



# City of San Antonio

## Agenda Memorandum

**File Number:**  
{{item.tracking\_number}}

---

**Agenda Item Number:** 4

**Agenda Date:** January 31, 2024

**In Control:** Tax Increment Reinvestment Zone No. 25 - Hunter's Pond Meeting

---

**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

Authorization of an Assignment of Rights of the Development Agreement, Finance Plan and Project Plan for Hunters Pond TIRZ #25 from Hunters Pond, L.P. to TIRZ/PID, LP.

**SUMMARY:**

After Board approval, the Developer of record will be assigned as TIRZ/PID, LP from Hunters Pond, L.P. for the Hunters Pond TIRZ #25.

**BACKGROUND INFORMATION:**

The Hunters Pond Tax Increment Reinvestment Zone was designated on June 1, 2006 and scheduled to terminate September 30, 2031. The participating taxing entities are City of San Antonio (100% less cost of services) and Bexar County (70% of Operation and Maintenance). The TIRZ is located in the southern section of the City of San Antonio, outside SW Loop 410, west of Zarzamora Road. The development is in the South West Independent School District and encompasses approximately 88 acres.

The September 2023 progress report submitted by the Developer states 386 single-family homes have been completed. The public infrastructure improvements and related capital costs include site work, storm water pollution prevention, streets and drainage, alleys, sewer, water, street lights/signs, detention ponds, off-site sewer, street extension to Zarzamora, off-site water/sewer street extension, platting, zoning, permits, ROW landscaping, CPS Energy Electric, park improvements, village green improvements, street trees, engineering-surveying, geo-technical, contingency, construction management, and legal and formation fees.

The Developer of Record, Hunters Pond, L.P., has requested to assign its rights under the Development Agreement to TIRZ/PID, LP. An assignment of the Development Agreement, Finance Plan and Project Plan requires Board and City Council approval.

**ISSUE:**

Board consideration is requested for the Assignment of Rights from Hunters Pond, L.P. to TIRZ/PID, LP for the Hunters Pond TIRZ #25.

**FISCAL IMPACT:**

Hunters Pond TIRZ #25 is seeking an Assignment of Rights from Hunters Pond, L.P. to TIRZ/PID, LP. No additional funding is related to this request. There is no fiscal impact to the TIRZ or the City's General Fund from the Assignment.

**ALTERNATIVES:**

The Board could decide to not authorize the Assignment of Rights from Hunters Pond, L.P. to TIRZ/PID, LP for the Hunters Pond TIRZ.#25. However, this would possibly result in delays or lead to the cancelation of the TIRZ.

**RECOMMENDATION:**

Staff recommends approval of a Resolution authorizing an Assignment of Rights from Hunters Pond, L.P. to TIRZ/PID, LP for the Hunters Pond TIRZ #25.