



DATE: November 19, 2018

To: City Council

FROM: Emily Barron, AICP, Planning Director

RE: Tax Reinvestment Zone (TIRZ) No. One Expansion

The Tax Reinvestment Zone (TIRZ) No. One was originally created in December 2010 in support of public improvements on the east side of SH130 in conjunction with the Falcon Pointe development. This item proposes to expand the existing TIRZ to cover the boundary known as the Pecan District (generally the southwest corner of Heatherwilde Boulevard and Pecan Street) and a portion of Pecan Street from Central Commerce to Swenson Farms Boulevard (Exhibit A below).

The Pecan District is a proposed mixed use development which is proposed to be completed in ten phases. The first five phases of the Pecan District are the phases anticipated to be supported by the TIRZ and include 862 residential dwelling units, 135,095 square feet of retail and 321,806 square feet of office. In accordance with Ordinance No. 1280-16-08-23 which approved the Planned Unit Development associated with the project, no more than 500 residential units of any type shall be built until at least 50,000 square feet of commercial space is built. Commercial space is defined as "useable building square footage" associated with a hotel, office, retail, or similar use, and does not include parkland, open space, parking, or other ancillary components of a non-residential use, and does not include live/work units.

The proposed expansion will extend the terms of the TIRZ to December 31, 2058 and updates the project and financing plans to articulate the inclusion of public improvements in the expanded area to consist of:

- Infrastructure (Reimbursable Costs \$21.5M): 5,000 linear feet of roadways and roadway improvements identified in the Traffic Impact Analysis (Exhibit B below); 3,000 linear feet of stormwater lines and 4,300 linear feet of off-site wastewater lines (Exhibit C below);
- Public Parking Garages (Reimbursable Costs \$23.7M): 69% of four public parking garages; and
- Open Space Improvements: Festival Street, Fountain Plaza, Playground, Amphitheater and Performance State, Native Plant Paseo and streetscape improvements.

Included within the project documents are markers to ensure delivery of the anticipated development which ensures that the developer will not be reimbursed unless and until the incremental assessed value has been created and is sufficient to repay the Bonds over their entire life. The City's Financial Advisor shall recommend if and when the Bonds can be issued.

The action requested is to allow for expansion of the TIRZ boundary to cover the area described, extend the terms of the TIRZ to 2058 and accept the amended Project and Financing Plan with the expectation that projects to be included will be furthered through future actions anticipated in the Spring

EXHIBIT B: Traffic Impact Analysis mitigation improvements included with TIRZ.

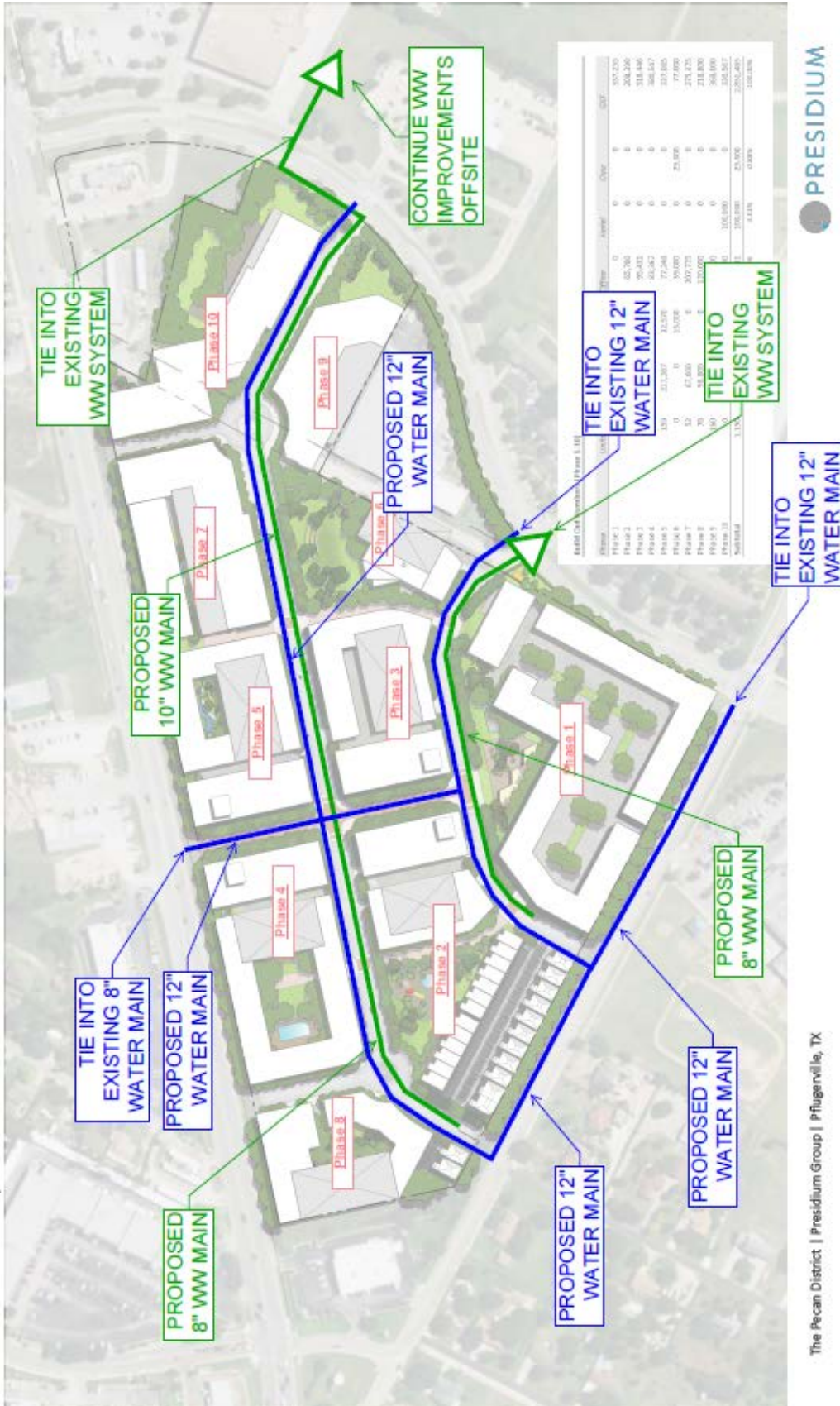
Pro-Rata Share				
Location	Improvement description	Cost	The Commons Share	City of Pflugerville Share
TIA Phase 1 (From Full Build-out Phase 1)*				
Heatherwilde Boulevard at Roadway D/School driveway	Northbound left turn lane on Heatherwilde Boulevard	\$200,000	100%	
Heatherwilde Boulevard at Settlers Valley Drive	Traffic signal	\$300,000	1%	99%
Olympic Drive at Heatherwilde Boulevard	Traffic signal	\$300,000	1%	99%
Heatherwilde Boulevard at W Pecan Street	Northbound and southbound protected/permissive phasing	\$20,000	100%	
Heatherwilde Boulevard at W Pecan Street	Northbound left turn lane extension by 100'	\$100,000	100%	
TIA Phase 2 (From Full Build-out Phases 2-3)*				
Heatherwilde Boulevard at Settlers Valley Drive	Traffic signal	\$300,000	7%	93%
Olympic Drive at Heatherwilde Boulevard	Traffic signal	\$300,000	7%	93%
Heatherwilde Boulevard at Roadway D	Southbound right turn lane on Heatherwilde Boulevard	\$200,000	100%	
Old Austin Pflugerville Road at Roadway D	Westbound right turn lane on Old Austin Pflugerville Road	\$200,000	100%	
W Pecan Street at Roadway B	Eastbound right turn lane on W Pecan Street	\$200,000	100%	
Heatherwilde Boulevard at W Pecan Street	Signal timing cycle length optimization in the PM Peak hour	\$10,000	100%	
TIA Phase 3 (From Full Build-out Phases 4-5)*				
Heatherwilde Boulevard at Settlers Valley Drive	Traffic signal	\$300,000	12%	88%
Olympic Drive at Heatherwilde Boulevard	Traffic signal	\$300,000	11%	89%
Heatherwilde Boulevard at W Pecan Street	Signal timing cycle length optimization in the AM Peak hour	\$10,000	100%	
	Westbound right turn lane on W Pecan Street	\$150,000		100%
	Northbound restriping to shared thru/right turn lane	\$20,000	100%	
W Pecan Street at Roadway B	Traffic signal	\$300,000	100%	
W Pecan Street at Roadway A	Eastbound right turn lane on W Pecan Street	\$200,000	100%	
W Pecan Street at Roadway E	Eastbound right turn lane on W Pecan Street	\$200,000	100%	
Heatherwilde Boulevard at Roadway D	Westbound restriping to two outbound lanes	\$10,000	100%	
Wells Branch Parkway at Heatherwilde Boulevard	Double eastbound left turn lanes on Wells Branch Parkway	\$100,000	4%	96%
Hebbe Lane at Old Austin Pflugerville Road	Westbound right turn lane on Old Austin Pflugerville Road	\$200,000	100%	
Windermere Drive at W Pecan Street	Northbound and southbound protected/permissive phasing	\$20,000	100%	
	Northbound and southbound restriping to left turn lane and shared thru/right turn lane	\$20,000	100%	

Pro-Rata Share (continued)				
Location	Improvement description	Cost	The Commons Share	City of Pflugerville Share
TIA Phase 4 (From Full Build-out Phases 6-10)*				
Heatherwilde Boulevard at Settlers Valley Drive	Traffic signal	\$300,000	20%	80%
Olympic Drive at Heatherwilde Boulevard	Traffic signal	\$300,000	20%	80%
Heatherwilde Boulevard at Roadway D	Eastbound restriping to two outbound lanes	\$10,000	100%	
Windermere Drive at W Pecan Street	Southbound right turn lane on Windermere Drive	\$200,000		100%
	Eastbound right turn lane on Windermere Drive	\$200,000	11%	89%
	Signal timing optimization in the AM Peak & PM Peak hour	\$10,000	100%	
Heatherwilde Boulevard at W Pecan Street	Double eastbound left turn lanes on W Pecan Street	\$300,000	25%	75%
	Double westbound left turn lanes on W Pecan Street	\$300,000		100%
	Northbound right turn lane on Heatherwilde Blvd	\$200,000		100%
	Southbound through lane on Heatherwilde Blvd	\$200,000	13%	87%
	Southbound double right turn lane on Heatherwilde Blvd	\$200,000	17%	83%
	Signal timing optimization in the AM Peak & PM Peak hour	\$10,000	100%	
Wells Branch Parkway at Heatherwilde Boulevard	Westbound right turn lane on Wells Branch Parkway	\$200,000	23%	77%
	Double northbound left turn lanes on Heatherwilde	\$300,000	100%	
	Double southbound left turn lanes on Heatherwilde	\$300,000	21%	79%
	Eastbound and westbound additional through lane	\$600,000	100%	
	Signal timing optimization in the AM Peak & PM Peak hour	\$10,000	100%	
Heatherwilde Boulevard at Roadway C	Eastbound restriping to two outbound lanes	\$10,000	100%	
	Southbound right turn lane on Heatherwilde Boulevard	\$200,000	100%	
Roadway D at Old Austin Pflugerville Road	Southbound restriping to two outbound lanes	\$10,000	100%	

*Full build-out of the phases for the development can be found in Table 1.

EXHIBIT C: Water and wastewater improvements included with TIRZ

Master Plan | Full-Build-Out (with TIRZ/MUD)





Segment A 200 LF of new 10" at 1.2% minimum slope crossing Heatherwilde

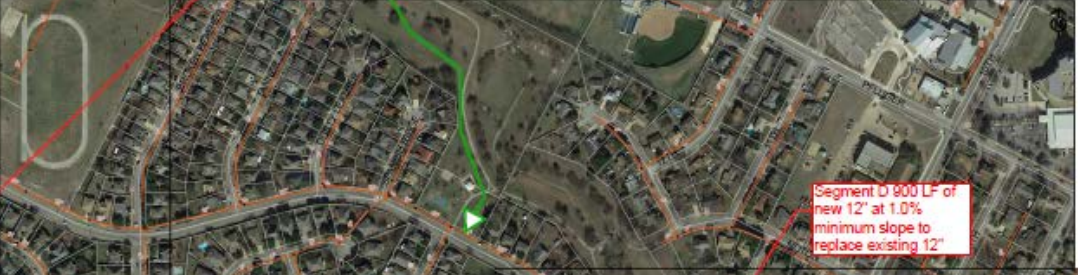
Segment B 1,000 LF of new 10" at 1.2% minimum slope to replace existing 8" within existing easement



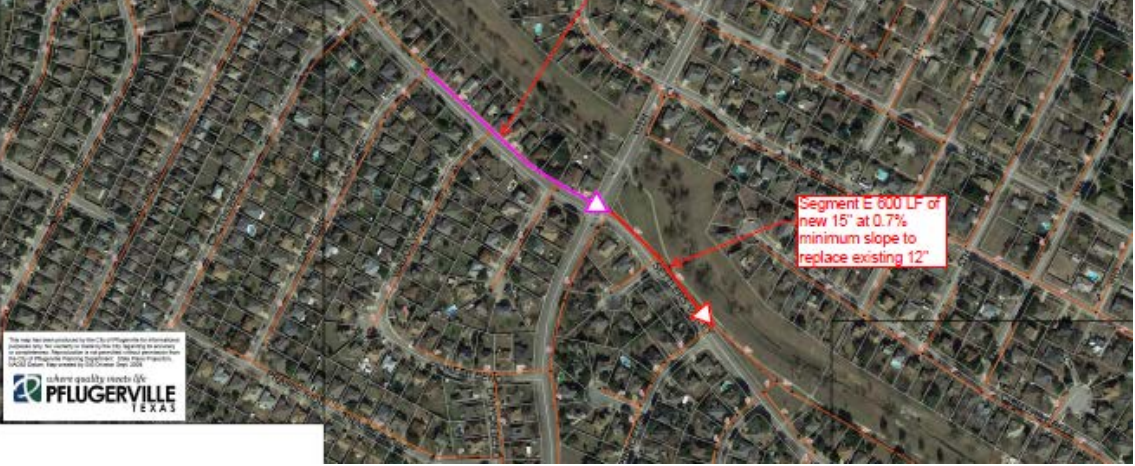
Segment C 1,800 LF of new 10" at 1.2% minimum slope



Disconnect & abandon existing 140LF of 8" across residential lot as part of Segment B work



Segment D 900 LF of new 12" at 1.0% minimum slope to replace existing 12"



Segment E 600 LF of new 15" at 0.7% minimum slope to replace existing 12"

