

RESOLUTION NO. 16-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE (“TIRZ”) CONSISTING OF APPROXIMATELY 1,920 ACRES OF LAND GENERALLY LOCATED SOUTHWEST OF EAST CARTWRIGHT ROAD AND BOTH NORTHWEST AND SOUTHEAST OF FAITHON P. LUCAS, SR., BOULEVARD IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF MESQUITE, TEXAS, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Mesquite, 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 (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”) consisting of approximately 1,920 acres of land generally located southwest of East Cartwright Road and both northwest and southeast of Faithon P. Lucas, Sr., Boulevard, said property being located within the corporate limits of the City, and being the property located within the boundary of the proposed zone as described in Exhibit A attached hereto and made a part hereof for all purposes (the “Zone”), with the boundaries of the Zone being generally depicted in Exhibit B 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 May 3, 2021, on the creation of the Zone.

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

SECTION 1. That a public hearing is hereby called for May 3, 2021, at 7:00 p.m., in the City Council Chamber, at Mesquite City Hall, 757 North Galloway Avenue, Mesquite, Texas 75149, 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 (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 C 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, with such changes as are approved by the City Attorney, in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing on May 3, 2021.

SECTION 5. That before the May 3, 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.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 5th day of April 2021.



Bruce Archer
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



David L. Paschall
City Attorney

EXHIBIT A to Resolution No. 16 -2021

Beginning at a point of intersection of the south ROW line of East Cartwright Road and the projection of the west ROW line of Mesquite Valley Road, thence

Northerly along the west ROW line of Mesquite Valley Road to a point where said line intersects with the north ROW line of Mesquite Valley Road, thence

Easterly along the north ROW line of Mesquite Valley Road to a point where said line intersects with the south property line of Cantura Cove Subdivision, thence

Easterly along the south property of Cantura Cove Subdivision to a point where said line intersects with the west ROW line of Bear Lane, thence

Northerly along the west ROW line of Bear Lane to a point where said line intersects with the north ROW line of Bear Lane, thence

Easterly along the north ROW line of Bear Lane to a point where said line intersects with the north ROW line of East Cartwright Road, thence

Easterly along the north ROW line of East Cartwright Road to a point where said line intersects with the projection of the west property line of Mesquite ISD tract, thence

Southerly along the west property line of Mesquite ISD tract to a point where said line intersects with the north property line of Mesquite ISD tract, thence

Westerly along the north property line of Mesquite ISD tract to a point where said line intersects with the east ROW line of Faithon P. Lucas, Sr. Boulevard, thence

Southerly along the east ROW line of Faithon P. Lucas, Sr. Boulevard to a point where said line intersects with the south property line of Mesquite ISD tract, thence

Easterly along the south property line of Mesquite ISD tract to a point where said line intersects with the south property line of Ridge Ranch Subdivision, thence

Southeasterly along the west property line of Mesquite ISD tract to a point where said line intersects with the south property line of Ridge Ranch Subdivision, thence

Southeasterly along the south property line of Ridge Ranch Subdivision to a point where said line intersects with the west ROW line of Lawson Road, thence

Northerly along the west ROW line of Lawson Road to a point where said line intersects with the south ROW line of Clay Mathis Road, thence

Easterly along the south ROW line of Clay Mathis Road to a point where said line intersects with the east ROW line of Lawson Road, thence

Southerly along the east ROW line of Lawson Road to a point where said line intersects with the north ROW line of Milam Road, thence

Westerly along the north ROW line of Milam Road to a point where said line intersects with the east ROW line of Lawson Road, thence

Northerly along the east ROW line of Lawson Road to a point where said line intersects with the north property line of the Milam Estates Subdivision, thence

Westerly along the north property line of Milam Estates Subdivision to a point where said line intersects the west property line of Milam Estates Subdivision, thence

Southerly along the west property line of Milam Estates Subdivision to a point where said line intersects with the north property line of City of Mesquite tract, thence

Easterly along the north property line of City of Mesquite tract to a point where said line intersects with the east ROW line of McKenzie Road, thence

EXHIBIT A to Resolution No. 16 -2021

Southerly along the east ROW line of McKenzie Road to a point where said line intersects with the City Limit line of the City of Mesquite, thence

Westerly along the City Limit line of the City of Mesquite to a point where said line intersects with the east property line of Hills at Tealwood Subdivision, thence

Northerly along the east property line of Hills at Tealwood Subdivision to a point where said line intersects with the north property line of Hills at Tealwood Subdivision, thence

Westerly along the north property line of Hills at Tealwood Subdivision to a point where said line intersects with the north property line of Tealwood Subdivision, thence

Westerly along the north property line of Tealwood Subdivision to a point where the projection of said line intersects with the west ROW line of Pioneer Road, thence

Northerly along the west ROW line of Pioneer Road to a point where said line intersects with the projection of the south property line of Valleycreek Subdivision, thence

Easterly along the south property line of Valleycreek Subdivision to a point where said line intersects with the east property line of Valleycreek Subdivision, thence

Northerly along the east property line of Valleycreek Subdivision to a point where said line intersects with the south property line of Cedarbrook Estates Subdivision, thence

Easterly along the south property line of Cedarbrook Estates Subdivision to a point where said line intersects with the east property line of Cedarbrook Estates Subdivision, thence

Northerly along the east property line of Cedarbrook Estates Subdivision to a point where said line intersects with the south ROW of East Cartwright Road, thence

Westerly along the south ROW line of East Cartwright Road to a point where said line intersects with the projection of the west ROW line of Mesquite Valley Road, which is the point of beginning.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.




 Boundary

EXHIBIT “C”

**CITY OF MESQUITE CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON CREATION OF REINVESTMENT ZONE**

THE MESQUITE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON *MONDAY, MAY 3, 2021, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBER LOCATED AT MESQUITE CITY HALL, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS 75149*, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF MESQUITE 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 1,920 ACRES OF LAND GENERALLY LOCATED SOUTHWEST OF EAST CARTWRIGHT ROAD AND BOTH NORTHWEST AND SOUTHEAST OF FAITHON P. LUCAS, SR. BOULEVARD IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE AND A BOUNDARY DESCRIPTION OF THE LAND TO BE INCLUDED WITHIN THE PROPOSED REINVESTMENT ZONE ARE AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 1515 N. GALLOWAY, MESQUITE, TEXAS 75149 AND ARE 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 MESQUITE CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.