



- 34 E. Improvements within the TIRZ No. 19 will significantly enhance the value of  
35 all the taxable real property in the zone and will be of general benefit to the City  
36 of Austin.
- 37
- 38 F. The area within the TIRZ No. 19 meets the requirements of Texas Tax Code  
39 Section 311.005 because the area within the zone substantially arrests or  
40 impairs the sound growth of the City, retards the provision of housing  
41 accommodations, or constitutes an economic or social liability and be a menace  
42 to the public health, safety, morals, or welfare in its present condition and use  
43 because of the presence of the predominance of defective or inadequate  
44 sidewalk and street layout and faulty lot layout in relation to size, adequacy,  
45 accessibility, or usefulness.
- 46
- 47 G. Development or redevelopment in the Zone would not occur solely through  
48 private investment in the reasonably foreseeable future
- 49
- 50 H. The privately owned property within the zone has less than 30% used for  
51 residential purposes as defined by Texas Tax Code 311.006(d).
- 52
- 53 I. The total appraised value of property within tax increment reinvestment zones  
54 within the City of Austin, including this additional tax increment reinvestment  
55 zone is under the limit established by Texas Tax Code 311.006(a)(2)(A).

56 **PART 2.** In accordance with Texas Tax Code Section 311.005(a), council establishes  
57 and names the TIRZ No. 19 with boundaries as described in the map attached to this  
58 Ordinance as Exhibit A. The establishment of the zone is effectively immediately upon  
59 passage of this ordinance as set forth in Texas Tax Code 311.004(a)(3).

60 **PART 3.** Council establishes the Board of Directors of the TIRZ No. 19 to consist of  
61 each of the members of the City Council sitting as Board members. Each Board member  
62 serves for a two-year term as authorized by Texas Tax Code Section 311.009(e).

63 **PART 4.** Council adopts the preliminary financing plan for TIRZ No. 19 and  
64 authorizes the City Manager to return with the final project plan and financing plan for  
65 council approval.

66 **PART 5.** Council establishes the TIRZ No. 19 Tax Increment Fund.

