

**AGENDA ITEM REQUEST FORM**

**Hays County Commissioners Court**

Tuesdays at 9:00 AM

Request forms are due in Microsoft Word Format via email by 2:00 p.m. on Wednesday.

**AGENDA ITEM**

Hold a Public Hearing on proposed Transportation Reinvestment Zone (TRZ) Number One.

ITEM TYPE	MEETING DATE	AMOUNT REQUIRED
ACTION-ROADS	September 17, 2013	

LINE ITEM NUMBER

AUDITOR USE ONLY

AUDITOR COMMENTS:

PURCHASING GUIDELINES FOLLOWED: N/A      AUDITOR REVIEW: N/A

REQUESTED BY	SPONSOR	CO-SPONSOR
Michael J. Weaver	INGALSBE	CONLEY

**SUMMARY**

The Court conducted a workshop on Hays County TRZ's Phase One Analyses on March 19, 2013. Since that time, the County's consultants have refined the analyses and the County has conducted continued coordination with the City of San Marcos on the creation of both a Hays County TRZ and a San Marcos County TRZ. Revenues realized from the proposed TRZ's would be dedicated to repaying a State Infrastructure Bank (SIB) loan. Proceeds from the SIB loan would be used to fund construction of the FM 110 project under development by the County from SH 123 to Yarrington Road at Interstate 35. The SIB loan application submitted by the County is under review by TxDOT. The Commissioners Court approved calling the Public Hearing at the September 3, 2013 meeting. Notice for the Public Hearing was published in the September 4, 2013 issue of the Hays Free Press and posted on the County's website on September 5, 2013. The Public Hearing will include a presentation by the County's consultants and provide an opportunity to receive public comment.

*San Marcos TX + 76667*  
*San Marcos*  
*San Marcos*

# X0 Hays County to hold TRZ public hearing

**By DALTON SWEAT  
 Staff Reporter**

A relatively new public funding method called a Transportation Reinvestment Zone is Hays County's plan to pay its portion of FM-110.

The county will be holding a public hearing Tuesday morning at 10 a.m. at the County Courthouse to discuss the reinvestment zone.

FM-110 is planned to start at McCarty Road on the east side of IH-35 and continue north, crossing Highway 80 near the Hays/Caldwell county line, and eventually connect back to IH-35 near the Yarrington Road overpass.

TxDOT is expected to front the construction cost, and the TRZ will be Hays County's, and likely San Marcos', method to pay back the \$48 million loan.

A TRZ creates a zone around specific nearby property, in this case 29 square miles along the corridor of the future FM-110. Once the road is built, development on the land would create more property tax revenue. A TRZ guarantees that a portion of the in-

crease in property tax revenue would be used to pay back the loan.

The zone would have no direct impact on the tax rates of the property located within it.

"A TRZ is just one of the innovative tools available to us to help fund much-needed transportation improvements in Hays County, since state and federal transportation funds are so limited," Precinct 1 Commissioner Debbie Gonzales Ingalsbe said in a press release. "This is another great opportunity to partner with both TxDOT and the city of San Marcos to develop and construct a new roadway that will provide safety, mobility, connectivity and economic development opportunities for our citizens and those traveling through Hays County."

The boundaries of the 29 square mile zone were created by generally selecting properties within one mile of the road in either direction.

The city of San Marcos would also have to approve a separate TRZ for the area within the city limits.



Here is the proposed route for FM 110, which will act as a loop for east San Marcos.

SAN MARCOS

# Hays County seeking money for new bypass

By Esther Robards-Forbes  
erobards@statesman.com

SAN MARCOS — By the end of 2016, drivers on Interstate 35 could have the option to bypass San Marcos if plans for a new county road, FM 110, move forward.

As state and federal road funds remain hard to come by, Hays County officials are working to take advantage of a 6-year-old state law that would allow a portion of property taxes from increasing property values to be used to pay back the Texas Department of Transportation for the cost of building the road.

The Transportation Reinvestment Zone would cover about 29 square miles around the proposed route of FM 110. The road itself is expected to run about 11 miles and would connect to I-35 near the Yarrington Road bridge on the north side of town, sweep through the east side of San Marcos, across highways 21, 80 and 123 and connect back to I-35 near McCarty Lane.

The project is expected to cost about \$60 million, with

## PUBLIC HEARING SCHEDULED

A public hearing on the proposed Transportation Reinvestment Zone will be held 10 a.m. Tuesday at the County Courthouse on the Square in San Marcos, 111 E. San Antonio St. The public is invited to ask questions and make comments on the proposal. For information, visit [www.co.hays.tx.us](http://www.co.hays.tx.us).

*Show I'd be EAST of Highway road to Popey Road*

about \$48 million paid for with the proposed transportation zone. County Commissioner Debbie Gonzales Ingalsbe said the district would set aside a portion of the taxes from increases in property values. With the new road, values in the transportation zone are expected to increase.

"This road is something that has been talked about for well over 30 years, probably closer to 50 years," Ingalsbe said. "We believe this road will provide safety and mobility to our residents by taking some cars off I-35 and by increasing connectivity with other roads."

The new FM 110 will run through largely undeveloped tracts in eastern San Marcos, portions of Hays County and a small stretch of

Caldwell County. San Marcos has paid to build a connection near McCarty Road, and Caldwell County has kicked in \$1 million for the project. The FM 110 project is expected to tie in well with proposed upgrades to the Yarrington Road bridge over I-35, Ingalsbe said, and will be a part of new routes connecting the I30 toll road to San Marcos.

County and city officials are hoping the new road will draw growth, particularly commercial development, to the eastern side of San Marcos, Ingalsbe said. Construction on the bypass is expected to begin in the third quarter of 2014 and be completed in mid-2016.

Contact Esther Robards-Forbes at 512-246-1150.

*Now, needs to you*

*More further to east of High Way and to Popey Road.*

*Ted B. B. Ken  
111 Whillcrest  
SM TX  
76666*

## HAYS COUNTY COMMISSIONERS COURT

### NOTICE OF PUBLIC HEARING FOR PROPOSED TRANSPORTATION REINVESTMENT ZONE, NUMBER ONE

NOTICE IS HEREBY GIVEN that at 10:00 a.m. on September 17, 2013, a Public Hearing will be held by the Hays County Commissioners Court (the "County") in the Hays County Courthouse, Room 301, 111 E. San Antonio Street, San Marcos, TX 78666 to receive comments from interested individuals regarding the creation of "Transportation Reinvestment Zone Number One, County of Hays" (the "Zone") and the benefits of the Zone to the County and to property in the Zone. Creation of the Zone will have no direct impact on ad valorem tax rates on property located within the Zone.

The proposed Zone consists of an area located entirely within the County and encompassing approximately 29 square miles. The Zone is intended to support improvements to, and the extension and expansion of, FM 110. The proposed boundaries of the Zone were developed by generally using a one-mile buffer off the centerline (a two-mile width) of the proposed alignment of FM 110, with various adjustments to that width in different parts of the Zone. The proposed boundaries of the Zone are described as follows:

#### **Part 1 – Approximately 17,879 acres (27.9 square miles)**

**BEGINNING** at the most westerly corner of the San Marcos Factory Stores, LTD. called 45.07 acre tract, being on the existing east right-of-way line of IH 35;  
**THENCE** Northeasterly, along the said existing east right-of-way line of IH 35 to the northwest corner of the Capitol City Oil Company, Inc. called 4.33 acre tract;  
**THENCE** Easterly, to the northeast corner of the said Capitol City Oil Company, Inc. 4.33 acre tract, being on the existing northwest right-of-way line of East Post Road;  
**THENCE** Southeasterly, crossing East Post Road to the north corner of Lot 86, Quail Ridge Subdivision, and continuing southeasterly to the northeast corner of Lot 45, Quail Ridge Subdivision;  
**THENCE** Southwesterly, to the north corner of the FM 158 Land, LTD. called 203.538 acre tract;  
**THENCE** Southeasterly, to the west corner of the LaSalle Holdings, LTD. called 100.11 acre tract;  
**THENCE** Northeasterly, to the north corner of the LaSalle Holdings, LTD. called 100.11 acre tract, being on the existing south right-of-way line of Yarrington Road;  
**THENCE** Southeasterly, with the said south right-of-way line of Yarrington Road, to the southeast corner of the LaSalle Holdings, LTD. called 56.257 acre tract, being on the existing northwest right-of-way line of SH 21;  
**THENCE** Southwesterly, with the existing northwest right-of-way line of SH 21 to the south corner of the Quail Creek Country Club, being on the north right-of-way line of an existing railroad right-of-way;  
**THENCE** Easterly, over and across SH 21 to the west corner of a called 1.78 acre tract, ownership indeterminate, being on the existing east right-of-way of SH 21;  
**THENCE** Northeasterly, to the north corner of said called 1.78 tract;  
**THENCE** Southerly, over and across said existing railroad right-of-way, continuing along the existing west right-of-way line of North Old Bastrop Highway to the San Marcos River;  
**THENCE** Easterly, with the meanders of the San Marcos River to the most southerly northeast corner of the Robert Mayo and Kirby Mayo called 70.788 acre tract;  
**THENCE** Southwesterly, to the most southerly corner of the Cottonwood Creek JDR, LTD. called 132.238 acre tract;  
**THENCE** Northwesterly, to the most easterly southwest corner of the said 132.238 acre Cottonwood Creek JDR, LTD. tract;  
**THENCE** Westerly, to the most southerly southwest corner of the said 132.238 acre Cottonwood Creek JDR, LTD. tract;

**THENCE** Northerly, to the most northerly southwest corner of the said 132.238 acre Cottonwood Creek JDR, LTD. tract;

**THENCE** Westerly, to the most westerly southwest corner of the said 132.238 acre Cottonwood Creek JDR, LTD. tract, being on the existing east right-of-way line of SH 123;

**THENCE** Westerly, over and across SH 123, to the existing westerly right-of-way line of SH 123, being the east line of the Cottonwood Creek JDR, LTD. called 49.39 acre tract;

**THENCE** Southerly, to the southeast corner of the said Cottonwood Creek JDR, LTD. called 49.39 acre tract;

**THENCE** Westerly, to the southwest corner of the said Cottonwood Creek JDR, LTD. called 49.39 acre tract;

**THENCE** Northwesterly, to the southeast corner of El Camino Way Drive right-of-way line;

**THENCE** Southwesterly, to the south corner of the Kenneth Herring called 4.85 acre tract;

**THENCE** Northwesterly, to the west corner of the said Kenneth Herring called 4.85 acre tract, being on the southeast line of the Sherry Leanne Spaar called 5.01 acre tract;

**THENCE** Southwesterly, to the southwest corner of the said Sherry Leanne Spaar called 5.01 acre tract;

**THENCE** Southeasterly, to the southeast corner of the Mathew Raymond and Mau Rasmeay called 23.03 acre tract;

**THENCE** Westerly, to the southwest corner of the Albert Soto called 4.808 acre tract;

**THENCE** Northerly, to the southeast corner of the Ramon and Otilia Ortunio called 2.00 acre tract;

**THENCE** Southwesterly, to the southwest corner of the said Ramon and Otilia Ortunio called 2.00 acre tract;

**THENCE** Southerly, to the southeast corner of the Pete Natal called 8.03 acre tract;

**THENCE** Westerly, to the southwest corner of the said Pete Natal called 8.03 acre tract;

**THENCE** Northwesterly, to the west corner of the Alonzo and Beatrice Natal called 0.98 acre tract, being on the existing southeast right-of-way line of South Old Bastrop Road, continuing over and across South Old Bastrop Road to the northwest right-of-way line of South Old Bastrop Road, being the southeast line of the Walton Texas, LP called 495.23 acre tract;

**THENCE** Southwesterly, to the south corner of the said Walton Texas, LP called 495.23 acre tract;

**THENCE** Northwesterly, to an interior ell corner of the said Walton Texas, LP called 495.23 acre tract;

**THENCE** Southwesterly, to the most southerly southwest corner of the said Walton Texas, LP called 495.23 acre tract, being on the existing northeast right-of-way line of Centerpoint Road;

**THENCE** Northwesterly, to the west corner of the said Walton Texas, LP called 495.23 acre tract;

**THENCE** Northeasterly, to the south corner of the San Marcos Hospitality, Inc. tract, called Lot C, Center Point Court Subdivision;

**THENCE** Northwesterly, to the west corner of the Center Point Court, LP tract, called Lot B, Center Point Court Subdivision;

**THENCE** Southwesterly, to the south corner of the San Marcos Factory Stores, LTD. called 7.8109 acre tract, being on the said existing northeast right-of-way line of Centerpoint Road;

**THENCE** Northwesterly, to the west corner of the said San Marcos Factory Stores, LTD. called 7.8109 acre tract,

**THENCE** Northeasterly, to the most easterly south corner of the said San Marcos Factory Stores, LTD. called 45.07 acre tract;

**THENCE** Northwesterly, to an interior ell corner of the said San Marcos Factory Stores, LTD. called 45.07 acre tract;

**THENCE** Southwesterly, to the most easterly southwest corner of the said San Marcos Factory Stores, LTD. called 45.07 acre tract, being on the said existing northeast right-of-way line of Centerpoint Road;

**THENCE** Northwesterly, to the most westerly southwest corner of the said San Marcos Factory Stores, LTD. called 45.07 acre tract;

**THENCE** Northeasterly, to an interior ell corner of said San Marcos Factory Stores, LTD. called 45.07 acre tract;

**THENCE** Northwesterly, to the **POINT OF BEGINNING**.

**Part 2 – Approximately 820 acres (1.3 square miles)**

**BEGINNING** at the south corner of the Chuck Nash Chevrolet Buick, Inc. called Lot 1, Nash Subdivision, being on the existing west right-of-way line of IH 35;

**THENCE** Northwesterly, to the most southerly west corner of the said Chuck Nash Chevrolet Buick, Inc. tract;

**THENCE** Southwesterly, to the Blanco River;

**THENCE** Northwesterly, with the meanders of the Blanco River to the most westerly corner of the SLF II – Hwy 360 & Camp Wisdom, LP called 50.339 acre tract, being on the existing east right-of-way line of Post Road;

**THENCE** Northwesterly, over and across Post Road and an existing Rail Road to the south corner of the Carma Blanco Vista, LLC called 421.666 acre tract;

**THENCE** Northwesterly, to the existing east right-of-way line of Blanco Vista Boulevard;

**THENCE** Northwesterly, over and across Blanco Vista Boulevard, to the southeast corner of the Carma Blanco Vista, LLC called Lot 18, Block A, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Westerly, to the southwest corner of said Lot 18, Block A, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northeasterly, to the north corner of said Lot 18, Block A, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northwesterly, to the west corner of the Homes by AVI, LP called Lot 15, Block A, Blanco Vista Tract I Section A & School Tract Subdivision, being on the existing east right-of-way line of Irvin Drive;

**THENCE** Northerly, with the said existing east right-of-way line of Irvin Drive to the southwest corner of the Dennis and Kimberly Franchione called Lot 9, Block A, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Westerly, over and across said Irvin Drive, to the southwest corner of the Pacesetter Homes, LP called Lot 18, Block C, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northerly, to the northwest corner of said Lot 18, Block C, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Easterly, to the southwest corner of the Homes by AVI, LP called Lot 2, Block C, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northerly, over and across Gladney Drive to the southwest corner of the Homes by AVI, LP called Lot 8, Block B, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northwesterly, to the southwest corner of Carma Blanco Vista, LLC called Lot 7, Block B, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northerly, to the southeast corner of the Pacesetter Homes, LP called Lot 13, Block B, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Westerly, to the southwest corner of said Lot 13, Block B, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northerly, to the northwest corner of said Lot 13, Block B, Blanco Vista Tract I Section A & School Tract Subdivision, and continuing over and across Old Settlers Drive to the south line of the Hays CISD called Lot 1, Block F, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northwesterly, to the southeast corner of said Lot 1, Block F, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Northerly, to the northwest corner of said Lot 1, Block F, Blanco Vista Tract I Section A & School Tract Subdivision;

**THENCE** Southeasterly, to the southwest corner of the Blanco Vista Residential Owners Assn, Inc. called Lot 1, Block H, Blanco Vista Phase 1-A Subdivision;

**THENCE** Northeasterly, to the north corner of said Lot 1, Block H, Blanco Vista Phase 1-A Subdivision, being on the southwest right-of-way line of Trail Ridge Pass;

**THENCE** Northeasterly, over and across Trail Ridge Pass, to the west corner of the Carma Blanco Vista, LLC called 421.666 acre tract, being on the existing northeast right-of-way line of Trail Ridge Pass;

**THENCE** Northwesterly, to the west corner of the Carma Blanco Vista, LLC called 421.666 acre tract;

**THENCE** Northeasterly, to the north corner of the said Carma Blanco Vista, LLC called 421.666 acre tract;

**THENCE** Southeasterly, to the east corner of the said Carma Blanco Vista, LLC called 421.666 acre tract, being on the existing west right-of-way line of Blanco Vista Boulevard;

**THENCE** Northeasterly, along the said existing west right-of-way line of Blanco Vista Boulevard, to the west corner of the Carma Texas, Inc. called 0.36 acre tract;

**THENCE** Northeasterly, to the north corner of the said Carma Texas, Inc. called 0.36 acre tract;

**THENCE** Southeasterly, to the most westerly southwest corner of the Aztec Village/Oakhill Community, LLC called 9.88 acre tract;

**THENCE** Northwesterly, to the west corner of the W R Rogers called 9.096 acre tract;

**THENCE** Northeasterly, to the northwest corner of the Ronn T and Justine Gooding called Lot 3B, Ayers Addition Subdivision;

**THENCE** Southeasterly, to the west corner of the Dennis Trepanier called Lot 2, Ayers Addition Subdivision;

**THENCE** Northeasterly, to the north corner of the said Dennis Trepanier called Lot 2, Ayers Addition Subdivision;

**THENCE** Southeasterly, to the east corner of the said Dennis Trepanier called Lot 2, Ayers Addition Subdivision, on the existing west right-of-way line of Ayers Road;

**THENCE** Southeasterly, over and across Ayers Road, to the west line of the Thompson Enterprises called 12 acre tract;

**THENCE** Northeasterly, along the existing east right-of-way line of Ayers Road, to the north corner of the said Thompson Enterprises called 12 acre tract;

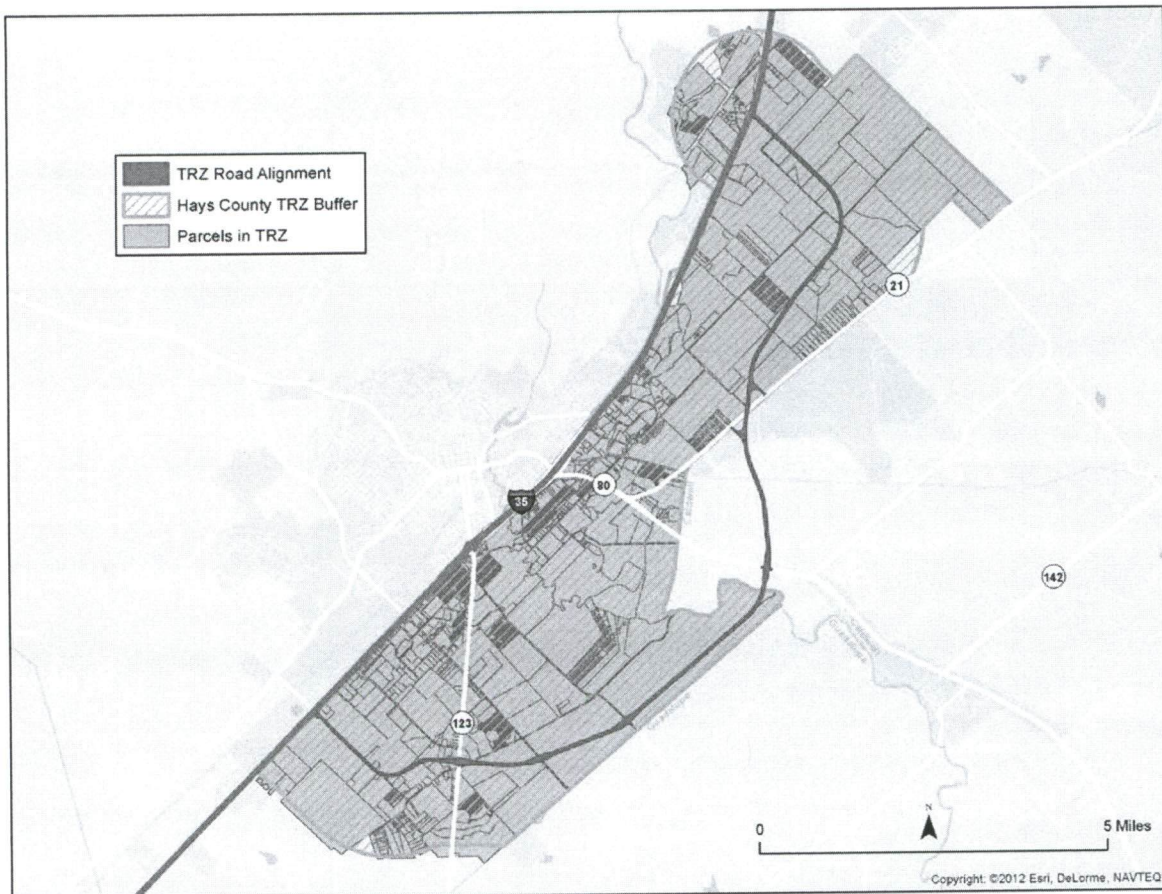
**THENCE** Southeasterly, to the northeast corner of the said Thompson Enterprises called 12 acre tract;

**THENCE** Northeasterly, to the north corner of the F R & L M Horne Living Trust called 3 acre tract, being on the existing south right-of-way line of Roland Lane;

**THENCE** Southeasterly, with the south existing right-of-way line of Roland Lane, to the northeast corner of the said Aztec Village/Oakhill Community, LLC called 9.88 acre tract, being on the existing west right-of-way line of IH 35;

**THENCE** Southwesterly, along the said existing west right-of-way line of IH 35 to the **POINT OF BEGINNING**.

The Zone is depicted by the shaded area on the map below:



Additional information concerning the Zone and its proposed boundaries may be obtained upon request by contacting the office of Commissioner Debbie Ingalsbe at (512) 393-2243. A copy of the map depicting the proposed boundaries of the Zone may be viewed at <http://www.co.hays.tx.us/>.

All interested citizens are invited to attend this Public Hearing and to speak for or against the designation of the Zone and/or its boundaries.

The County encourages compliance with the Americans with Disabilities Act (ADA) in the conduct of all public meetings. To that end, persons with disabilities who plan to attend this Public Hearing and who may need auxiliary aids such as an interpreter for a person who is hearing impaired are requested to contact the Hays County Judge's Office at (512) 393-2205 as soon as the meeting is posted (72 hours before the meeting) or as soon as practical so that appropriate arrangements can be made. While it would be helpful to receive as much advance notice as possible, Hays County will make every reasonable effort to accommodate any valid request regardless of when it is received. Braille is not available.





**Travis D. James**  
Vice President

(512) 328-8300  
fax (512) 462-1240  
travisjames@txp.com

1310 S. 1st Street, Suite 105, Austin, Texas 78704

**Locke**  

---

**Lord**<sup>LLP</sup>

C. Brian Cassidy  
Managing Partner, Austin Office  
Board Certified Administrative Law  
Texas Board of Legal Specialization

**Locke Lord LLP**  
600 Congress Avenue, Suite 2200  
Austin, Texas 78701  
T: 512-305-4855  
bcassidy@lockelord.com

**PRIME  
STRATEGIES,  
INC.**

1508 S. Lamar Blvd.

Austin, Texas 78704

Voice 512.445.7074

Fax 512.445.7064

Mobile 512.751.1114

mike@primestrategies.net

**Michael J. Weaver**

Principal





## Hays County - TRZ Public Hearing

### TRZ Description & Boundary

- Based initially from 1-mile off centerline for FM 110
- Included all GIS parcels for TRZ boundary if the center of the parcel was within the TRZ buffer boundary
- Identified properties likely owned by public sector and nontaxable
- Adjusted boundary to include / exclude parcels
- Approximately 3,598 parcels and 18,300 acres
- TRZ parcels were allocated into three broad categories
  - Identified (3,203 parcels and 16,280 acres)
  - Non Taxable / Exempt (196 parcels and 1,355 acres)
  - Unidentified (199 parcels and 688 acres)

1

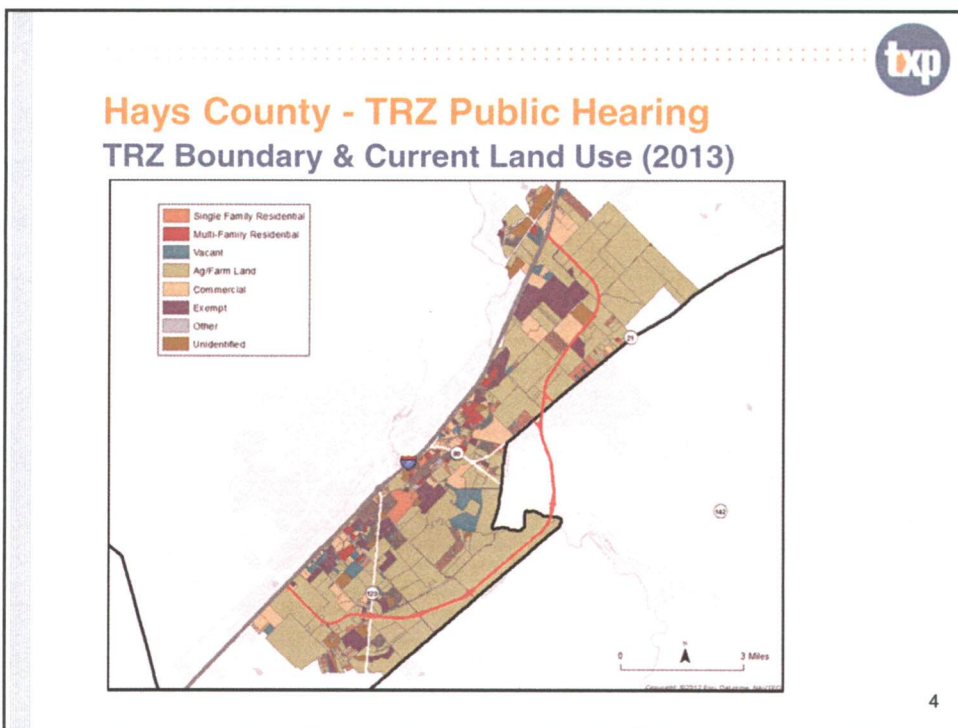
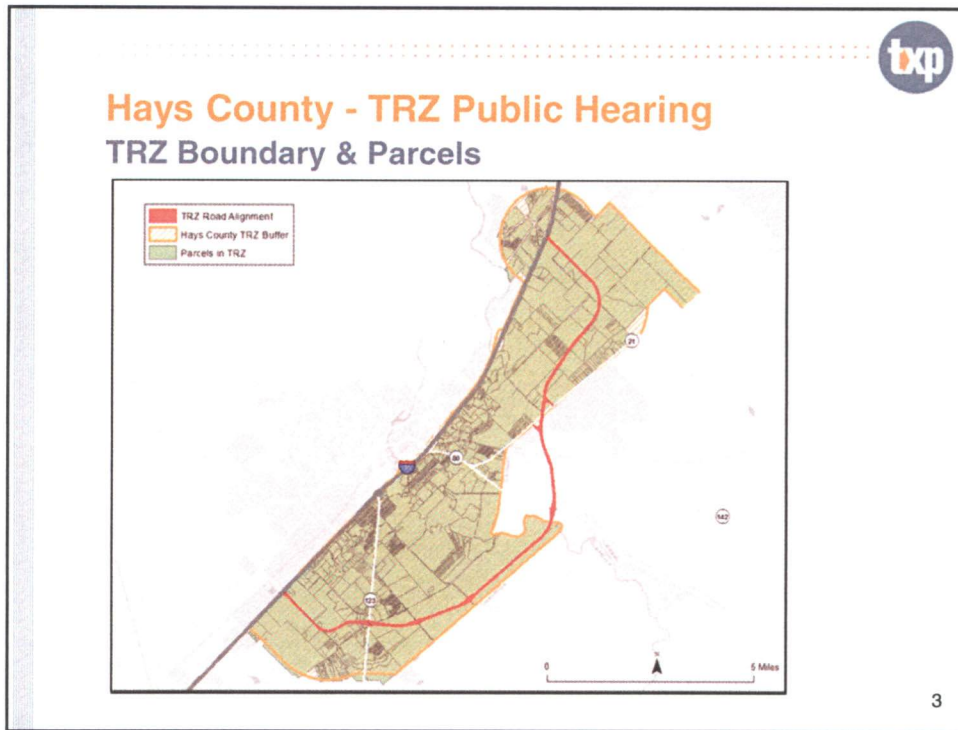


## Hays County - TRZ Public Hearing

### TRZ Revenue Forecast Assumptions

- Assumed 25 year forecast period
- Applied the 2012 tax rate for the 25 year forecast period
  - Hays County at \$0.4252 per \$100 valuation
- Used a 3.0 percent discount rate as part of the net present value calculation
- Developed three major growth scenarios for TRZ
  - **Scenario 1** uses the current ratio of single-family to multi-family homes in the TRZs
  - **Scenario 2** holds constant the ratio of single-family to multi-family homes in the TRZs.
  - **Scenario 3** assumes the ratio of single-family to multi-family homes adjusts based on the new FM 110 roadway project

2





**Hays County - TRZ Public Hearing**  
**TRZ Land Use – Hays County Appraisal District (2013)**

Land Use Category	Acreage	Polygon Count	Taxable Value
Single-Family Residential	1,183	2,210	\$195,971,324
Multi-Family Residential	324	69	\$240,726,643
Vacant	842	425	\$38,521,806
Ag/Farm Land	12,263	236	\$21,845,011
Commercial	1,620	217	\$334,861,988
Exempt	1,355	196	\$0
Other	47	46	\$3,161,280
Unidentified	688	199	\$0
<b>Grand Total</b>	<b>18,323</b>	<b>3,598</b>	<b>\$835,088,052</b>



**Hays County - TRZ Public Hearing**  
**TRZ Revenue Forecast by Scenario**

25 Year Forecast	Scenario 1	Scenario 2	Scenario 3
Nominal	\$53,703,931	\$59,658,112	\$63,807,836
NPV @ 3%	\$30,818,571	\$34,155,930	\$36,481,879

**Hays County, Texas  
Public Hearing on Formation  
of  
Transportation Reinvestment Zone**

**September 17, 2013**

## Transportation Reinvestment Zones

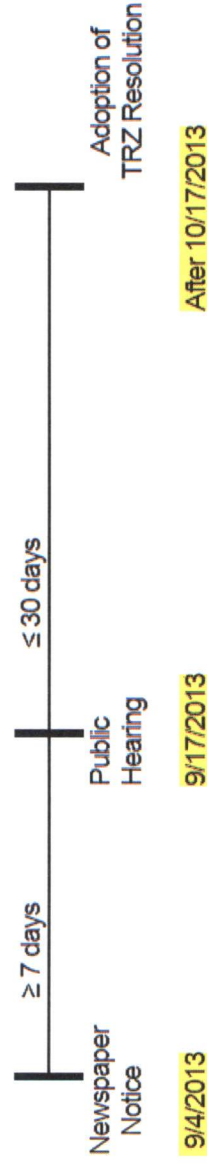
- Authorized in Chapter 222 of the Texas Transportation Code
- Purpose is to provide a mechanism for local governments to generate funding for a project that is derived from the economic growth that results from the project.

## Statutory Purpose and Practical Effect

- Promote Public Safety
- Facilitates the development or redevelopment of property
- Facilitates the movement of traffic
- Not a tax increase

## Formation – Public Hearing

- County must hold a public hearing at least 30 days before it designates the TRZ
- At least 7 days prior, notice of the hearing must be published in the newspaper
- Interested persons are permitted to speak for or against the designation of the TRZ and/or its boundaries







## Hays County - TRZ Public Hearing

### TRZ Description & Boundary

- Based initially from 1-mile off centerline for FM 110
- Included all GIS parcels for TRZ boundary if the center of the parcel was within the TRZ buffer boundary
- Identified properties likely owned by public sector and nontaxable
- Adjusted boundary to include / exclude parcels
- Approximately 3,598 parcels and 18,300 acres
- TRZ parcels were allocated into three broad categories
  - Identified (3,203 parcels and 16,280 acres)
  - Non Taxable / Exempt (196 parcels and 1,355 acres)
  - Unidentified (199 parcels and 688 acres)



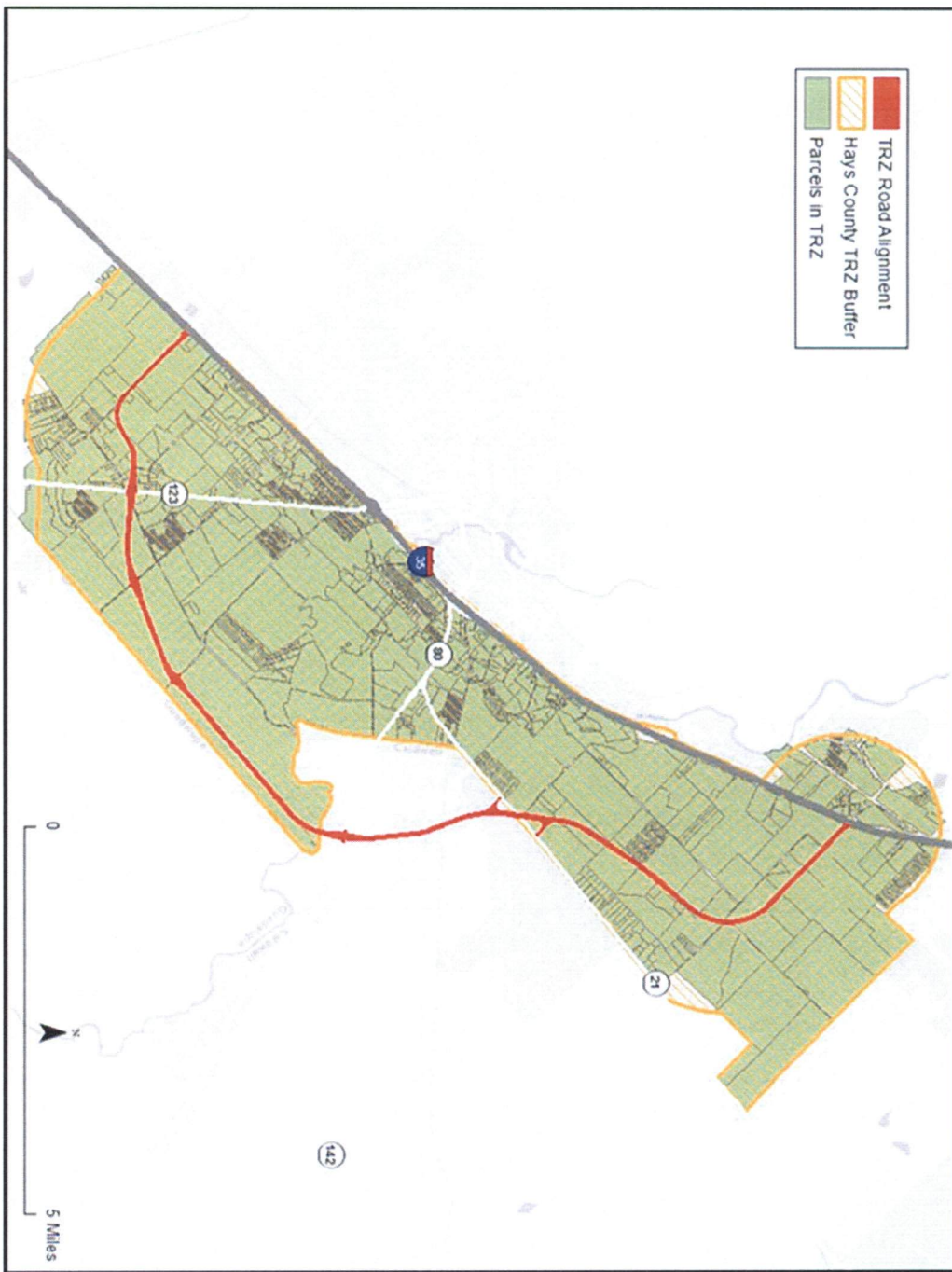
## Hays County - TRZ Public Hearing

### TRZ Revenue Forecast Assumptions

- Assumed 25 year forecast period
- Applied the 2012 tax rate for the 25 year forecast period
  - Hays County at \$0.4252 per \$100 valuation
- Used a 3.0 percent discount rate as part of the net present value calculation
- Developed three major growth scenarios for TRZ
  - **Scenario 1** uses the current ratio of single-family to multi-family homes in the TRZs
  - **Scenario 2** holds constant the ratio of single-family to multi-family homes in the TRZs.
  - **Scenario 3** assumes the ratio of single-family to multi-family homes adjusts based on the new FM 110 roadway project

# Hays County - TRZ Public Hearing

## TRZ Boundary & Parcels





# Hays County - TRZ Public Hearing

## TRZ Boundary & Current Land Use (2013)





# Hays County - TRZ Public Hearing

## TRZ Land Use – Hays County Appraisal District (2013)

Land Use Category	Acreage	Polygon Count	Taxable Value
Single-Family Residential	1,183	2,210	\$195,971,324
Multi-Family Residential	324	69	\$240,726,643
Vacant	842	425	\$38,521,806
Ag/Farm Land	12,263	236	\$21,845,011
Commercial	1,620	217	\$334,861,988
Exempt	1,355	196	\$0
Other	47	46	\$3,161,280
Unidentified	688	199	\$0
<b>Grand Total</b>	<b>18,323</b>	<b>3,598</b>	<b>\$835,088,052</b>



# Hays County - TRZ Public Hearing

## TRZ Revenue Forecast by Scenario

25 Year Forecast	Scenario 1	Scenario 2	Scenario 3
Nominal	\$53,703,931	\$59,658,112	\$63,807,836
NPV @ 3%	\$30,818,571	\$34,155,930	\$36,481,879