

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, DESIGNATING REINVESTMENT ZONE NO. 116 (FULGENT GENETICS, INC.); PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

WHEREAS, the City Council of the City of Coppel, Texas, 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 Coppel, Texas, has conducted a public hearing on the designation of the area described herein as a reinvestment zone at which interested parties were allowed to speak and present evidence for or against the designation;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, DALLAS COUNTY, TEXAS:

SECTION 1. That the City Council of the City of Coppel, Texas, finds that the area described herein will, if designated as a 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 to be included in the zone and to the City after the expiration of a tax abatement agreement.

SECTION 2. That pursuant to the provisions of Section 312.201 of the Texas Tax Code, the real property described in Exhibit “A” and made a part hereof for all purposes, is hereby designated as a reinvestment zone and for identification is assigned the name “Reinvestment Zone No. 116” or “Fulgent Genetics, Inc. Zone”.

SECTION 3. That the property within Reinvestment Zone No. 116 is eligible for commercial-industrial tax abatement effective on January 1, 2024.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or as amended hereby, which shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Coppel in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication, as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 2024.

APPROVED:

Wes Mays, MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(pgs:2-6-24)

Ashley Owens, CITY SECRETARY

Exhibit A

Legal Description

TRACT 1:

BEING Lot 2, in Block A, GATWAY BUSINESS PARK No. 2, an Addition to the City of Coppell Dallas County, Texas, according to the Plat thereof recorded in Volume 9043, Page 1, Map Records, Dallas County, Texas.

TRACT 2:

0.1 EXCLUSIVE Easement rights created pursuant to DECLARATION OF RECIPROCAL ACCESS AND RELATED EASEMENTS executed by CATELLUS DEVELOPMENT CORPORATION, a Delaware corporation, filed 02/09/1999, recorded in Volume 99026, Page 152 Real Property Records, Dallas County, Texas.

TRACT 3:

0.1 EXCLUSIVE Easement rights created pursuant to DECLARATION OF EASEMENTS executed by CATELLUS DEVELOPMENT CORPORATION, a Delaware corporation, filed 02/09/1999, recorded in Volume 99026, Page 1886, Real Property Records, Dallas County, Texas.