

## ORDINANCE

**AUTHORIZING AMENDMENTS TO THE WESTSIDE AND HOUSTON STREET TAX INCREMENT REINVESTMENTS ZONES (TIRZ). THE AMENDMENTS TO THE WESTSIDE INCLUDE EXTENDING THE TERM FROM 2032 TO 2060, INCREASING THE CITY'S PARTICIPATION RATE FROM 90% TO 100%, REMOVING 17 PARCELS FROM THE BOUNDARY. THE AMENDMENTS TO THE HOUSTON STREET TIRZ INCLUDE EXTENDING THE TERM FROM 2034 TO 2060 AND ADDING 17 PARCELS TO THE BOUNDARY.**

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**WHEREAS**, in accordance with the Tax Increment Financing Act (the "Act"), Chapter 311 of the Texas Tax Code, the City of San Antonio through Council Ordinance No. 90969, established Tax Increment Reinvestment Zone Number Nine, known as the Houston Street TIRZ, in order to promote development and revitalization activities within the Houston Street TIRZ; and

**WHEREAS**, in accordance with the Act, the City of San Antonio through Council Ordinance No. 2008-12-11-1173, established Tax Increment Reinvestment Zone Number Thirty, known as the Westside TIRZ, in order to promote development and revitalization activities within the Westside TIRZ; and

**WHEREAS**, on September 12, 2024, City Council authorized the execution of a Memorandum of Understanding ("MOU") and term sheet, pursuant to Ordinance 2024-09-12-0680, that will facilitate the construction of a multi-purpose baseball facility for the San Antonio Missions and other community events; and

**WHEREAS**, the City has examined the conditions within the Houston Street TIRZ and those areas adjacent to it, to consider what areas would actually contribute to the redevelopment of the Houston Street TIRZ and comply with the terms of the MOU, and to verify that all statutory and contractual requirements are met; and

**WHEREAS**, the City seeks to include 17 parcels that are currently within the Westside TIRZ area into the boundaries of the Houston Street TIRZ; and

**WHEREAS**, City desires to also extend the term of the Houston Street TIRZ from its current termination date of September 30, 2034 to September 30, 2060; and

**WHEREAS**, the City has examined the conditions within the Westside TIRZ and those areas adjacent to it, to consider what areas would actually contribute to the redevelopment of the Westside TIRZ, and to verify that all statutory and contractual requirements are met; and

**WHEREAS**, the City seeks to remove 17 parcels that are currently within the Westside TIRZ area into the boundaries of the Houston Street TIRZ; and

**WHEREAS**, City desires to also extend the term of the Westside TIRZ from its current termination date of September 30, 2032 to September 30, 2060, and increase the maximum participation rate to 100% of the City's tax increment; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended; and

**WHEREAS**, the City of San Antonio now seeks to approve the extension of the term, expansion of the TIRZ boundaries and the increase in participation to promote local economic development and to stimulate business and commercial activity, within the Houston Street TIRZ, Inner City TIRZ, Westside TIRZ and Hemisfair TIRZ; **NOW THEREFORE**:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The boundaries of the Houston Street TIRZ, located in City Council District 1, are amended by adding 17 parcels, as shown in the attached **Exhibit A: Map of the Houston Street TIRZ**.

**SECTION 2.** The tax increment base for the properties being added to the Houston Street TIRZ is the total appraised value of the real property taxable by the City determined as of January 1, 2024, the year in which the properties are being added to the Houston Street TIRZ.

**SECTION 3.** The City Council authorizes the extension of the Houston Street TIRZ Termination Date to September 30, 2060, unless otherwise terminated earlier as a result of breach of agreements, payment in full of all project costs approved in the Project and Finance Plans, or as authorized or permitted by law.

**SECTION 4.** The boundaries of the Westside TIRZ, located in City Council Districts 1 and 5, are amended by removing 17 parcels, as shown in the attached **Exhibit B: Map of the Westside TIRZ**.

**SECTION 5.** The City Council authorizes the extension of the Westside TIRZ Termination Date to September 30, 2060, unless otherwise terminated earlier as a result of breach of agreements, payment in full of all project costs approved in the Project and Finance Plans, or as authorized or permitted by law.

**SECTION 6.** The City's maximum tax participation rate for the Westside TIRZ will be increased from 90% to 100%.

**SECTION 7.** The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as a part of this Ordinance.

**SECTION 8.** This Ordinance is effective immediately upon passage by eight affirmative votes; otherwise, it is effective on the tenth day after passage.

***PASSED AND APPROVED*** this 19th day of December 2024.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney

## EXHIBIT A

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## EXHIBIT B

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