



**Legend**

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| LCRA                              | Single Family Residential         |
| <b>ZONING</b>                     | Residential Large Lot             |
| Agricultural                      | Rural Density Residential         |
| Planned Central Business District | Planned Single Family Residential |
| Planned Commercial Services       | Planned Two Family Residential    |
| Planned Neighborhood Commercial   | Planned Residential Mixed Use     |
| Planned Community Commercial      | Planned Apartment Residential     |
| Neighborhood Fringe Office        | Transitional Neighborhood Zone    |
| Planned Industrial                | CDO-RMD                           |
| Planned Mixed Use                 | CDO-MR                            |
| Planned Office                    | CDO-MC                            |
| Planned Residential Office        | CDO-ME                            |





**T&W Steel Retention and Expansion  
Incentive Request**

January 29, 2025 LCRA Board of Commissioners

**Developer Request**

Source	Incentive Tool	Applicable Rate	Purpose	Estimated Financial Benefit	% Project Costs
LCRA	Sales Tax Exemption on Construction Materials	100%	Reduce Project Costs for Retention & Expansion	\$109,710	1.6%
LCRA	Real Property Tax Abatement	75%*	Reduce Project Costs for Retention & Expansion	\$455,943	6.5%
				\$565,653	8.0%

\* Fixed PILOT structure



**T&W Steel Retention and Expansion**  
**Revised Incentive Request**  
 March 25, 2026 LCRA Board of Commissioners

**Developer Request**

Source	Incentive Tool	Applicable Rate	Purpose	Estimated Financial Benefit	% Project Costs
LCRA	Sales Tax Exemption on Construction Materials	100%	Reduce Project Costs for Retention & Expansion	\$170,660	2.0%
LCRA	Real Property Tax Abatement	75%*	Reduce Project Costs for Retention & Expansion	\$595,448	7.0%
				\$766,108	9.0%

\* Fixed PILOT structure