



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 3

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 Project Plan for the Tax Increment Reinvestment Zone No. 41 - Rosillo Creek

SUMMARY:

This item requests the Board approve a Project 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.

Pursuant to Chapter 311 of the Texas Tax Code, the project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

This action item requests the Board approve a Project 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 project plan for the zone.

FISCAL IMPACT:

There is no fiscal impact to the General Fund.

ALTERNATIVES:

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

RECOMMENDATION:

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