

# City of Mesquite, Texas

## Legislation Details (With Text)

<b>File #:</b>	19-4384	<b>Version:</b>	1	<b>Name:</b>	PH- Spradley Farms TIRZ
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	9/4/2019	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	9/16/2019	<b>Final action:</b>		<b>Final action:</b>	9/16/2019
<b>Title:</b>	<p>Conduct a public hearing and consider an ordinance designating a contiguous geographic area consisting of approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 in Kaufman County, Texas, and being commonly referred to as Spradley Farms, located within the corporate limits of the City of Mesquite, as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), describing the boundaries of the Zone, creating a Board of Directors for the Zone, establishing a tax increment fund for the Zone, containing findings related to the creation of the Zone, providing a date for the termination of the Zone and providing that the Zone take effect immediately upon passage of the ordinance. (This item was postponed at the September 3, 2019, City Council meeting.)</p>				

### Sponsors:

### Indexes:

### Code sections:

### Attachments: 1. Ordinance - Creation of TIRZ 13

Date	Ver.	Action By	Action	Result
9/16/2019	1	City Council	Approved	Pass

Conduct a public hearing and consider an ordinance designating a contiguous geographic area consisting of approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 in Kaufman County, Texas, and being commonly referred to as Spradley Farms, located within the corporate limits of the City of Mesquite, as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), describing the boundaries of the Zone, creating a Board of Directors for the Zone, establishing a tax increment fund for the Zone, containing findings related to the creation of the Zone, providing a date for the termination of the Zone and providing that the Zone take effect immediately upon passage of the ordinance.  
(This item was postponed at the September 3, 2019, City Council meeting.)

In order to facilitate new development in Kaufman County, staff recommends the establishment of the Spradley Farms Tax Increment Reinvestment Zone (TIRZ) No. 13. The proposed TIRZ includes approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20, East of FM 740 in Kaufman County, within the City's jurisdiction.

The notice of the public hearing was published in *The Dallas Morning News* and the *Daily Commercial Record* newspapers on August 26, 2019. Approving this ordinance would establish the boundaries of the TIRZ and establish a Board of Directors.

At the September 3, 2019, City Council meeting, the public hearing was opened to receive input from any interested person speaking for or against the creation of the TIRZ. The public hearing was continued to the September 16, 2019, Council meeting to allow the developer and staff to provide more information on the TIRZ

financing details.

**Recommended/Desired Action**

Following the closing of the public hearing, staff recommends approval of the ordinance.

**Attachment(s)**

Ordinance

**Drafter**

Jimmy Martin

**Head of Department**

Debbie Mol