

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (THE "ACT"), IDENTIFYING AVAILABLE TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, NOMINATING DAVE & BUSTER'S I, L.P. TO THE OFFICE OF THE GOVERNOR, ECONOMIC DEVELOPMENT AND TOURISM ("EDT") THROUGH THE ECONOMIC DEVELOPMENT BANK (THE "BANK") AS AN ENTERPRISE PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Coppel, Texas (the "City") desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the city and to provide employment to residents of such areas; and

WHEREAS, the Project is located in the City's jurisdiction in an area not designated as an enterprise zone; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Act, Dave & Buster's I, L.P. has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that Dave & Buster's I, L.P. meets the criteria for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, a public hearing to consider this ordinance was held by the City Council of Coppel City on August 25, 2026;

WHEREAS, the City finds that it is in full compliance with Chapter 2303, Texas Government Code prior to nomination of an eligible business;

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

SECTION 1. The City hereby elects to participate in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code ("Act").

SECTION 2. That the City nominates Dave & Buster's I, L.P. for Enterprise Project status.

SECTION 3. The following local incentives, at the election of the governing body, may be made available to the nominated project or activity of the qualified business:

- a) The City may provide local sales tax refunds.
- b) The City may abate taxes on the increase in value of real property improvements and eligible personal property that locate in a designated enterprise zone. The level of abatement shall be based upon the extent to which the business receiving the abatement creates jobs for qualified employees, in accordance with the Coppell City Tax Abatement Guidelines, and with qualified employee being defined by the Act.
- c) The City may provide a freeport exemption on inventory to certain businesses involved in the export of tangible property outside of the state of Texas, in accordance with Texas Tax Code §11.251.
- d) The City may provide assistance to businesses through a Chapter 380 incentive agreement.
- e) The City may provide economic development sales tax (4B) contributions.
- f) The City may provide other forms of tax deferrals, tax refunds, or tax incentives.
- g) The City may provide regulatory relief to businesses, including:
 - 1) zoning changes or variances;
 - 2) exemptions from unnecessary building code requirements, impact fees, or inspection fees; or
 - 3) streamlined permitting
- h) The City may provide enhanced municipal services to businesses, including:
 - 1) improved police and fire protection;
 - 2) institution of community crime prevention programs; or
 - 3) special public transportation routes or reduced fares
- i) The City may provide improvements in community facilities, including:
 - 1) capital improvements in water and sewer facilities;

- 2) road repair; or
- 3) creation or improvement of parks
- j) The City may provide improvements to housing, including:
 - 1) low-interest loans for housing rehabilitation, improvement, or new construction; or
 - 2) transfer of abandoned housing to individuals or community groups
- k) The City may provide business and industrial development services, including:
 - 1) low-interest loans for business;
 - 2) use of surplus school buildings or other underutilized publicly owned facilities as small business incubators;
 - 3) provision of publicly owned land for development purposes, including residential, commercial, or industrial development;
 - 4) creation of special one-stop permitting and problem resolution centers or ombudsmen; or
 - 5) promotion and marketing services
- l) The City may provide job training and employment services to businesses, including:
 - 1) retraining programs;
 - 2) literacy and employment skills programs;
 - 3) vocational education; or
 - 4) customized job training

SECTION 4. That the enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

SECTION 5. That the Coppell City Council directs and designates its City Manager, or their designee, as the City's liaison to communicate and negotiate with the EDT through the Bank and Enterprise Project(s) and to oversee enterprise zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an Enterprise Project.

SECTION 6. That the City finds that Dave & Buster's I, L.P. meets the criteria for designation as an Enterprise Project under Chapter 2303, Subchapter F of the Act on the following grounds:

- a) Dave & Buster's I, L.P. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at the qualified business site within the governing body's jurisdiction, located outside an enterprise zone, and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

- b) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- c) The designation of Dave & Buster's I, L.P. as an Enterprise Project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

SECTION 7. That the Enterprise Project shall take effect on the date of designation of the enterprise project by EDT and terminate five years after the date of designation.

SECTION 8. This Order shall take effect from and after its passage as the law and charter in such case provides.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS ON THIS THE 25TH day of AUGUST, 2026.

APPROVED:

Wes Mays, MAYOR

APPROVED AS TO FORM:

ATTEST:

Robert E. Hager, CITY ATTORNEY

Lauren Thoden, CITY SECRETARY