

ORDINANCE NO. 0812-25-ORD

**AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL,
APPROVING A FINAL TAX INCREMENT
REINVESTMENT ZONE PROJECT AND FINANCE PLAN
FOR REINVESTMENT ZONE NUMBER FOUR, CITY OF
LEWISVILLE, TEXAS, INCLUDING AN AMENDMENT TO
THE PROJECT COSTS OF REINVESTMENT ZONE
NUMBER FOUR, CITY OF LEWISVILLE, TEXAS
AND ADDING CERTAIN PROPERTY TO THE
BOUNDARIES OF REINVESTMENT ZONE NUMBER
FOUR, CITY OF LEWISVILLE, TEXAS; MAKING
CERTAIN FINDINGS; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, on December 16, 2019, the City Council of the City of Lewisville, Texas (the "City Council"), by the adoption of Ordinance No. 0184-19-ORD, created Reinvestment Zone Number Four, City of Lewisville, Texas; and

WHEREAS, Section 311.011(d), Texas Tax Code, provides that the City Council must approve a project plan and reinvestment zone finance plan after its adoption by the board of the reinvestment zone; and

WHEREAS, the City may amend the boundary of the Zone, including adding or removing property from the Zone, subject to the requirements of the Act; and

WHEREAS, the City Council has a desire to add certain property to the Zone, as depicted on **Exhibit B**, attached hereto (the "Additional Property"); and

WHEREAS, on December 1, 2025, the Board of Reinvestment Zone Number Four, City of Lewisville, Texas reviewed and recommends the *Reinvestment Zone Number Four, City of Lewisville, Texas, Final Project and Finance* (the "Final Project and Finance Plan"), a copy of which is attached hereto as **Exhibit A**, which includes the Additional Property; and

WHEREAS, a notice of public hearing on amending the Zone was published in the Denton Record Chronicle a newspaper of general circulation within the City, on November 20, 2025, which date is not later than the seventh (7th) day prior to the public hearing held on December 1, 2025; and

WHEREAS, on December 1, 2025, the City Council held a public hearing on the following: (i) amending the boundaries of the Zone to add the Additional Property, (ii) increasing the project costs for the Zone, and (iii) considering the approval of the Final Project and Finance Plan; and

WHEREAS, at the public hearing on December 1, 2025, interested persons were allowed to speak for or against the Zone, the proposed amended boundaries of the Zone, the increase of project costs for the Zone, and/or the concept of tax increment financing; and

WHEREAS, the City has taken all actions required to create and amend the Zone and increase the project costs set forth in the Preliminary Plan including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation and amendment of the Zone; and

WHEREAS, on December 1, 2025, the Board of Reinvestment Zone Number Four, City of Lewisville, Texas recommended approval of (i) adding the Additional Property, (ii) increasing the project costs for the Zone, and (iii) the Final Project and Finance Plan, a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 311.011(d), Texas Tax Code, the City Council finds that the Final Project and Finance Plan is feasible.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS:

SECTION 1. RECITALS. That the recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. ADDITIONAL PROPERTY. That the City Council does hereby amend the boundary of the Zone to add the Additional Property, as depicted on **Exhibit B** and incorporated herein for all purposes.

SECTION 3. FINAL PROJECT AND FINANCE PLAN APPROVAL. That the City Council does hereby approve the Final Project and Finance Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein for all purposes.

SECTION 4. SEVERABILITY. That if any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect and be in full force and effect from and after the date of its passage as required by law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
LEWISVILLE, TEXAS, BY A VOTE OF ____ TO ___, ON THIS THE 1ST DAY OF
DECEMBER, 2025.**

APPROVED:

Mayor, TJ Gilmore

ATTEST:

City Secretary, Jennifer Ippolito

APPROVED AS TO FORM:

City Attorney, Lizbeth Plaster

Exhibit A

**Reinvestment Zone Number Four, City of Lewisville, Texas
Final Project and Finance Plan**

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Exhibit B

Depiction of Boundary Amendment

