



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 21

Agenda Date: May 29, 2025

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Development Agreement, Final Finance Plan, and Final Project Plan for Tax Increment Reinvestment Zone #41 - Rosillo Creek, located in Council District 3

SUMMARY:

This item authorizes the execution of the Development Agreement and approves the Finance Plan and Project Plan for Tax Increment Reinvestment Zone #41 - Rosillo Creek, located in Council District 3.

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 southeast of Loop 410 and New Sulphur Springs Road in Council District 3. On February 20, 2025, through Ordinance 2025-02-20-0132, City Council approved the designation, a Preliminary Finance Plan, creation of a seven-member Board of Directors, and established a Tax Increment Fund for TIRZ #41 - Rosillo Creek.

The Rosillo Creek development is comprised of 5,239 single-family homes, 67 acres of multi-family units, 170 acres of commercial development, and 425 acres of light industrial

development. Additionally, the Developer has agreed to donate sufficient land to the San Antonio Housing Trust or the City for an affordable housing development within the TIRZ boundaries.

The petition initiated TIRZ will exist for approximately 25 years with the term beginning February 25, 2025, and shall terminate no later than September 30, 2050, with the City's participation level of 70%. The developer shall receive up to a maximum reimbursement from the TIRZ of \$158,201,193 for public improvements.

On May 5, 2025, the Board Directors for the Rosillo Creek TIRZ approved the Development Agreement, Finance Plan and Project Plan for TIRZ #41 - Rosillo Creek, in accordance with the Tax Increment Finance (TIF) Act, Chapter 311 of the Texas Tax Code. The City and the Rosillo Creek TIRZ Board of Directors recognize the importance of their role in economic development, community development, planning and urban design in accordance with the TIF Act.

ISSUE:

For the Development Agreement, Finance Plan, and Project Plan to be considered final, they are subject to the approval of the governing body of the municipality that designated the zone.

ALTERNATIVES:

City Council could decide to not approve the Development Agreement, Finance Plan, and Project Plan which would negatively affect the ability of the developer to develop the property for construction of a mixed-use development.

FISCAL IMPACT:

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 #41 will be deposited in the Rosillo Creek TIRZ #41 fund to be used for eligible expenses within the TIRZ boundaries.

RECOMMENDATION:

Staff recommends approval of the Development Agreement, Finance Plan, and Project Plan for the Rosillo Creek TIRZ #41, located in City Council District 3.