

RESOLUTION NO. 4342

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE CONTAINING APPROXIMATELY 795.19 ACRES OF LAND GENERALLY LOCATED ALONG THE U.S. HWY. 377 COMMERCIAL CORRIDOR AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KELLER, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF KELLER, TEXAS, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY OF KELLER, TEXAS TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Keller, 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

WHEREAS, the City Council of the City of Keller (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") containing approximately 795.19 acres of land generally located along the U.S. Hwy. 377 Commercial Corridor and being wholly located within the corporate limits of the City (the "Zone"), with the boundaries of the Zone being generally depicted in "Exhibit A" attached hereto and made a part hereof for all purposes; 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 March 16th, 2021, on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

SECTION I. That a public hearing is hereby called for March 16th, 2021, at 7:00 p.m., in the City Council Chamber, at Keller City Hall, 1100 Bear Creek Park, Keller, Texas 76248, 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 2. 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 3. 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 4. 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 March 9th, 2021.

SECTION 5. That before the March 16th, 2021, hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone financing plan.

SECTION 6. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 2nd day of March, 2021.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

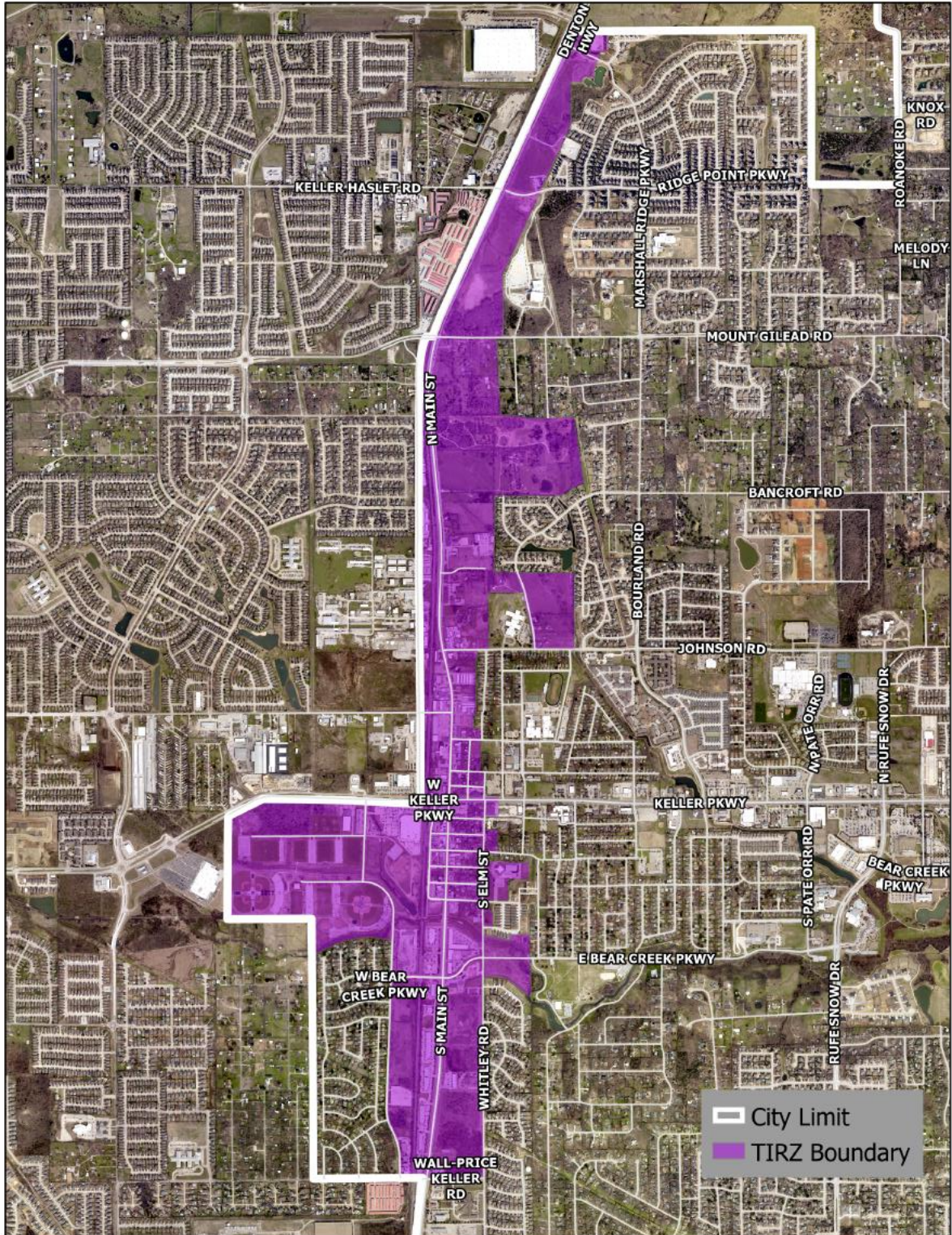
\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

\_\_\_\_\_  
L. Stanton Lowry, City Attorney

# Exhibit A

## Depiction of the Proposed Zone





**Exhibit B**

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

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THE CITY OF KELLER CITY COUNCIL WILL HOLD A PUBLIC HEARING ON MARCH, 16<sup>TH</sup>, 2021 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBER LOCATED AT KELLER CITY HALL , 1100 BEAR CREEK PARKWAY, KELLER, TEXAS 76248, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF KELLER 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 795.19 ACRES OF LAND GENERALLY LOCATED ALONG THE 377 COMMERCIAL CORRIDOR AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KELLER, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 1100 BEAR CREEK PARKWAY, KELLER, TEXAS 76248, AND IS 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 KELLER CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.