



REINVESTMENT ZONE FEASIBILITY ANALYSIS



WHAT IS A TAX INCREMENT REINVESTMENT ZONE?

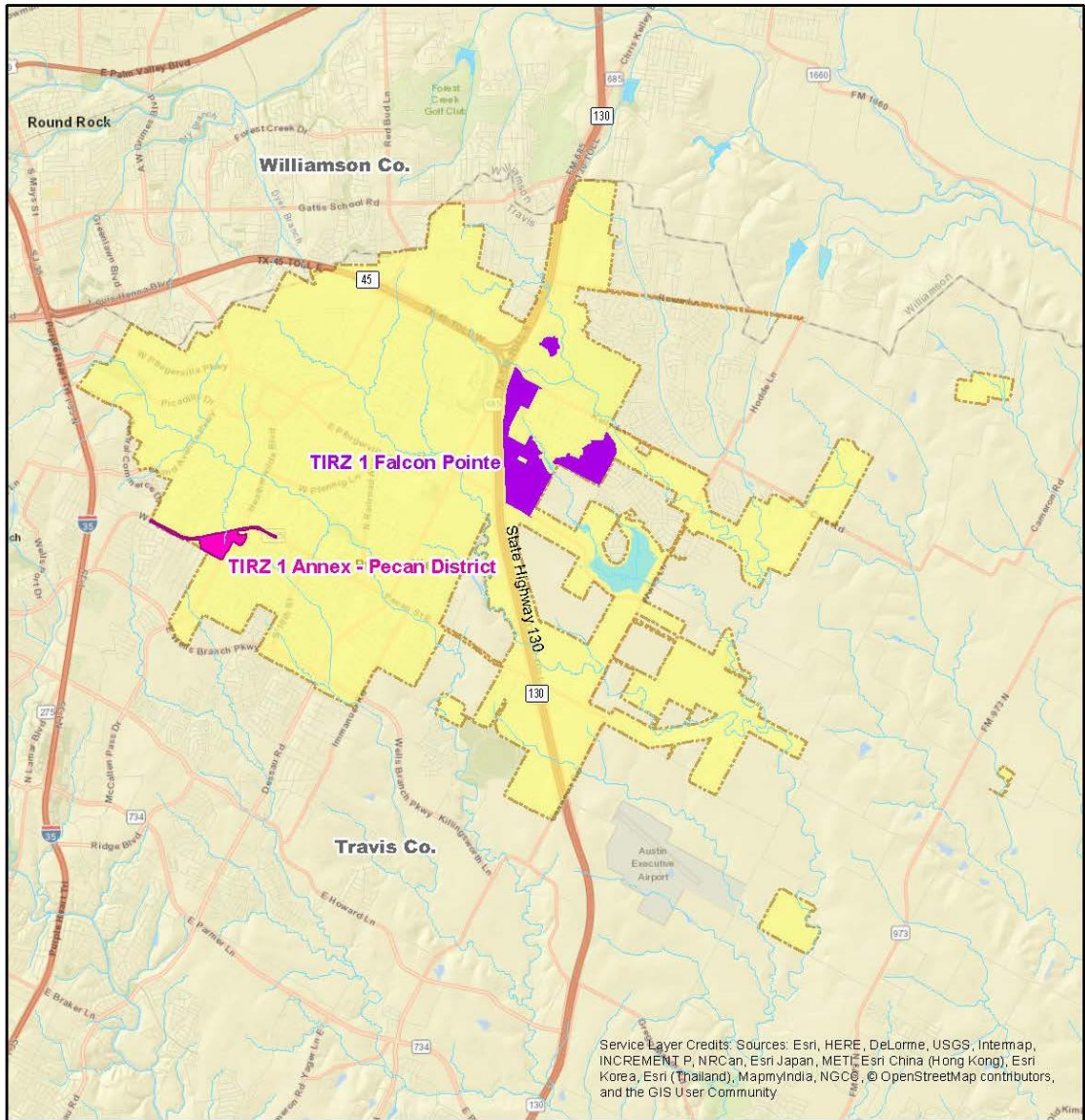
- Economic development financing tool created by and regulated by the city
- Finance construction of infrastructure and public facilities to catalyze residential and commercial development and redevelopment
- Increased property values and revenues within Zone boundaries are used to fund projects
- Governed by Chapter 311 of the Texas Tax Code, today there are more than 180 throughout Texas
- Intended to support projects that would not occur “but for” creation of the Zone



BENEFITS OF A TIRZ

- Construct needed public infrastructure in areas with little development or lacking adequate development to attract businesses
- Encourage development thereby increasing property values
- Reduce the cost of private development by providing reimbursement for eligible public improvements
- Self financing tool, development is paying for infrastructure projects that are benefiting them
- Flexibility in use and funding
- Allows for partnerships and leveraging of funds

TIRZ 1



- Original Zone, 2010 – Falcon Pointe
- Boundary Expansion, 2018 – Pecan District
- Base Year Taxable Value - \$9.9 million
- Current Taxable Value – \$370.4 million
- Completed Projects
 - Colorado Sand Drive (Northern extent through commercial area)
 - Colorado Sand Drive (Southern extent through Falcon Pointe)
 - Lift Station
 - Lonestar Boulevard
 - Regional Detention Pond
 - East Pflugerville Parkway improvements south of Falcon Pointe (widen to four lanes)

CITY OF PFLUGERVILLE

- Zone Annex (Oct. 8 2018)
- Original Zone
- City of Pflugerville



Data Sources: City of Pflugerville, USDA NAIP
HHA LLP, TNRIIS, TXDOT
Date: 10/8/2018



PURPOSE

- Bolster commercial, office & residential viability
- Support new development & investment
- Redevelopment of older/underutilized sites and corridors
- Support/implement community vision, goals & plans
 - CEDS (job creation, ED tools, office/industrial development, infrastructure improvements)
 - Comprehensive Plan (land use/character, economic development, corridors, business attraction)
- Downtown/Pecan Street corridor area and along the SH 45 corridor, west of SH 130

PROCESS



Community Overview

A snapshot of the current demographic, socioeconomic, and market conditions



Community Needs and Goals

An understanding of needs, goals and desired outcomes in utilizing a Reinvestment Zone



Proposed Reinvestment Zone Boundaries

Identification of proposed Zone boundaries



Projects

Identification of potential capital improvement projects eligible within each proposed area



Revenue Scenarios

Analysis of revenue scenarios and resulting impacts on revenue



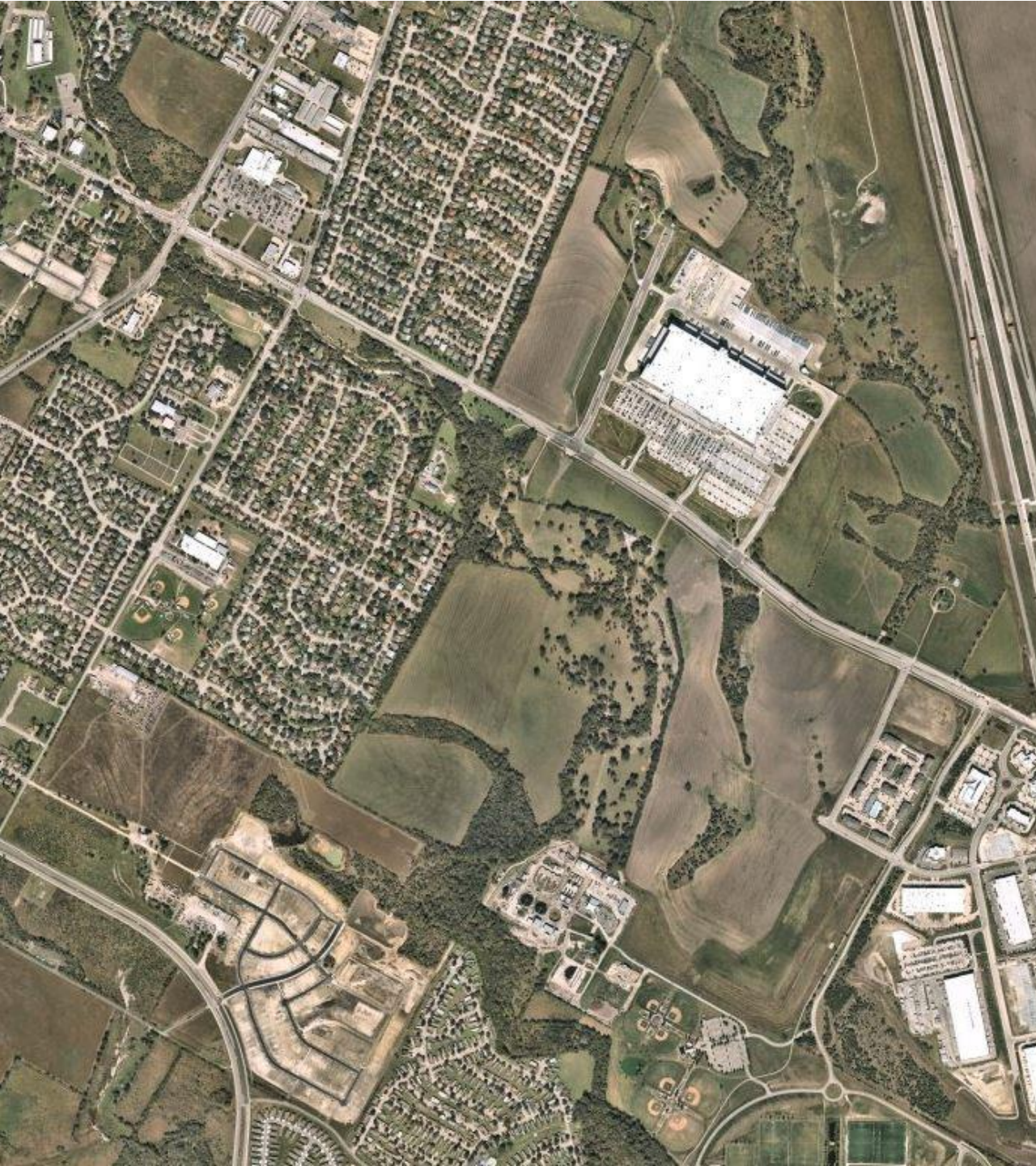
Reinvestment Zone Feasibility

Determination based on projected revenues and ability to fund infrastructure projects

GOALS

SH 45 Corridor

- Spur high quality development along the corridor
- Support public/private collaboration with regards to responsibilities, funding and timing of infrastructure
- Support development patterns that align with the City's future land use plan
- Support redevelopment and annexation of properties within the ETJ
- Provide for parks and greenspace areas



GOALS

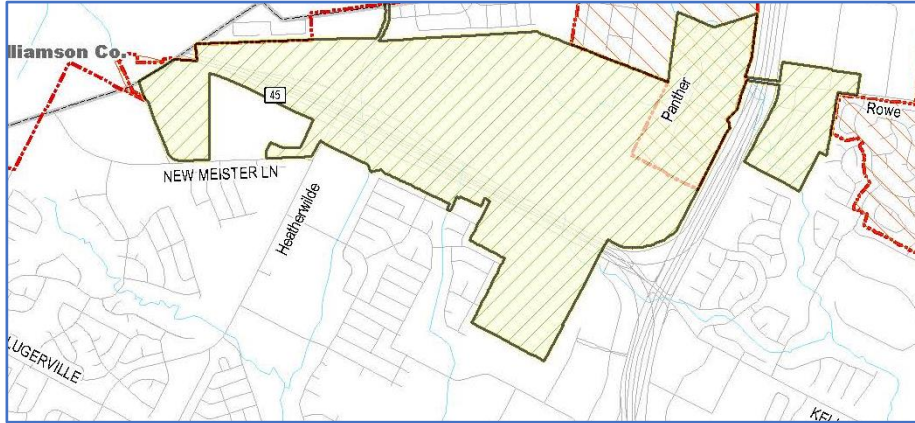
Downtown

- Update aging infrastructure
- Improve roadway connectivity
- Enhance the city's trails network and bike/pedestrian connections
- Enhance beautification and streetscape efforts

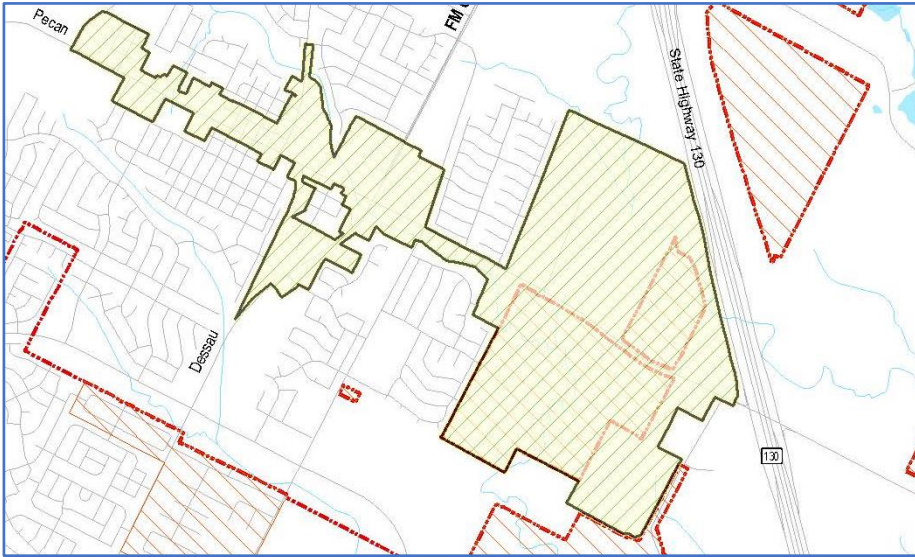
Pecan Street Corridor

- Enhance connectivity
- Support infrastructure for new development
- Support City Hall public/private partnership
- Pedestrian and streetscape enhancements
- Support development & annexation within the ETJ

PROPOSED BOUNDARY – SH 45

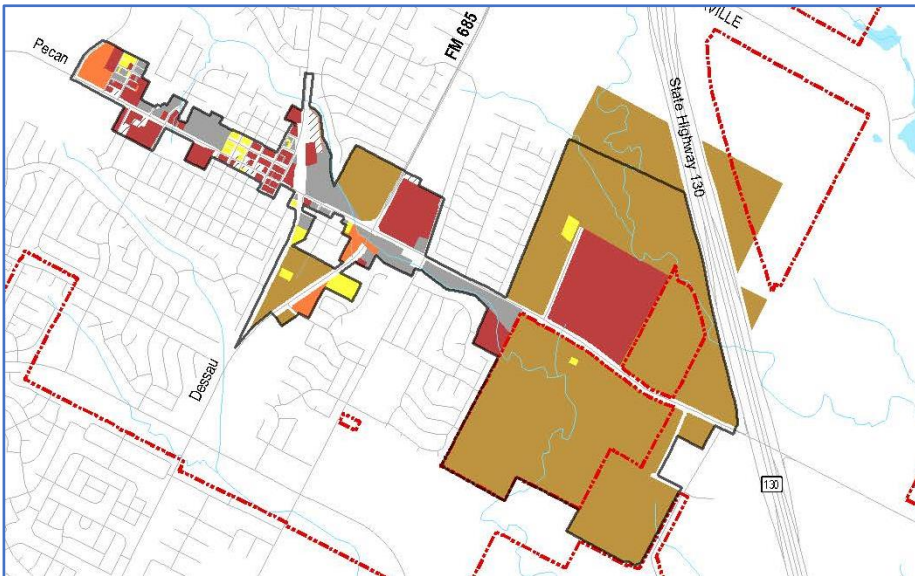


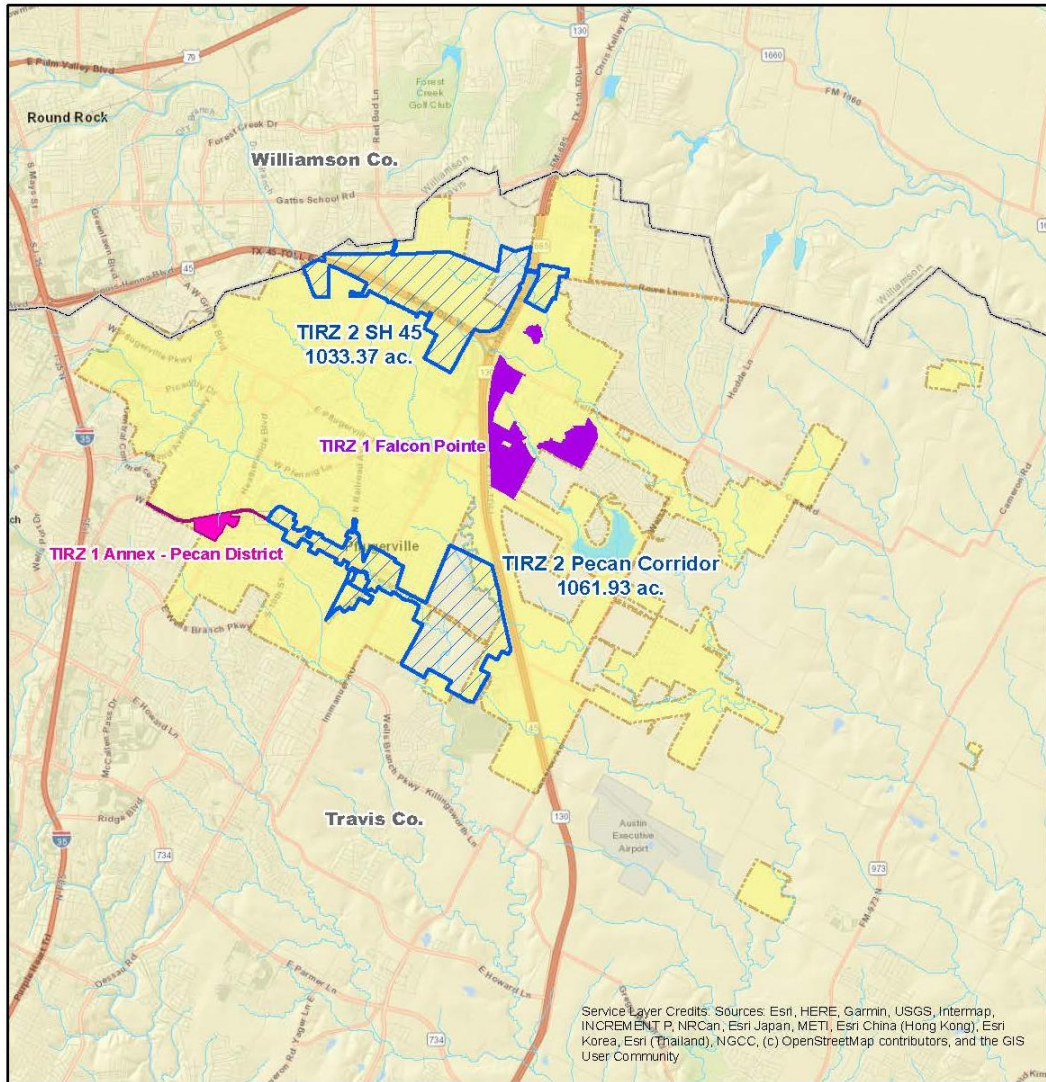
- Total Acreage: 1,033.37
- Acres Acreage in City Limits: 905.96 Acres
- Acreage in ETJ: 127.41 Acres
- 80% - Vacant/Agricultural
- 2021 Taxable Value in the City Limits: \$42,852,120
- 2021 Taxable Value in the ETJ: \$20,001,080



PROPOSED BOUNDARY – DOWNTOWN/PECAN STREET

- Total Acreage: 1,061.93 Acres
- Total Acreage in City Limits: 750.13 Acres
- Total Acreage in the ETJ: 311.80 Acres
- Vacant/Agriculture – 82%
- 2021 Taxable Value in the City: \$186,773,099
- 2021 Taxable Value in the ETJ: \$358,716



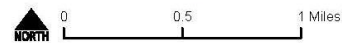
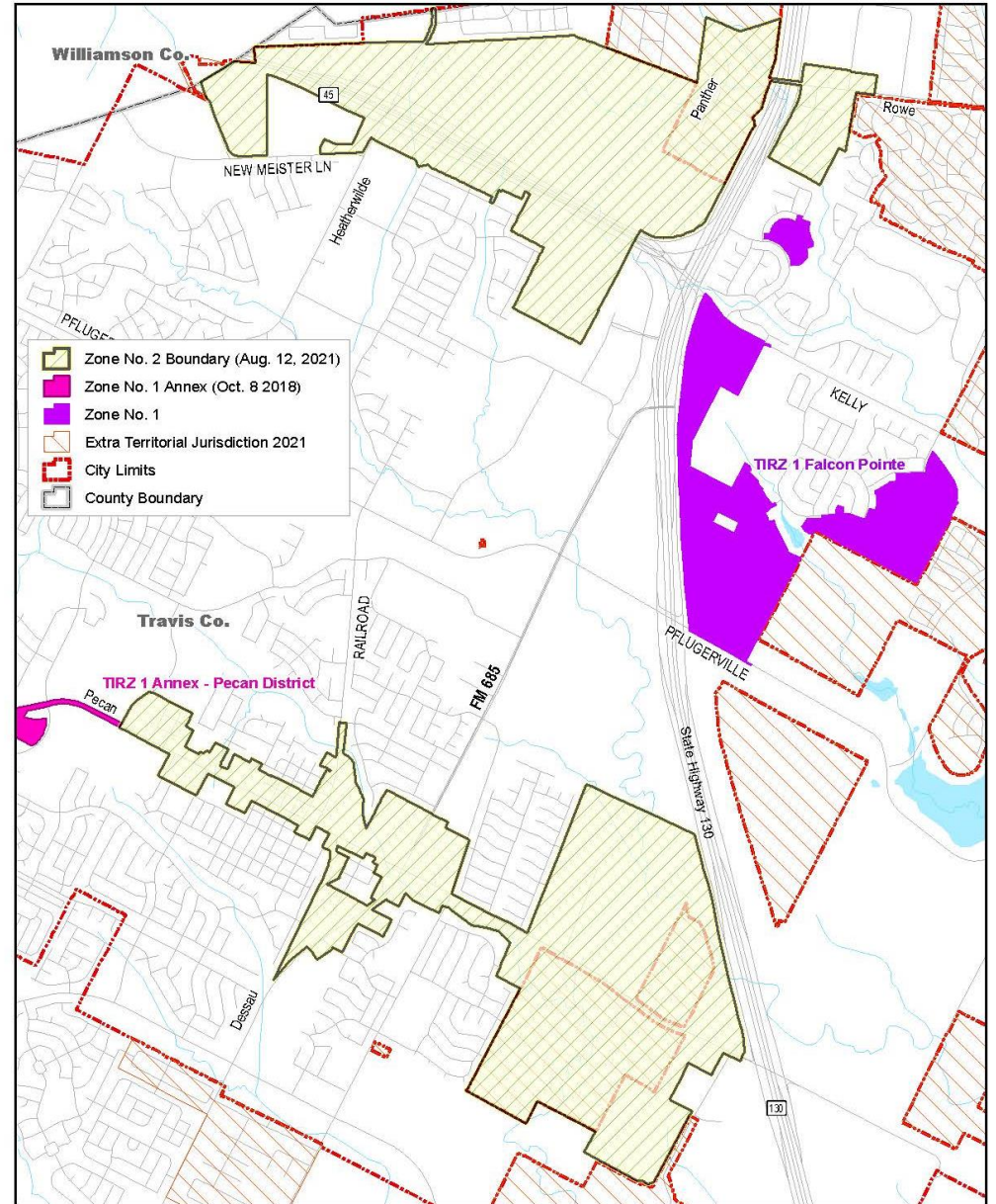


CITY OF PFLUGERVILLE

- Zone No. 2 Boundary (Aug. 12 2021)
- County Boundary
- Zone No. 1 Annex (Oct. 8 2018)
- Zone No. 1
- City of Pflugerville

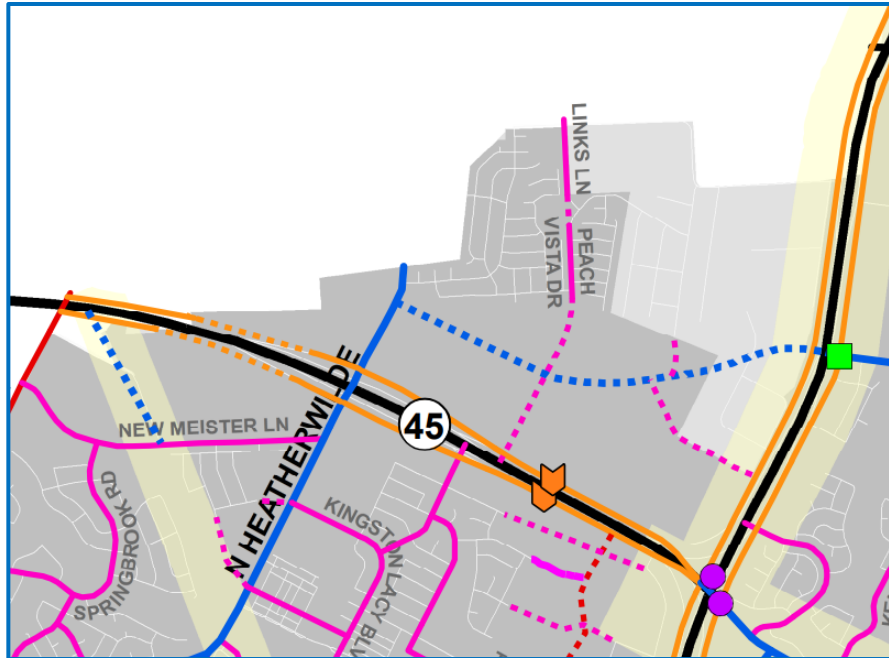


Data Sources: City of Pflugerville, USDA NAIP, HHA LLP, TNRS, TXDOT
Date: 1/11/2022



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POTENTIAL PROJECTS



SH 45 Corridor

- Water & wastewater improvements and extensions
- Roadway improvements and extensions (including SH 45 Frontage Roads, Rowe Lane, Links Lane)
- Parks, trails & open spaces
- Stormwater management improvements
- Detention and drainage projects



POTENTIAL PROJECTS

Downtown/Pecan Street Corridor

- Streetscape improvements
- Mobility improvements
- Trails, bike lanes/paths (extension of existing trail system)
- Land acquisition, public facilities
- Parks, open space, recreational/community facilities
- Undergrounding overhead utilities
- Public parking
- Water & wastewater improvements and extensions
- Stormwater management including detention and drainage projects

REVENUE SCENARIOS



Three revenue scenarios were developed



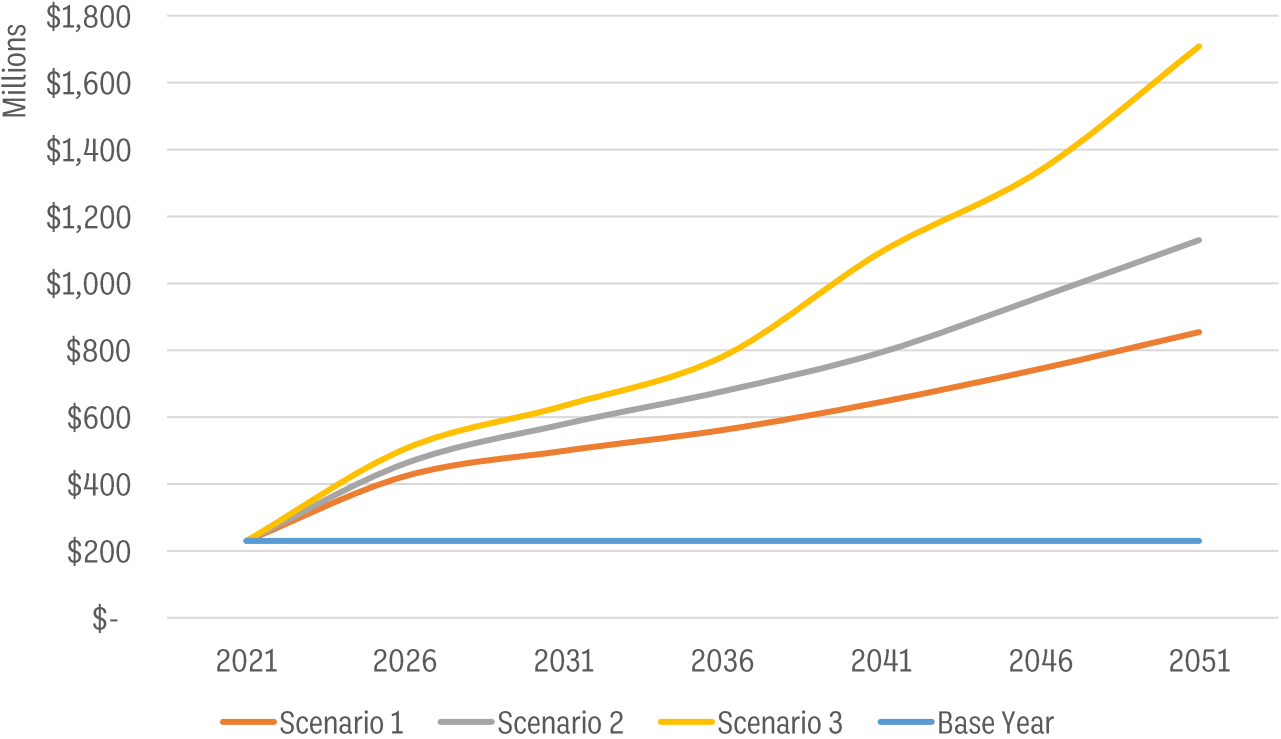
Reflect different assumptions as it relates to infrastructure improvements, growth rates, and development impacts



The purpose of the scenarios is to show how infrastructure improvements influence the timing, type, and value of development

TAXABLE VALUE

Total Taxable Value



SH 45

- Current Value - \$42,852,120
- Projected Value 2051: \$525,294,325 to \$1,030,745,208

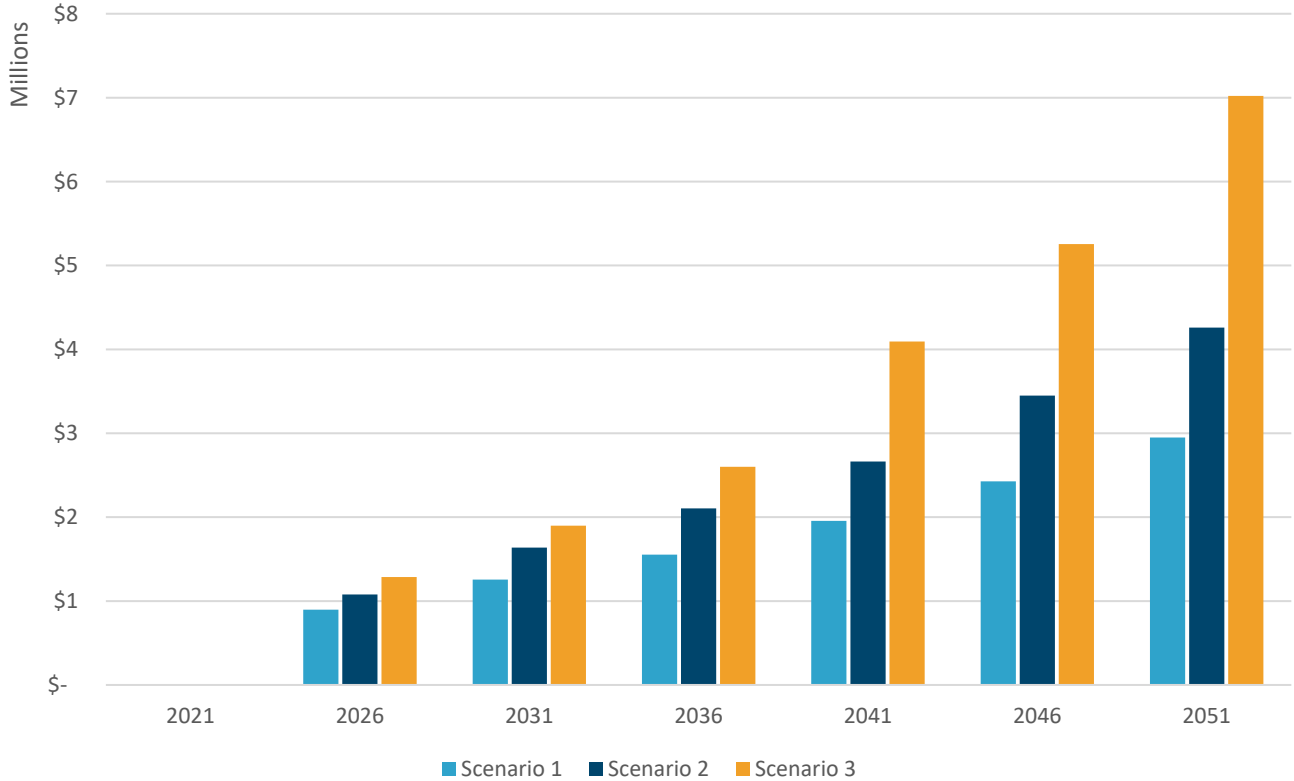
Downtown/Pecan

- Current Value - \$186,773,099
- Projected Value 2051: \$329,027,740 to \$677,773,120

Total

- Current Value - \$229,625,219
- Projected Value 2051: \$854,322,065 to \$1,708,518,329

PROJECTED REVENUES



SH 45

Projected Revenue 2051 - \$39,191,601 to \$59,906,327

Downtown/Pecan

Projected Revenue 2051 - \$10,617,285 to \$36,154,708

Total

Projected Revenue 2051 - \$49,808,885 to \$96,061,035

TIRZ PROJECTED REVENUES

SH 45

- TIRZ Projected Revenue (70%) - \$27,434,120 to \$41,934,429
- TIRZ Projected Revenue (Scaled) - \$30,251,894 to \$45,225,919

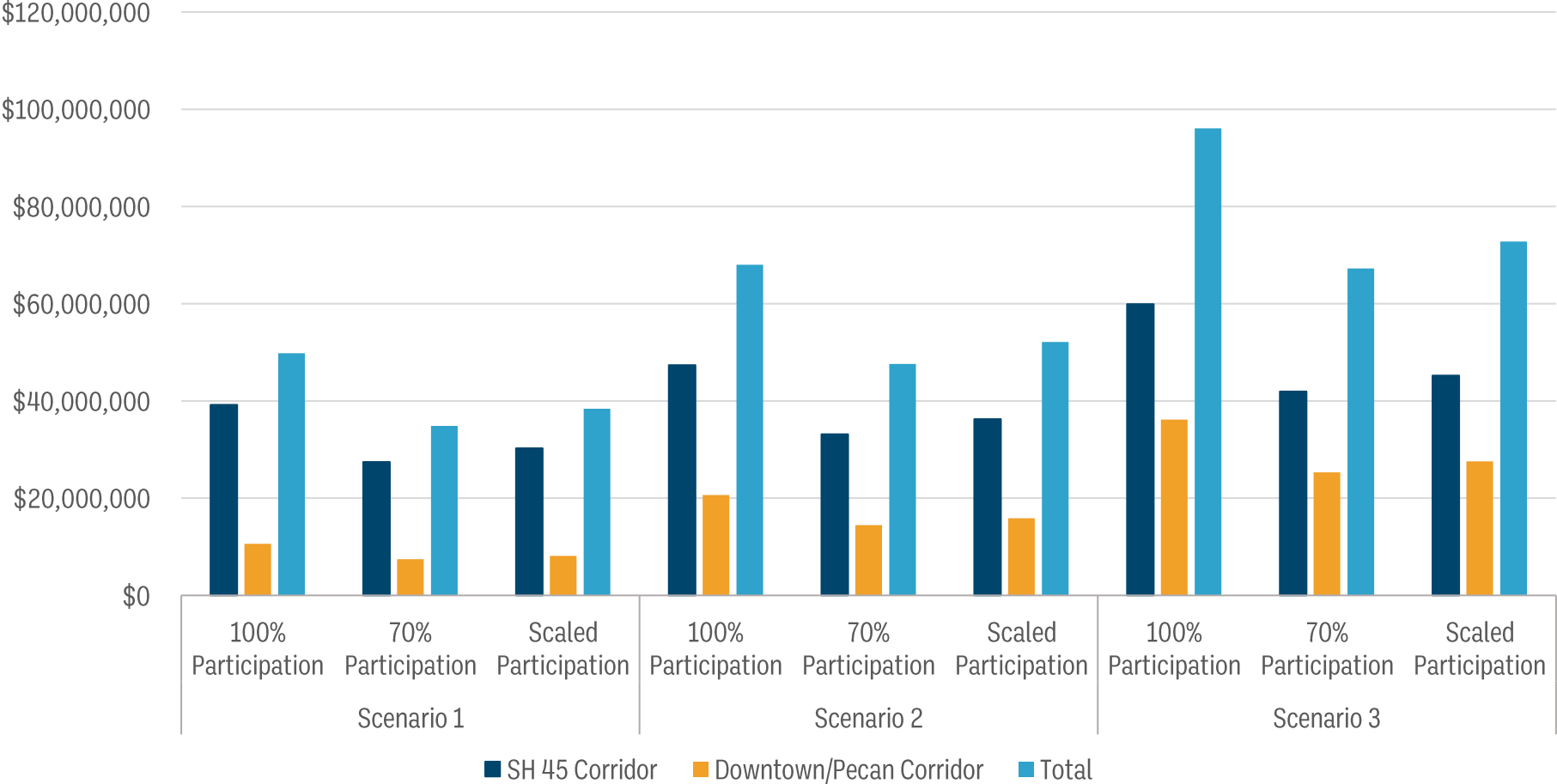
Downtown/Pecan

- TIRZ Projected Revenue (70%) - \$7,432,099 to \$25,308,296
- TIRZ Projected Revenue (Scaled) - \$8,133,724 to \$27,571,376

Total

- TIRZ Projected Revenue (70%) - \$34,866,220 to \$67,242,725
- TIRZ Projected Revenue (Scaled) - \$38,385,617 to \$72,797,295

TIRZ PROJECT REVENUES



FINDINGS

- Public improvements would support development and redevelopment within the Zone.
- Timing and availability of infrastructure influences the timing, density and quality of development.
- Based on values and revenue projections for the scenarios, revenues generated as a result of capital improvements made by the public as shown in Scenarios 2 and 3 would generate sufficient revenues to fund certain public infrastructure improvements within the proposed Zone.

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FEASIBILITY

- The Downtown/Pecan District Corridor and SH 45 Corridor are feasible each as an individual reinvestment Zone or combined as one Zone.
- If combined, they would be more robust allowing for greater revenues, flexibility and diversity.
- A TIRZ would allow for the implementation of capital improvements in advance of the City being able to fund them through a developer reimbursement agreement.
- A TIRZ and developer reimbursement agreement allows for higher quality development that aligns with the community's vision and may also allow for voluntary annexation of properties into the City.