



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 24

Agenda Date: February 20, 2025

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Designation of Reinvestment Zone Number Forty-One, City of San Antonio, Texas – Rosillo Creek TIRZ

SUMMARY:

This ordinance authorizes 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 (“Rosillo Creek TIRZ”), generally located at the southeast intersection of Loop 410 and New Sulphur Springs Road.

Through this action, the Rosillo Creek TIRZ will be designated for a term of 25 years and set the City’s participation level at 70%. Finally, this item will take the requisite actions and make the findings necessary to effectuate the designation of the Rosillo Creek TIRZ as required by Chapter 311 of the Texas Tax Code.

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 1,060.2 acres of the Property are located in District 3, within the City of San Antonio city 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 the development or redevelopment would not occur solely through private investment in the reasonably foreseeable future.

R City Developments, Inc. and VT Rosillo, LTD. have requested the Rosillo Creek TIRZ to be designated 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.

If designated, it is estimated that the Rosillo Creek TIRZ will create 5,239 single-family homes, 67 acres of multi-family units, 170.3 acres of commercial development, and 425.1 acres of light industrial development. The Developer has agreed to donate 49.5 acres of land to the San Antonio Housing Trust for the construction of a multi-family development within the proposed TIRZ boundaries.

ISSUE:

Approval from the City Council is required for the ordinance designating 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 approximately 25 years with the City’s participation level of 70% and the adoption of a preliminary Finance Plan.

ALTERNATIVES:

The City Council could decide not to designate the Rosillo Creek TIRZ which would negatively affect the ability of R City Developments, Inc. and VT Rosillo, LTD. to develop the property for the construction of the 5,239 single-family homes, 67 acres of multi-family units, 170.3 acres of commercial development, and 425.1 acres of light industrial development.

FISCAL IMPACT:

This ordinance authorizes the designation of the Rosillo Creek TIRZ for a term of approximately 25 years with the City’s participation level of 70% in accordance with the provisions of the Tax Increment Finance (“TIF”) Act, Chapter 311 of the Texas Tax Code. The City’s maximum developer reimbursement is \$156,326,193.

There is no immediate fiscal impact to the City's General Fund. The future taxes collected on the captured taxable value of parcels within the newly designated Rosillo Creek TIRZ will be deposited into the Rosillo Creek TIRZ fund to be used for eligible expenses within the TIRZ boundaries.

RECOMMENDATION:

Staff recommends approval.