

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, DESIGNATING AN APPROXIMATE 7,063.59-ACRE TRACT OF LAND, GENERALLY LOCATED ON THE NORTHERN EDGE OF THE CITY FROM THE BORDER OF FORT CAVAZOS TO THE NORTH AND WEST, TO CITY OF HARKER HEIGHTS CITY LIMITS TO THE EAST, AND HALLMARK AVE, TERRACE DR, AND EAST VETERANS MEMORIAL TO THE SOUTH; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATING THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City desires to encourage the development or redevelopment of a certain contiguous geographic area within its jurisdiction by creation of reinvestment zone for residential tax abatement, as authorized by Section 312.201 of the Texas Tax Code;

WHEREAS, the City held a public hearing on May 20, 2025, after publishing notice of such public hearing in the newspaper, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone at least seven (7) days prior to such hearing; and

WHEREAS, the City at such hearing invited any interested person to speak for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, and/or whether all or part of the territory described in the notice calling such hearing should be included in such proposed reinvestment zone.

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

SECTION I. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION II. That the City, after conducting a public hearing and having heard evidence and testimony at said hearing, has made the following findings and determinations based on the testimony presented to it:

- a) That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and mailed in writing to all taxing units overlapping the territory inside the proposed reinvestment zone;
- b) That the boundaries of the reinvestment zone should be the area as described in the legal description attached hereto as Exhibit "A" and also depicted on the map attached hereto as Exhibit "B";
- c) That the creation of the reinvestment zone for Residential tax abatement with boundaries as described in Exhibits "A" and "B" will result in benefits to the City and to the land included in the zone after the term of any agreement executed hereunder, and the improvements sought are feasible and practical; and
- d) That the reinvestment zone as described in Exhibit "A" meets the criteria for the creation of a reinvestment zone as set forth in section 312.202(a)(1) of the Texas Tax Code.

SECTION III. That pursuant to Section 312.201 of the Texas Tax Code, the City hereby creates a reinvestment zone for residential tax abatement encompassing only the area described by the legal description in Exhibit "A" attached hereto and depicted on a map attached hereto as Exhibit "B," and such reinvestment zone is hereby designated as Residential Reinvestment Zone of the City of Killeen, Texas.

SECTION IV. That written agreements with property owner(s) located within the zone shall provide the terms regarding duration of exemption and share of taxable real property value exempted from taxation.

SECTION V. That written agreements for tax abatement as provided for by Section 312.205 of the Texas Tax Code shall include provisions for:

- a) Listing the kind, number, and location of all proposed improvements of the property;
- b) Providing access to and authorizing inspection of property by

municipal employees to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement;

- c) Limiting the uses of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemption is in effect;
- d) Recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements or repairs as provided by the agreement.
- e) Containing each term agreed to by the owner of the property;
- f) Requiring the owner of the property to certify annually to the governing body of each taxing unit that the owner complies with each applicable term of the agreement; and
- g) Providing that the governing body of the municipality may cancel or modify the agreement if the property owner fails to comply with the agreement.

SECTION VI. That all ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION VII. That should any section or part of any section, paragraph or clause of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION VIII. That the Code of Ordinances of the City of Killeen, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance, and unless renewed by a subsequent ordinance, this zone shall expire five years following the effective date

SECTION IX. That this ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 20th day of May 2025, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED:

Debbie Nash-King, MAYOR

ATTEST:

Laura J. Calcote, CITY SECRETARY

APPROVED AS TO FORM

Holli C. Clements, CITY ATTORNEY

EXHIBIT A

RESIDENTIAL REINVESTMENT ZONE DESCRIPTION

Beginning at a point located at 97°44'42.206"W, 31°6'57.579"N in the intersection of South Fort Hood Street and West Hallmark Avenue at the entrance to Pershing Park,

Thence proceeding along the west right-of-way of South Fort Hood Street following the existing city limits, N 16°36'30" E for approximately 1,894.661 feet;

Thence N 33°47'04" E for approximately 231.144 feet to a point in the west right-of-way of South Fort Hood Street, continuing along the existing city limits;

Thence N 17°03'29" E for approximately 2,431.764 feet to an intersection with the existing city limits;

Thence N 72°56'31" W for approximately 40 feet to an intersection where the city limits turns north, continuing N 17°03'29" E for approximately 740.078 feet to a point in the north right-of-way of West Rancier Avenue, where the city limits turns east;

Thence following the city limits east, S 73°14'41" E for approximately 683.280 feet to the southwest corner of an unplatted lot in the JR Smith Abstract;

Thence N 16°20'08" E for approximately 1,068.356 feet, Thence N 73°53'08" W for approximately 99.425 feet, Thence N 16°32'35" E for approximately 1,419.261 feet to the northwest corner of Block 1, Lot 7, Fairway Park 2nd Unit;

Thence S 62°01'21" E for approximately 190 feet to the northeast corner of Block 1, Lot 8, Fairway Park 2nd Unit;

Thence S 72°35'21" E for approximately 658.600 feet to a corner of Block 1, Lot 16, Fairway Park 2nd Unit, Thence N 20°59'44" E for approximately 7.801 feet, Thence S 73°01'57" E for approximately 1,601.308 feet to the northeast corner of a lot owned by Atmos Energy Mid Tex Division, Thence N 66°07'36" E for approximately 46.540 feet to the northwest corner of Northside Addition Block 25, Lots 4 and 5, Thence S 73°16'39" E for approximately 1,683.344 feet to the northeast corner of North Side Addition, Block 1, Lots 2-4, Crossing North 8th Street to the northwest corner of Cox Addition, Thence N 81°48'58" E for approximately 61.245 feet, Thence S 73°52'47" E for approximately 1,650.444 feet to a corner of a lot at the northwest intersection of 18th Street, Thence S 60°59'10" E for approximately 50.966 feet to a corner in the east right-of-way of 18th Street in Castle Heights Resubdivision, Block 1, Lot 4, Thence S 72°59'55" E for approximately 3,322.922 feet to the corner of Block O, Lot 1, Castle Heights;

Thence N 16°56'02" E for approximately 1,105.020 feet to the north intersection of Block 1, Lot 1, What's Left Addition; Thence N 3°51'33" E for approximately 364.032 feet, Thence N 17°10'30" E for approximately 3,084.961 feet to a corner of the city limits and the boundary of Fort Cavazos;

Thence S 73°28'43" E for approximately 698.513 feet, Thence S 65°58'48" E for approximately 321.680 feet to the northwest corner of Mayhorn Addition, Block 1, Lot 4, Thence S 71°56'21" E for approximately 379.956 feet to the northeastern corner of Mayhorn Addition, Block 1, Lot 4;

Thence N 16°33'14" E for approximately 955.115 feet to the northwest corner of Park North Phase 2, Block 1, Lot 18, Thence S 71°37'29" E for approximately 2,899.150 feet, Thence S 69°56'04" E for approximately 105.178 feet, Thence S 74°19'57" E for approximately 1,433.044 feet to Brookhaven Phase 4, Block 1, Lot 70, Thence S 50°50'10" E for approximately 13.205 feet, Thence S 16°19'57" W for approximately 52.129 feet to Northcrest Addition Phase 2, Block 1, Lot 17, Thence S 53°12'06" E for approximately 76.052 feet, Thence S 73°48'03" E for approximately 1,273.642 feet, Thence S 72°13'09" E for approximately 83.024 feet, Thence S 72°26'20" E for approximately 2,771.032 feet to Len Schwertner Subdivision Fifth Extension, Block 10, Lot 1;

Thence S 48°25'33" E for approximately 1,188.343 feet, Thence S 57°46'47" E for approximately 136.876 feet, Thence S 77°48'20" E for approximately 295.106 feet, Thence S 55°57'54" E for approximately 32.236 feet, Thence S 39°43'29" E for approximately 1,268.670 feet, Thence S 72°27'41" E for approximately 508.995 feet, Thence S 36°14'21" E for approximately 166.312 feet, Thence S 71°18'34" E for approximately 513.400 feet, Thence S 73°14'52" E for approximately 2,574.556 feet to the northeastern corner and city limits;

Thence S 17°25'26" W for approximately 1,463.203 feet, Thence S 69°25'11" E for approximately 136.203 feet, Thence S 18°35'49" W for approximately 516.509 feet, Thence N 74°56'17" W for approximately 96.541 feet, Thence S 17°10'27" W for approximately 490.982 feet, Thence S 48°16'49" E for approximately 157.488 feet, Thence S 16°23'09" W for approximately 1,567.439 feet to the north right-of-way of Rancier Avenue (FM 439);

Thence S 73°13'28" E for approximately 238.190 feet, Thence S 82°44'26" E for approximately 209.872 feet, Thence S 73°20'43" E for approximately 282.911 feet, Thence S 66°32'36" E for approximately 233.816 feet, Thence S 73°44'45" E for approximately 1,095.849 feet to a corner in the northern right-of-way and city limits;

Thence S 16°17'00" W for approximately 6,379.533 feet to the V L Evans Survey of 48.944 acres and the northern right-of-way of the railroad;

Thence west generally following the northern right-of-way of the railroad for approximately 4,852.041 feet to the southeastern corner of 84 Lumber Subdivision Replat #2;

Thence S 17°25'58" W for approximately 3,210.517 feet to a point in the north right-of-way of East Veterans Memorial Blvd and South Roy Reynolds Blvd, Thence S 3°03'36" E for approximately 136 feet to the centerline of East Veterans Memorial Blvd;

Thence west along generally following the centerline of East Veterans Memorial Blvd to the intersection with South WS Young Drive;

Thence south along the centerline of South WS Young Drive to the intersection with Terrace Drive, Thence west along the centerline of Terrace Drive to the intersection of Terrace Drive, Trimmier Road, and East Fowler Avenue, Thence north along the centerline of Trimmier Road to the intersection of Trimmier Road, South 10th Street, and East Hallmark Avenue;

Thence west along the centerline of East Hallmark Avenue to the point of beginning.

EXHIBIT B

