



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 2

Agenda Date: February 7, 2025

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Proposed designation of Tax Increment Reinvestment Zone Number Forty-One, City of San Antonio, Texas – Rosillo Creek TIRZ

SUMMARY:

The proposed designation of a petition-initiated tax increment reinvestment zone to be named Tax Increment Reinvestment Zone Number Forty-One, City of San Antonio, Texas – Rosillo Creek TIRZ (“Rosillo Creek TIRZ”), generally located at the southeast intersection of Loop 410 and New Sulphur Springs Road, partially in the City of San Antonio (“City”), within Council District 3, and partially within an area located in the City’s extraterritorial jurisdiction that will be annexed into the City limits concurrent with the designation of the TIRZ.

The Rosillo Creek TIRZ will be designated by City Council for a term and participation level to be presented at the PCDC meeting in accordance with the provisions of the Tax Increment Finance Act, Chapter 311 of the Texas Tax Code. Additionally, the item authorizes the creation of a seven-

member board of directors, establishes an effective start date and termination date, approves the preliminary finance plan, and establishes a tax increment fund.

BACKGROUND INFORMATION:

In June of 2024, R City Developments, Inc. and VT Rosillo, LTD. petitioned the City to designate a Tax Increment Reinvestment Zone over approximately 1,854.6 acres of land generally located at the southeast intersection of Loop 410 and New Sulphur Springs Road (“Property”). Approximately 1060.2 acres of the Property are located in Council District 3, within the City of San Antonio corporate limits and 794.4 are located within the City’s extraterritorial jurisdiction. The portion of the Property that is outside of the City boundaries will be annexed into the City limits concurrent with the designation of the Rosillo Creek TIRZ.

R City Developments, Inc. and VT Rosillo, LTD. are the owners and developers of the Property and constitute at least fifty percent (50%) of the appraised value of the Property as represented by the most recent certified appraisal roll for Bexar County. Pursuant to Section 311.005(a)(4) of the Texas Tax Code the City has the authority to create a petition-initiated tax increment reinvestment zone to promote the development or redevelopment of an area if the City determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future.

ISSUE:

The proposed 1,854.6 acre Rosillo Creek TIRZ project contains a mix of uses that include single family and multifamily residential, commercial and industrial land uses with amenities such as access to a community park and open green space. The request for TIRZ funding will be used to support public improvements related to the project including construction of water connections throughout the development, participation in SAWS regional sewer and lift station improvements, and roadway improvements (including construction of north-south and east-west arterial roadways). Staff has completed its review and financial analysis of the petition to designate the Rosillo Creek TIRZ and has found it aligns with Section 311 of the Texas Tax Code and the TIF Program Policy.

If the proposed Rosillo Creek TIRZ is approved by the Planning and Community Development Committee the project will be referred to City Council for full and final consideration to designate the TIRZ. The Rosillo Creek TIRZ will be designated by City Council for a term and participation level to be presented at the PCDC meeting in accordance with the provisions of the Tax Increment Finance Act, Chapter 311 of the Texas Tax Code. Additionally, the item authorizes the creation of a seven-member board of directors, establishes an effective start date and termination date, approves the preliminary finance plan, and establishes a tax increment fund.

FISCAL IMPACT:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends the Planning and Community Development Committee refer the proposed Tax Increment Reinvestment Zone Number Forty-One, City of San Antonio, Texas – Rosillo Creek TIRZ to City Council for full and final consideration.