City of Austin

Austin

Recommendation for Action

File #: 26-2095, **Agenda Item #:** 111. 7/23/2026

Posting Language
Conduct a public hearing and consider an ordinance creating Tax Increment Reinvestment Zone No. 21 for Dog's Head, which is 2,645 acres and bounded between the Colorado River, US Highway 183, and State Highway 130; approving the boundaries of the zone and the participation rate of the City for the zone; appointing the board of directors, and related matters. Funding: This item has no fiscal impact.

Lead Department
Austin Financial Services.

Fiscal Note
This item has no fiscal impact.

Prior Council Action:
May 21, 2026 - City Council approved a development agreement with the owner of approximately 2,614 acres of land known as the Dog's Head area; and annexed the Dog's Head area into the City's full purpose jurisdiction.

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. 21 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 2,645 acres of land located in Southeast Austin and adjacent to the East Travis County Market area as depicted in Exhibit A (map attached). The proposed zone is bounded between the Colorado River, US Highway 183, and State Highway 130. The site is within 15 minutes of downtown and 10 minutes from Austin-Bergstrom International Airport.

The majority of this area historically served as an industrial mining area. The area suffers from inadequate street and public utility infrastructure, and due to its size, location, and physical characteristics, development will not effectively occur solely through private investment in the foreseeable future. Proposed public improvements include new and refurbished public multi modal roadways, regional water quality and drainage infrastructure, public water, wastewater, and electrical utilities, streetscapes, trails, and open spaces.