

**ORDINANCE NO. 670-2025**  
**Reunion Reinvestment Zone No. 1**

**AN ORDINANCE OF THE CITY OF UNIVERSAL CITY, TEXAS, DESIGNATING REUNION DISTRICT REINVESTMENT ZONE NO. 1; PROVIDING ELIGIBILITY OF THE ZONE FOR TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A TAX ABATEMENT REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; AUTHORIZING AGREEMENTS IN WRITING WITH THE OWNERS OF ANY TAXABLE REAL AND TANGIBLE PERSONAL PROPERTY LOCATED WITHIN THE DESIGNATED ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF UNIVERSAL CITY; PROVIDING A SEVERABILITY CLAUSE; PROVIDE A REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

**WHEREAS**, the City of Universal City has caused notice to be published in a newspaper having general circulation in the City and has delivered such notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property described herein; and

**WHEREAS**, the City Council of the City of Universal City has conducted a public hearing on the designation of the area described herein as a reinvestment zone in a regularly scheduled meeting on 05 August 2025, such date being a least seven (7) days after the date of publication of the notice of such public hearing as required by the Texas Tax Code; and

**WHEREAS**, notice of the public hearing was delivered to the presiding officer of the governing body of each affected taxing unit at least seven (7) days before the date of the public hearing; and

**WHEREAS**, the City, at such hearing, invited all interested persons or their representatives to appear and speak for or against the creation of the proposed reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory described in this ordinance should be included in such proposed reinvestment zone, and the concept of tax abatement; and

**WHEREAS**, the City finds that the improvements sought are feasible and practical and would be a benefit to the land to be included in the zone and to the municipality after the expiration of an agreement entered into under Section 312.204 or 312.211, as applicable; and

**WHEREAS**, the City finds that the area is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality; and

**WHEREAS**, the City Council at the regularly scheduled meeting on 05 August 2025, has considered the matter and deems it in the public interest to authorize this action.

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

**Section 1**

That the City Council of Universal City finds that the area described herein will, if designated as a tax abatement reinvestment zone, be reasonably likely to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that will be of benefit to the property and contribute to the economic development of the City. The City Council further finds that the improvements sought are feasible and practicable and would be of benefit to the land included in the zone and to the City after expiration of a tax abatement agreement.

## **Section 2**

That pursuant to the provisions of Section 312.201 of the Texas Tax Code, the area consisting of a tract of land containing approximately \_\_\_\_\_ acres and being further described in “Exhibit A” attached hereto and made a part hereof for all purposes (the “Property”) is hereby designated as a Reinvestment Zone, and for identification shall be known as “Reunion District Reinvestment Zone No. 1” (hereinafter the “Reinvestment Zone”).

## **Section 3**

That the Property within the Reinvestment Zone is eligible for commercial-industrial tax abatement effective as of 03 November, 2025, which abatement shall expire five (5) years after the date of adoption of this Ordinance, unless renewed.

## **Section 4**

That written agreements for tax abatement as provided for by Section 312.205 of the Code shall include provisions for:

- a) Listing the kind, number and location of all proposed improvements of the property;
- b) Access to and inspection of property by municipal employees to ensure that the improvements or repairs are made according to the specifications and conditions of the agreements;
- c) Limiting the use of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are 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 as provided by the agreement;
- e) Each term agreed to by the owner of the property;
- f) Requiring the owner to annually certify compliance with the terms of the agreement to the City; and
- g) Allowing the City to cancel or modify the agreement at any time if the property owner fails to comply with the terms of the agreement.

## **Section 5**

That the City Council hereby authorizes the acceptance of tax abatement applications with the owner(s) of Property for improvements to be constructed on the Property located within the Reinvestment Zone designated herein, subject to the guidelines and criteria governing tax abatement heretofore adopted by the City Council. The Mayor is hereby authorized to execute tax abatement agreements with the owner(s) of the Property located within the Reinvestment Zone designated herein in accordance with this Ordinance once the application and subsequent Ordinance is approved by City Council.

## **Section 6**

If any article, paragraph or subdivision, clause of provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

## **Section 7**

That all provisions of the ordinances of the City in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section 8**

That this ordinance shall become effective immediately from and after its passage, and it is accordingly so ordained.

**PASSED AND APPROVED ON FIRST READING BY THE CITY COUNCIL OF UNIVERSAL CITY, TEXAS**, this 5 t h day of August, 2025; such meeting was held in compliance with the Open Meetings Act (Government Code, Article 551.001 et seq), at which meeting a quorum was present and voting.

**PASSED, APPROVED, AND ADOPTED ON THE SECOND READING BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**, this 19th day of August, 2025; such meeting was held in compliance with the Open Meetings Act (Government Code, Article 551.001 et seq), at which meeting a quorum was present and voting.

CITY OF UNIVERSAL CITY, TEXAS

APPROVED:

\_\_\_\_\_  
Tom Maxwell, Mayor

ATTEST:  
SUFFICIENCY:

APPROVED FOR LEGAL

\_\_\_\_\_  
Maribel Garcia, Deputy City Clerk

\_\_\_\_\_  
Natalie Thamm, Legal Counsel  
Denton, Navarro, Bernal, Rodriquez, Santee, & Zech,  
P.C.

Exhibit A

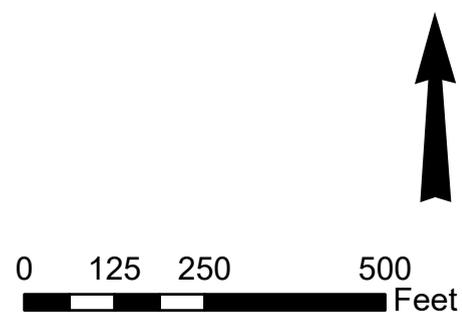
## Location Map - Reunion Development

### Legend

-  Air Installations Compatible Use Clear Zone
-  Randolph Air Force Base Perpetual Easement
-  Accident Potential Zone
-  Reunion Project Site Boundary
-  City Limits



Maxar, Microsoft



# Location Map - Reunion Development



Maxar, Microsoft

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0 250 500 1,000 Feet

