



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 4

Agenda Date: May 5, 2025

In Control: Tax Increment Reinvestment Zone No. 41 - Rosillo Creek

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Approving a Finance Plan for the Tax Increment Reinvestment Zone No. 41 - Rosillo Creek

SUMMARY:

This item requests the Board approve a Finance Plan for the Tax Increment Reinvestment Zone No. 41 – Rosillo Creek.

BACKGROUND INFORMATION:

In response to a petition submitted in May 2024, the City Council of the City of San Antonio, through Ordinance No. 2025-02-20-0132 established Tax Increment Reinvestment Zone Number Forty-One, Rosillo Creek, San Antonio, Texas (“Rosillo Creek TIRZ”) in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311. The Rosillo Creek TIRZ is approximately 1,854 acres located southeast of the Loop 410 and New Sulphur Springs Road intersection wholly within the corporate limits of the City of San Antonio. The property lies within Council District 3 and the East Central Independent School District.

It is anticipated that the Rosillo Creek TIRZ will create 5,239 single family homes, market rate and affordable multi-family development, commercial development, and light industrial development.

Chapter 311 of the Texas Tax Code requires the Board of Directors of a Reinvestment Zone adopt a finance plan for the Zone with the elements listed in Section 311.011.

This action item requests the Board approve a Finance Plan for the Tax Increment Reinvestment Zone No. 41 – Rosillo Creek.

ISSUE:

Chapter 311 of the Texas Tax Code requires the Board of Directors of a Reinvestment Zone approve a finance plan for the Zone with the elements listed in Section 311.011.

FISCAL IMPACT:

There is no fiscal impact to the General Fund.

ALTERNATIVES:

The Board of Directors could decide to not approve this Finance Plan; however, a TIRZ must have an approved Finance Plan. Failure to adopt a Finance Plan may delay or jeopardize the project.

RECOMMENDATION:

Staff recommends the Board approve a Finance Plan for the Tax Increment Reinvestment Zone No. 41 – Rosillo Creek.