



Recommendation for Action

File #: 22-3315, Agenda Item #: 4.

11/3/2022

Posting Language

Approve an ordinance creating Tax Increment Reinvestment Zone No. 20 for the Colony Park Sustainable Community to be located on City-owned land bordered on the south by a portion of Loyola Lane between Johnny Morris Road and Decker Lane, establishing a Board of Directors for the zone, and related matters.

Lead Department

Financial Services Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

March 24, 2022 -Council approved resolution No. 20220324-056 directing the City Manager to bring the public finance plan and funding source strategy recommendations to Council for consideration no later than the end of the 2022 calendar year. The resolution also directs the City Manager to bring forth a finalized Master Development Agreement to Council for consideration no later than the end of the 2022 calendar year.

October 21, 2021 - Council approved resolution Nos. 20211021-044 and 20211021-045 directing the City Manager to provide Council an implementation plan and schedule for creating a TIRZ for the Colony Park project.

For More Information:

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Additional Backup Information:

The City of Austin, Texas, a Texas home-rule municipality (City) has the authority under Chapter 311, Texas Tax Code, Tax Increment Financing Act (Act) to designate a contiguous or noncontiguous geographic area within the City corporate limits as a tax increment reinvestment zone to promote development or redevelopment of the area. For a zone to qualify under the Act, the governing body of the City (Council) must determine that development or redevelopment within the zone would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone.

The City proposes to create Tax Reinvestment Zone (Zone) No. 20 to facilitate development, or redevelopment, by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

The proposed zone is approximately 208 acres of City-owned land as depicted in Exhibit A (map attached) and

described via parcel listing attached in Exhibit B (Property). The Property is bordered on the south by a portion of Loyola Lane between Johnny Morris Road and Decker Lane.

This area of the eastern crescent has historically suffered from inequity and lack of financial investment resulting in infrastructure issues. Portions of the property substantially impair and arrest the sound growth of the City because these portions are predominately unproductive or underdeveloped due to factors such as the lack and aging of public infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. Due to its size, location, and physical characteristics, development will not effectively occur solely through private investment in the foreseeable future.

The Colony Park Sustainable Community Council-approved master plan strives to provide a mix of housing (single family and multifamily), commercial space, a transit center, and a town center. The property is currently a Planned Unit Development (PUD) zoning district, allowing commercial, income residential, and civic/institutional uses. Proposed public improvements include new and refurbished public multi-modal roadways, regional water quality and drainage infrastructure, public water, wastewater, and electrical utilities, streetscapes, parks, trails, and open spaces.

Strategic Outcome(s):

Government that Works for All, Economic Opportunity and Affordability, Mobility, Health and Environment.