

Proposed Rosillo Creek TIRZ

**Item 24 – City Council A Session
February 20, 2025**

Veronica Garcia, Director, NHSD



Location

Approximately 1,854.6 acres located SE of the intersection of Loop 410 and New Sulphur Springs Road

City Council District 3

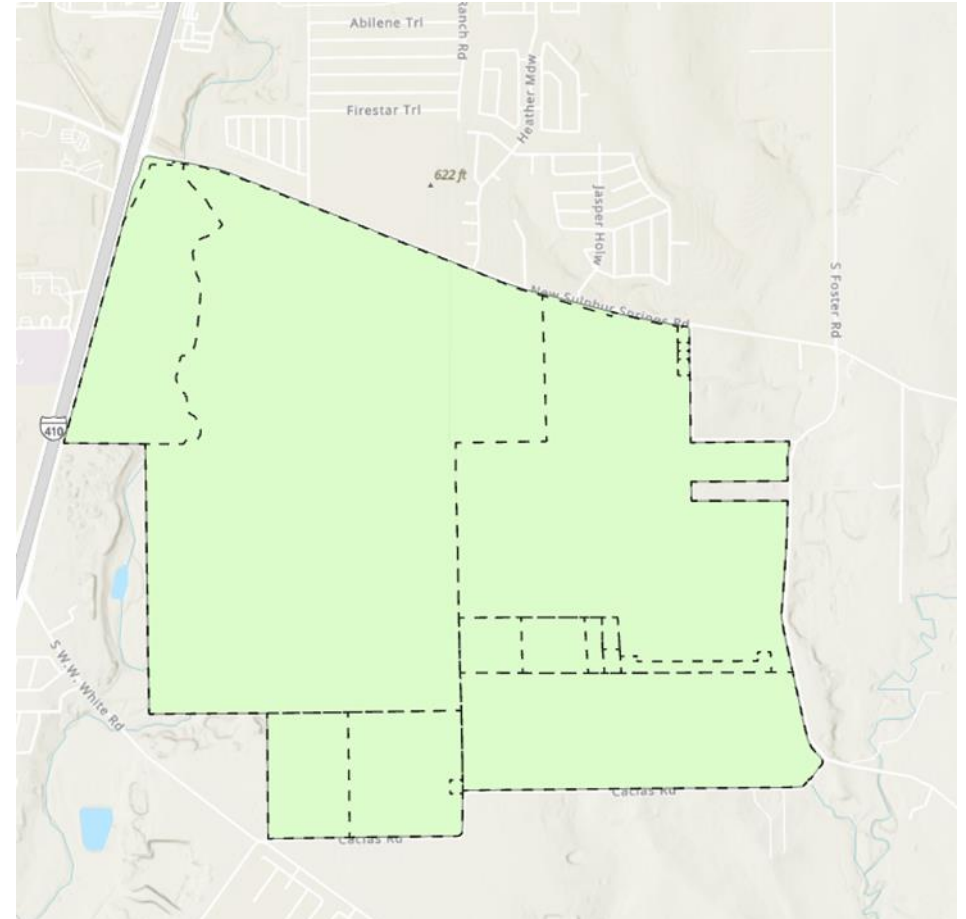
East Central Independent School District

Within vicinity of major employers

- HOLT CAT San Antonio
- HEB Distribution Center
- APEX Sign Group

Texas Senate District 21 (Judith Zaffirini)

Texas House District 118 (John Lujan)

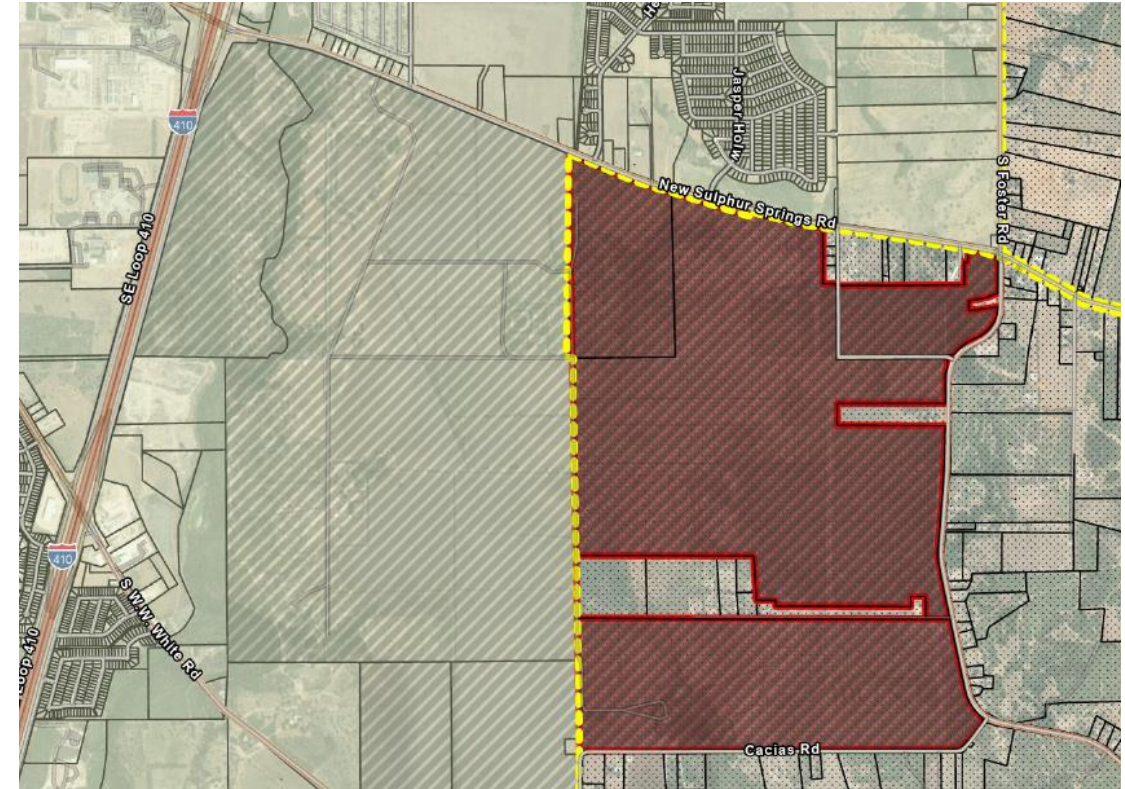


Annexation

Approximately 794.5 acres (eastern half) is currently outside of the City's boundaries with no assigned zoning

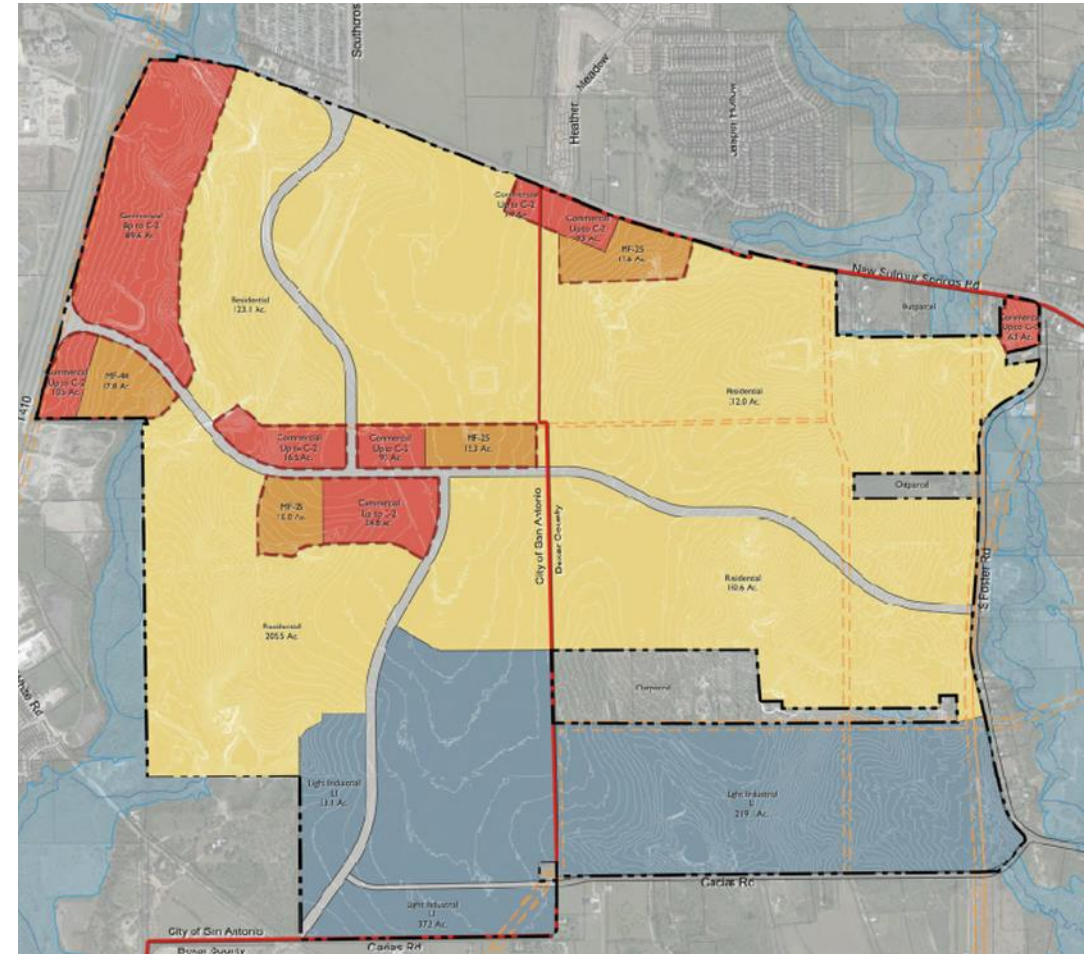
Property Tax Status: Agriculturally Exempt

Urban Mixed-Use and Business/Innovation Mixed-Use future land use categories are proposed on the newly annexed area, and "MXD" Mixed Use District is proposed across the full 1,854.6 acre subject area



Proposed Project

- Mix of uses that include single family and multifamily residential, commercial and industrial, with amenities such as a community park and open green space
- Phased over 30 years
- 1,122.7 acres of Residential
 - Estimated 5,239 SF Market Rate Units
 - Average home price \$315,000
- 67.1 acres of Multi-family Development
- 170.7 acres of Commercial Development
- 424.6 acres of Business Park
- Within the development, 330 acres will be used for green/open space



Development & Public Infrastructure Costs

Total Development Costs:
\$1,200,000,000

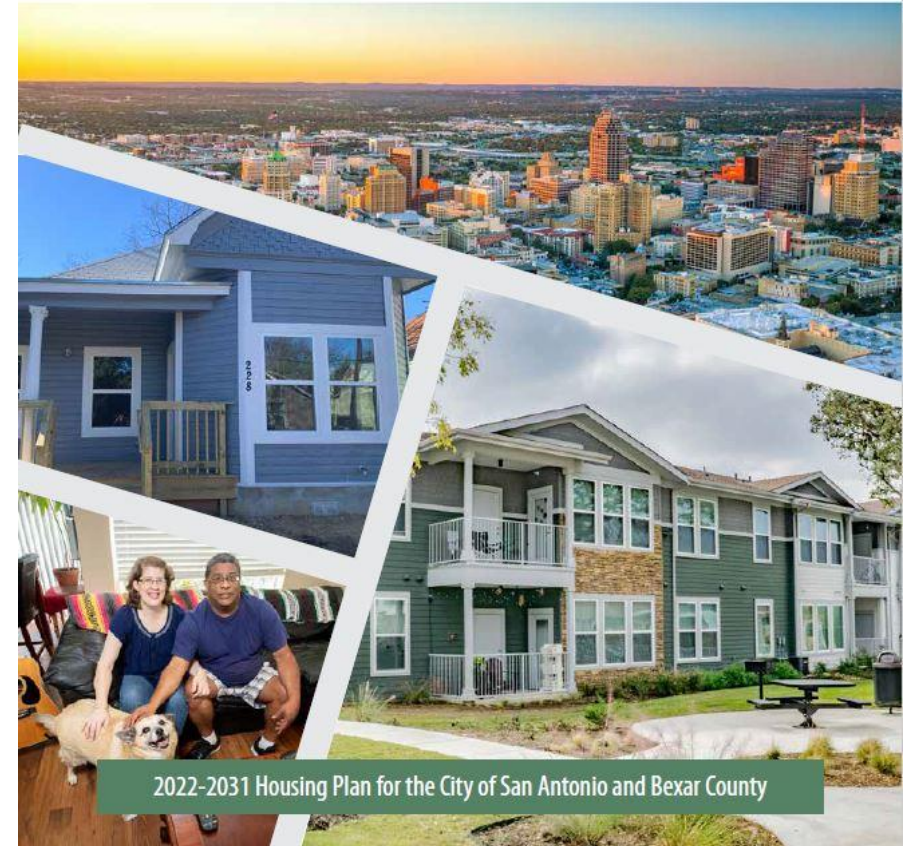
- Developer is seeking a TIRZ designation to reimburse infrastructure costs associated with the development in amount up to \$156M
- Costs will include:
 - Utilities (SAWS oversized sewer main, lift station improvements, water and CPS improvements)
 - A North-South Arterial Roadway and an East-West Arterial Roadway

Uses of Funds

Public Improvements	Projected Costs
North-South Arterial Roadway	\$ 20,518,156.00
East-West Arterial Roadway	21,746,518.00
42" Oversized Sewer Main, Lift Related Station, and Land Value	9,617,268.00
Water Costs	31,742,351.00
Roads and Land Value, Water Lines , Sewer Lines, and CPSEnergy	130,982,048.00
Total	\$ 214,606,341.00
Reimbursable Designation Fee	\$ 50,000.00
Reimbursable Total Public Improvements & Designation Fee	\$ 156,326,193.00

Affordable Housing Contribution

- Project will donate approximately 49.5 Acres of land to the San Antonio Housing Trust (SAHT) for future affordable housing development.
- Alignment with Strategic Housing Implementation Plan (SHIP)
 - Land Banking to ensure affordability is incorporated into all areas of the city
 - Suitable for both single and multifamily
 - Will be developed once infrastructure and amenities have been built out to ensure access to residents.



2022-2031 Housing Plan for the City of San Antonio and Bexar County

TIF Policy Alignment



Staff has completed its review and financial analysis of the proposed Rosillo Creek TIRZ and has found it aligns with the TIF Program Policy as follows:

- The project meets the goals of the City's Comprehensive Plan, specifically the Southeast Community Area Plan, by converting the underdeveloped Property to a mix of uses including quality residential housing, commercial areas, public improvements, and park/open space area. The project will create 5,239 single-family homes and 67 acres of multi-family units to help accommodate future population growth of the City.
- The project promotes the City's Transportation and Connectivity goals by improving major corridors (Loop 410 and New Sulphur Springs Road), constructing north-south and east-west arterial roadways, and include parks and greenways to provide additional modes of mobility throughout the development.
- The project promotes the City's Universal Design and Accessibility goals by requiring all homes constructed within the TIRZ boundaries comply with the City's Universal Design Policy.
- 50 acres of land will be made available for the future development of affordable housing units in alignment with the City's Strategic Housing Implementation Plan.

TIRZ Recommendation



Rosillo Creek TIRZ

- 25 Year Term*
- 70% City Participation Rate
- Maximum developer reimbursement up to \$156M
- TIRZ assumptions include a 3% annual growth rate and a 98.5% collections rate

*TIRZ will terminate if maximum developer reimbursement is reached

Timeline



- Planning & Community Development Committee approved the item on February 7, 2025
- City Council for TIRZ Designation and Annexation with associated Plan Amendment and Zoning - February 20, 2025

Staff Recommendation



Staff recommends the designation of a petition-initiated tax increment reinvestment zone to be named Reinvestment Zone Number Forty-One, City of San Antonio, Texas – Rosillo Creek TIRZ for a term of 25 years with the City's participation level at 70% in accordance with the provisions of the Tax Increment Finance Act, Chapter 311 of the Texas Tax Code; authorizing the creation of a seven member board of directors, establishing an effective start and termination date, approving a preliminary finance plan, and establishing a tax increment fund

THANK YOU!

Veronica Garcia

