

CITY OF MCKINNEY, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING ORDINANCE NO. 2010-09-034 CONCERNING REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY AMENDING AND CHANGING THE BOUNDARIES AND SIZE OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS, BY ADDING APPROXIMATELY 16 ACRES OF LAND TO SAID REINVESTMENT ZONE TO PROVIDE THAT REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS NOW CONSISTS OF APPROXIMATELY 980 ACRES OF LAND, AS DESCRIBED AND/OR DEPICTED IN EXHIBIT “A” OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 21, 2010, the City Council of the City of McKinney, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2010-9-034, designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of McKinney, Texas; and

WHEREAS, the City Council of the City of McKinney, Texas, now desires to amend Reinvestment Zone Number One, City of McKinney, Texas, by adding approximately 16 acres of land, to Reinvestment Zone Number One, City of McKinney, Texas to provide that Reinvestment Zone Number One, City of McKinney, Texas now consists of approximately 980 acres of land, as generally depicted in *Exhibit A* of this Ordinance, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, Section 311.003(c) of the Texas Tax Code provides that the City of McKinney, Texas, “[n]ot later than the seventh day before the date of the hearing, notice of the hearing must be published in a newspaper having general circulation in the municipality or county;” and

WHEREAS, Section 311.011(e) of the Texas Tax Code, in pertinent part provides, “[i]f an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);” and

WHEREAS, the City Council of the City of McKinney, Texas, pursuant to Sections 311.003 and 311.011 of the Texas Tax Code, approved this Ordinance after a public hearing, and publication of notice of the public hearing in a newspaper general circulation of the City, all in accordance with Chapter 311 of the Texas Tax Code, and find that the boundaries of said reinvestment zone do not violate the limitations contained in Section 311.006(a) of the Texas Tax Code.

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

SECTION 1. FINDINGS.

That the facts and recitations contained in the preamble of this Ordinance 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. AMENDMENT TO ORDINANCE NO. 2010-09-034.

- (a) Amendment to Ordinance. That Section 2 of Ordinance No. 2010-09-034, approved by the City Council of the City of McKinney, Texas, on or about September 21, 2010, is hereby amended to read as follows:

“SECTION 2. DESIGNATION AND NAME OF THE ZONE.

Ther City, acting under the provisions of Chapter 311 of the Texas Tax Code, and Section 311.005(a) of the Texas Tax Code, does hereby create and designate as a tax increment financing reinvestment zone the area specifically described and depicted in *Exhibit A* of this Ordinance, which is attached hereto and incorporated herein for all purposes to promote the redevelopment of the area.

The reinvestment zone shall hereafter be named for identification as the **“Reinvestment Zone Number One, City of McKinney”** (“TIRZ”), consistent with Section 311.004(a)(5) of the Texas Tax Code, as amended. The City Council specifically declares that the TIRZ is designated pursuant to Section 311.005(a) of the Texas Tax Code, as amended.”

SECTION 3. MISCELLANEOUS PROVISIONS.

That the following miscellaneous provisions are a part of this Ordinance:

- (a) Ordinance Number 2010-09-034 shall continue in full force and effect except as amended herein.
- (b) It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional

by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

- (c) This Ordinance shall become effective immediately upon its passage.

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PASSED AND APPROVED by the City Council of the City of McKinney, Texas, this the 16th day of June, 2026.

Bill Cox, Mayor

ATTEST:

Empress Drane, City Secretary

APPROVED AS TO FORM:

Mark S. Houser, City Attorney

Exhibit A

Depiction
of
Reinvestment Zone Number One, City of McKinney, Texas
[Consisting of Approximately 996 Acres of Land]



