE CITY OF PFLUGERVILLE AND AS MORE PARTICULARLY DESCRIBED BY MAPS AVAILABLE AT THE CITY OF PFLUGERVILLE CITY HALL LOCATED 100 EAST MAIN STREET, SUITE 300, PFLUGERVILLE, TX 78660, AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING IN GENERAL. FOLLOWING THE PUBLIC HEARING, THE CITY OF PFLUGERVILLE CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE.