



DRIPPING SPRINGS
Texas

September 23, 2022

Address

To Whom it May Concern:

The City of Dripping Springs is considering expanding its Tax Increment Reinvestment Zones by adding additional properties and additional projects within in the TIRZ that can be funded by the TIRZ. You are receiving this notification because the City and TIRZ Board are considering adding property that you own into the TIRZ. The inclusion of property does not change the taxable rate or add any additional tax, but would allow for your property to be given special consideration when deciding what TIRZ projects to fund.

The Tax Increment Reinvestment Zones allow for a portion of City and County property taxes to be set aside for projects that benefit the properties in the Zones. The current projects include upgrades to Old Fitzhugh Road, Downtown Parking, a Town Center, and other transportation and drainage improvements. New projects being considered for TIRZ funds include improvements to Creek Road, Wallace Street, and additional downtown improvements. For more information about the current TIRZ zones and projects please go to this link or use this QR code:



<https://www.cityofdrippingsprings.com/tax-increment-reinvestment-zone-tirz>

The potential addition of property and projects to the Tax Increment Reinvestment Zones will be considered at the Tax Increment Reinvestment Zone Board Meeting at **4 p.m. on October 17, 2022 at City of Dripping Springs City Hall** and at **6 p.m. on October 18, 2022 at City of Dripping Springs City Hall.** City Hall is at 511 Mercer Street, Dripping Springs, Texas 78620. These meetings will include an opportunity for any person to speak for, on, or against the addition of property or projects to the TIRZ.

Enclosed please find a form that you can use to agree to include your property in the TIRZ. Please contact the City if you have questions or wish to protest the inclusion of your property in the TIRZ. You can reach us at 512-858-4725 or by emailing planning@cityofdrippingsprings.com.

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TIRZ FREQUENTLY ASKED QUESTIONS

What is a TIRZ?

A TIRZ is a Tax Increment Reinvestment Zone. The Zone is an area drawn around certain properties that would benefit from projects that provide necessary and enhanced infrastructure for the City. A portion of the property taxes from within the Zone are set aside to fund the projects included in the TIRZ Project Plan. The City of Dripping Springs' TIRZs are funded by both the City and the County. The TIRZ Board makes recommendations to City Council on TIRZ projects, properties, and expenditures. The City Council makes the final decision on all recommendations. Hays County has two representatives on the TIRZ Board because it provides funds to the TIRZs.

How is the funding of the TIRZ calculated?

The funding comes from the City and County property taxes from the properties within the TIRZ. The property taxes in a TIRZ are separated into those that go into the general fund and those placed in the TIRZ funds. The general fund taxes are those based on the value the property had prior to being placed in the TIRZ, as well as any percentage on the increase in value of the property that is not part of the TIRZ percentage. The TIRZ taxes are those property taxes based on the increase in value of the property since being placed in the TIRZ. Dripping Springs' TIRZs include 50% of the City and County property taxes collected on the increase in value of the properties.

What types of Projects can the TIRZ fund?

The TIRZ primarily funds infrastructure upgrades including road improvements, sidewalks, parks, parking lots, and utility infrastructure. Dripping Springs' current TIRZs focus on roadway improvements and downtown improvements. Currently the TIRZ is funding improvements to Old Fitzhugh Road including upgrading the road, adding sidewalks, and improving landscaping. The project is in the design phase.

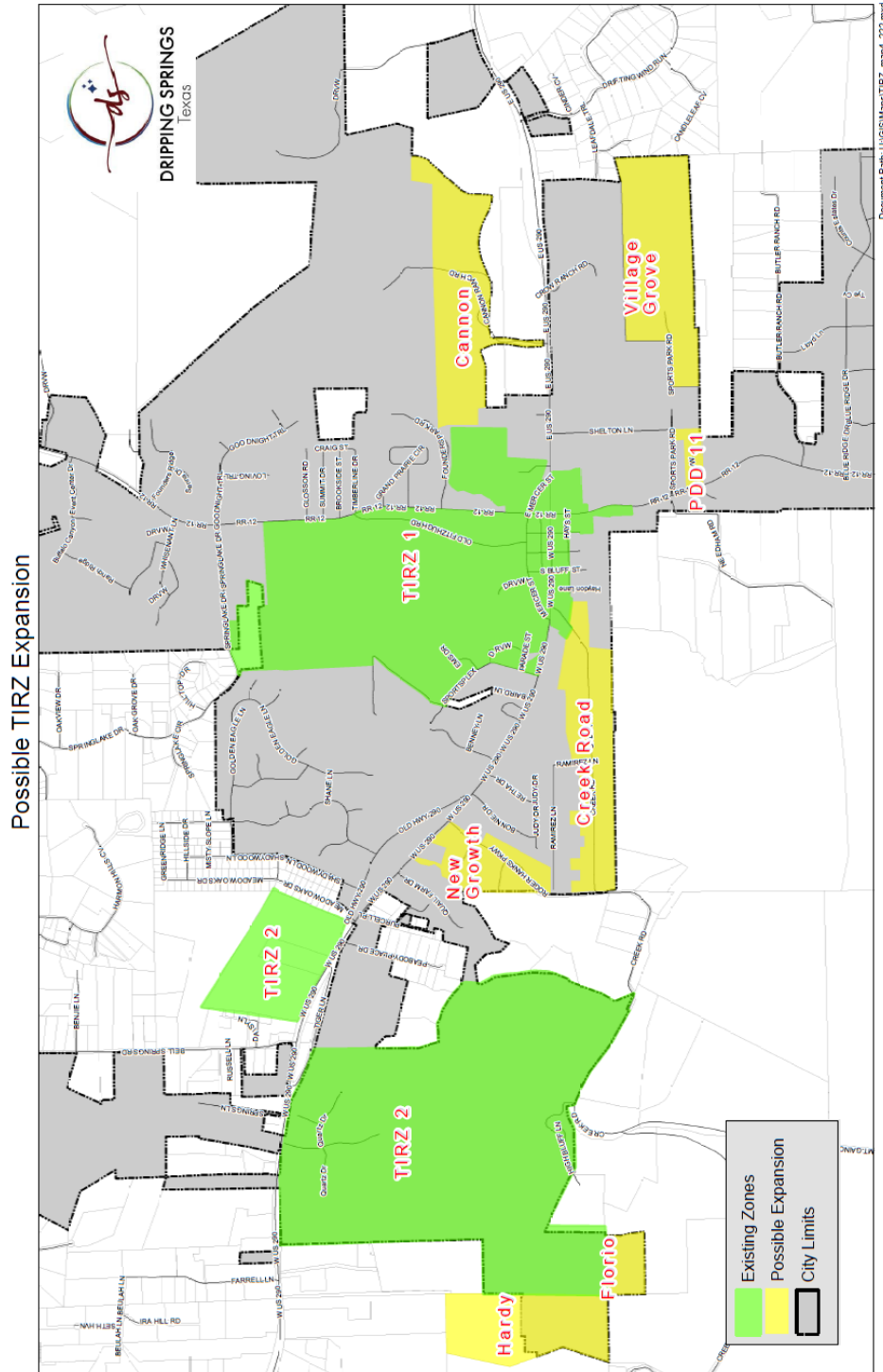
What are the benefits of a TIRZ?

- Provides for dedicated funds to be used to invest in an area providing the funds for projects that benefit the area.
- Maintains the same level of property taxes going to the general fund to pay for existing services.
- Is an Economic Development tool that does not increase the taxes for any property or decrease the taxes or monies owed by new development.
- Commits dedicated funds for projects for a period of years.

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**PETITION AGREEING TO ADDITION OF PROPERTY TO DRIPPING SPRINGS TOWN
CENTER TAX INCREMENT REINVESTMENT ZONE NUMBER 1**

**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF DRIPPING SPRINGS, TEXAS
AND THE BOARD OF THE TAX INCREMENT REINVESTMENT ZONE.**

The undersigned owner of the hereinafter described tract of land hereby petition your Honorable Body to extend the present TIRZ No. 1 limits so as to include as part of the TIRZ, the territory being more fully described on Exhibit "A" attached hereto and incorporated herein for all purposes.

I certify that this petition is signed and duly acknowledged by each and every person or corporation having an interest in said land.

Dated: _____, 2022.

Owner

Owner

STATE OF TEXAS
COUNTY OF HAYS

This instrument was acknowledged before me on _____, 2022 by
_____.

Notary Public, State of Texas
My Commission Expires: _____

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