



Westside Creeks Restoration Oversight Committee (WCROC) Meeting

Tuesday, April 14, 2009 – 6:00 PM
San Antonio River Authority Board Room
100 E. Guenther

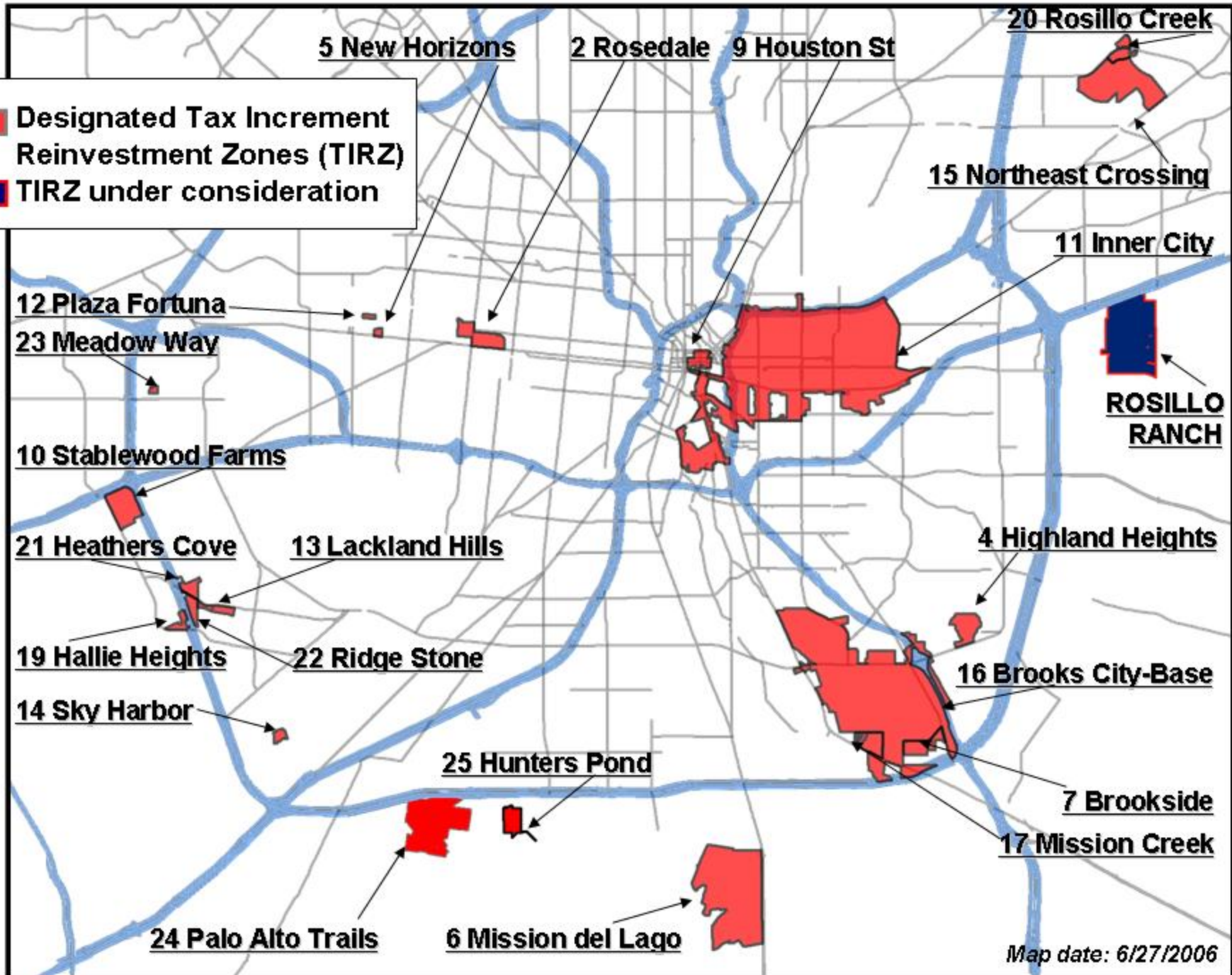
- I. **Welcome & Introductions**
Committee Co-Chairs
- II. **Approval of Meeting Minutes (3/10/2009)**
- III. **City of San Antonio TIRZ Presentation**
Adrian Lopez, Economic Development Manager for the City of San Antonio
- IV. **Workshop #1**
Ed Garza, AECOM
 - a. **Date/Time/Location**
 - b. **Workshop Handouts/Exhibits**
 - c. **Outreach Update/Volunteer Coordination**
Linda Vela, RJ RIVERA Associates, Inc.
- V. **Miscellaneous Items**
Committee Co-Chairs
- VI. **Public Comments**
- VII. **Adjourn**

VOLUNTEER TRAINING: This meeting will be followed by an optional volunteer training for those individuals planning to assist at the Earth Day Westside Creeks Imagination Station. The training will run from 7:15 p.m. to 8:00 p.m. immediately following the oversight committee meeting.

Public Participation: Public comments will be accepted after each agenda item after committee comments are complete. We ask that comments be limited to no more than three (3) minutes in length to allow adequate time for everyone to be heard.

Comments during the public comment portion are also limited to three (3) minutes and we ask that time not be transferred to another individual.

 Designated Tax Increment Reinvestment Zones (TIRZ)
 TIRZ under consideration



Map date: 6/27/2006

Rosedale Tax Increment Reinvestment Zone #2



Background:

- **Designated:** December 17, 1998
- **Location:** General McMullen and West Commerce along Apache Creek
- **Developer:** San Antonio Alternative Housing Corp.
- **City Council District:** 5
- **Local School District:** Edgewood ISD
- **Bexar County Precinct:** 2
- **State Representative District(s):** 116 & 125
- **State Senator District:** 26
- **Proposed Developments:** 64 single-family units, 120 multi-family units, 1 acre commercial development, and a linear park (2005)
- **Zone Term:** 20.09 Years
- **Participating Taxing Entities:** City, Bexar County, University Health System, Edgewood ISD and Alamo Community College District
- **Size:** 30.396 Acres

Highland Heights Tax Increment Reinvestment Zone #4



Background:

- **Designated:** December 17, 1998
- **Location:** Southeast Loop 410 and Southeast WW White Road
- **Developer:** El Arco, Inc.
- **City Council District:** 3
- **Local School District:** East Central and San Antonio ISDs
- **Bexar County Precinct:** 4
- **State Representative District:** 119
- **State Senator District:** 19
- **Proposed Developments:** 253 single-family units
- **Zone Term:** 18.09 Years
- **Participating Taxing Entities:** City, Bexar County, University Health System
- **Size:** 140.2 Acres

New Horizons Tax Increment Reinvestment Zone #5



Background:

- **Designated:** August 19, 1999
- **Location:** Off West Commerce and Hortencia Streets
- **Developer:** Nuevos Horizontes
- **City Council District:** 7
- **Local School District:** Edgewood ISD
- **Bexar County Precinct:** 2
- **State Representative District:** 125
- **State Senator District:** 26
- **Proposed Developments:** 63 single-family units
- **Zone Term:** 10.09 Years
- **Participating Taxing Entities:** City, Bexar County, University Health System, Edgewood ISD and Alamo Community College District
- **Size:** 10.03 Acres

Mission del Lago Tax Increment Reinvestment Zone #6



Background:

- **Designated:** August 19, 1999
- **Location:** Along U.S. 281 South, outside Loop 410 (surrounds Mission del Lago Municipal Golf Course)
- **Developer:** Mission del Lago, Ltd.
- **City Council District:** 3
- **Local School District:** Southside ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 118
- **State Senator District:** 19
- **Proposed Developments:** 3,200 single- and multi-family units
- **Zone Term:** 26.08 Years
- **Participating Taxing Entities:** City, Bexar County, University Health System, Southside ISD and Alamo Community College District
- **Size:** 812.132 Acres

Brookside Tax Increment Reinvestment Zone #7



BACKGROUND:

- **Designated:** December 9, 1999
- **Location:** South of Brooks City Base, west of Goliad Road, east of S. Presa Street & north of SE Loop 410
- **Developer:** Bridle Bit Corporation
- **City Council District:** 3
- **Local School District:** East Central ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 118
- **State Senator District:** 19
- **Developments:** 371 single-family units
- **Zone Term:** 13.91 Years
- **Participating Taxing Entities:** City, Bexar County and Alamo Community College District
- **Size:** 86.8 Acres

Houston St. Tax Increment Reinvestment Zone #9



BACKGROUND

- **Designated:** December 9, 1999
- **Location:** Soledad, East Martin, North Alamo, and West Market streets
- **Developer:** Federal Realty Investment Trust
- **City Council District:** 1
- **Local School District:** San Antonio ISD
- **Bexar County Precinct:** 4
- **State Representative District:** 123
- **State Senator District:** 26
- **Proposed Developments:** Houston Street and Crockett Street improvements, pedestrian and bridge linkages, façade preservation, courtyard improvements
- **Zone Term:** 14 Years
- **Participating Taxing Entities:** City, Bexar County, University Health System and Alamo Community College District
- **Size:** 629.248 Acres

Stablewood Farms Tax Increment Reinvestment Zone #10



Background:

- **Designated:** December 14, 2000
- **Location:** Highway 90 and Southwest Loop 410
- **Developer:** Regent Asset Management Co.
- **City Council District:** 4
- **Local School District:** Northside ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 324 single-family and 452 multi-family units and 64.3 acres of commercial development
- **Zone Term:** 24.79 Years
- **Participating Taxing Entities:** City, Bexar County and Alamo Community College District
- **Size:** 172.9 Acres

Inner City Tax Increment Reinvestment Zone #11



Background:

- **Designated:** December 14, 2000
- **Location:** South Alamo Street, Interstate Highway 35, Coliseum Road, Iowa Street
- **Developer:**
- **City Council District(s):** 1, 2 & 5
- **Local School District:** San Antonio ISD
- **Bexar County Precinct(s):** 1 & 4
- **State Representative District(s):** 120 & 123
- **State Senator District(s):** 21 & 26
- **Proposed Developments:** land acquisition, facility construction, renovation, streets and drainage, utilities, cemetery and park improvements, sidewalks and other amenities
- **Zone Term:** 14 Years
- **Participating Taxing Entity:** City
- **Size:** 956 Acres

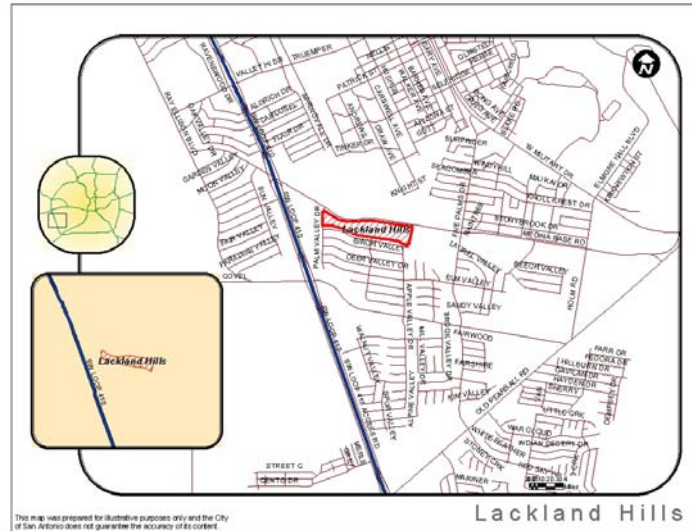
Plaza Fortuna Tax Increment Reinvestment Zone #12



Background:

- **Designated:** December 13, 2001
- **Location:** Hortencia and Fortuna Streets off of West Commerce St.
- **Developer:** HLH Development LP
- **City Council District:** 7
- **Local School District:** Edgewood ISD
- **Bexar County Precinct:** 2
- **State Representative District:** 125
- **State Senator District:** 26
- **Proposed Developments:** 76 single-family units
- **Zone Term:** 23.79 Years
- **Participating Taxing Entities:** City, Bexar County and Alamo Community College District
- **Size:** 9.82 Acres
- **Status:** Project is completed

Lackland Hills Tax Increment Reinvestment Zone #13



Background:

- **Designated:** December 13, 2001
- **Location:** Palm Valley Drive and Medina Base Road near Loop 410 and Highway 90
- **Developer:** Lackland Hills Joint Venture
- **City Council District:** 4
- **Local School District:** South San and Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 184 single-family units
- **Zone Term:** 24.80 Years
- **Participating Taxing Entities:** City, Bexar County and Alamo Community College District
- **Size:** 39.006 Acres

Sky Harbor Tax Increment Reinvestment Zone #14



Background:

- **Designated:** June 13, 2002
- **Location:** Boston Harbor, Portside Dr., & Bowsprit Streets
- **Developer:** HLH Development LP
- **City Council District:** 4
- **Local School District:** Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 151 single-family units
- **Zone Term:** 11.30 Years
- **Participating Taxing Entities:** City, Bexar County and Alamo Community College District
- **Size:** 48.8 Acres

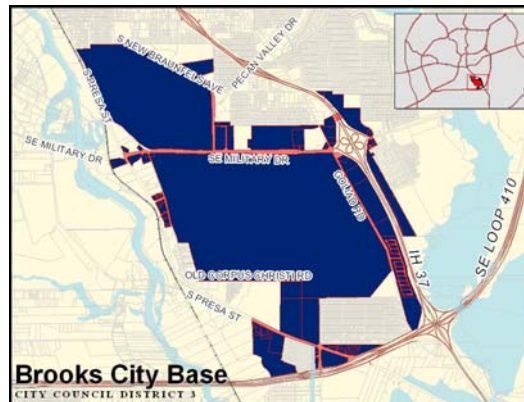
North East Crossing Tax Increment Reinvestment Zone #15



BACKGROUND

- **Designated:** June 13, 2002
- **Location:** Eisenhower Road, Gibbs Sprawl Road and Walzem Road
- **Developer:** Neighborhood Revitalization Initiative, Ltd.
- **City Council District:** 2
- **Local School District:** Judson ISD, Northeast ISD
- **Bexar County Precinct:** 4
- **State Representative District:** 120
- **State Senator District:** 21
- **Proposed Developments:** 1,364 single-family units
- **Zone Term:** 24.30 Years
- **Participating Taxing Entities:** City, Bexar County and Alamo Community College District
- **Size:** 443.9 Acres

Brooks City-Base Tax Increment Reinvestment Zone #16



BACKGROUND

- **Designated:** December 9, 2004
- **Location:** Approximately, west of I-37, south of South New Braunfels Avenue and S.E. Military Drive, east of South Presa Street and Old Corpus Christi Road, and north of Dave Erwin Drive and S.E. Loop 410
- **Developer:** Brooks Development Authority
- **City Council District:** 3
- **Local School District(s):** San Antonio ISD, East Central ISD
- **Bexar County Precinct:** 4
- **State Representative District:** 119
- **State Senator District:** 19
- **Proposed Developments:** 225.5 acres of commercial and 140 acres of park development, some multi-family development
- **Zone Term:** 24.82 Years
- **Participating Taxing Entities:** City
- **Size:** 2,522 Acres

Mission Creek Tax Increment Reinvestment Zone # 17



BACKGROUND

- **Designated:** December 9, 2004
- **Location:** South of Brooks-City Base, west of Texas A & M Engineering Service on South Presa and north of South Presa (TxDOT)
- **Developer:** HLH Development LP
- **City Council District:** 3
- **Local School District:** San Antonio ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 118
- **State Senator District:** 19
- **Proposed Developments:** 19.48 to be dedicated to SAISD for a school, 448 single-family homes on 66.93 acres, land to be dedicated to the City is 1.88 acres and a recreational park on 12.18 acres
- **Zone Term:** 24.82 Years
- **Participating Taxing Entities:** City, Bexar County
- **Size:** 101.06 Acres

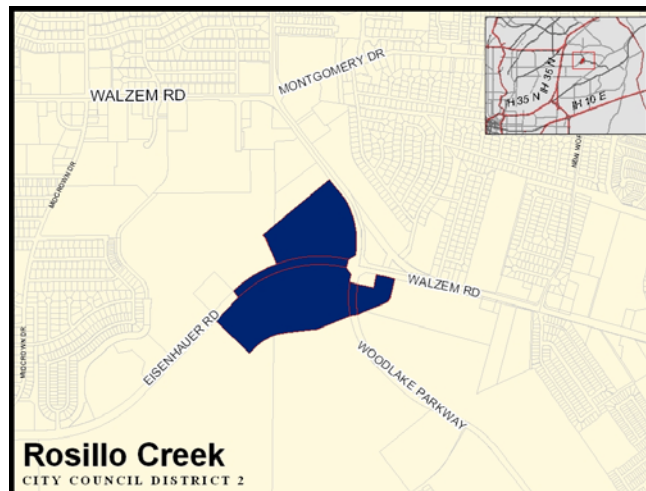
Hallie Heights Tax Increment Reinvestment Zone #19



BACKGROUND

- **Designated:** December 9, 2004
- **Location:** Borders Sun Valley Elementary School to the north, S.W. Loop 410 to the east, Lackland Subdivision Unit 40 to the west, and Ray Ellison Boulevard to the south
- **Developer:** HLH Developments, LP
- **City Council District:** 4
- **Local School District:** Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 184 single-family homes
- **Zone Term:** 19.82 Years
- **Participating Taxing Entities:** City, Bexar County, and San Antonio River Authority
- **Size:** 35.01 Acres

Rosillo Creek Tax Increment Reinvestment Zone #20



Background:

Designated: December 16, 2004

Location: Intersection of Eisenhauer Rd. and Walzem Rd.

Developer: Zachry Realty, Inc.

City Council District: 2

Local School District: Northeast ISD

Bexar County Precinct: 4

State Representative District: 120

State Senator District: 21

Proposed Developments: Office, retail and industrial development

Zone Term: 15.80 Years

Participating Taxing Entities: City

Size: 65.65 Acres

Heathers Cove Tax Increment Reinvestment Zone #21



Background:

- **Designated:** December 16, 2004
- **Location:** Medina Base Road and Southwest Loop 410
- **Developer:** HLH Development
- **City Council District:** 4
- **Local School District:** Northside ISD and Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 174 single-family and 255,219 square feet of commercial development
- **Zone Term:** 24.81 Years
- **Participating Taxing Entities:** City, Bexar County, Alamo Community College District, and San Antonio River Authority
- **Size:** 47 Acres

Ridge Stone Tax Increment Reinvestment Zone # 22



BACKGROUND:

- **Designated:** December 16, 2004
- **Location:** Medina Base Road and Loop 410
- **Developer:** Big Fish Development On Five, LP
- **City Council District:** 4
- **Local School District:** Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 245 single-family homes
- **Zone Term:** 24.81 Years
- **Participating Taxing Entities:** City, Bexar County
- **Size:** 40.58 Acres

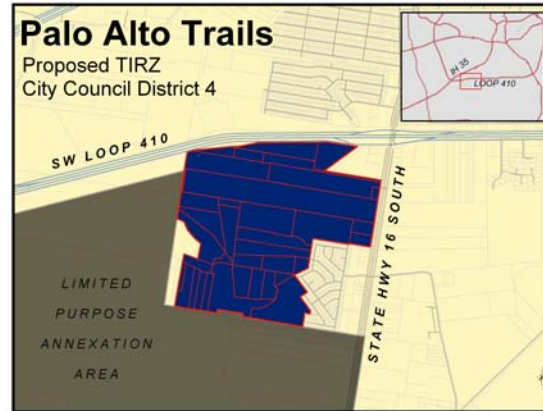
Meadow Way Tax Increment Reinvestment Zone # 23



BACKGROUND:

- **Designated:** December 16, 2004
- **Location:** Meadow Way and Marbach, near Loop 410
- **Developer:** Big Fish Up Two, L.P.
- **City Council District:** 6
- **Local School District:** Northside ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 124
- **State Senator District:** 26
- **Proposed Developments:** 90 single-family homes
- **Zone Term:** 19.80 Years
- **Participating Taxing Entities:** City, Bexar County
- **Size:** 13.68 Acres

Palo Alto Trails Tax Increment Reinvestment Zone # 24



BACKGROUND:

- **Designated:** May 18, 2006
- **Location:** South of Loop 410 just west of Palo Alto Road / State Highway 16 South
- **Developer:** JAMRO Ltd and NICDAR Inc.
- **City Council District:** 4
- **Local School District:** Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 323 single-family, 44 town homes, 45 garden homes, 21 dwelling units over commercial space, 28,000 sq. ft. of commercial space and park amenities to include basketball court, playground and lighting
- **Zone Term:** 25.39 years
- **Participating Taxing Entities:** City and the Developer is seeking San Antonio River Authority participation
- **Size:** approximately 524 acres

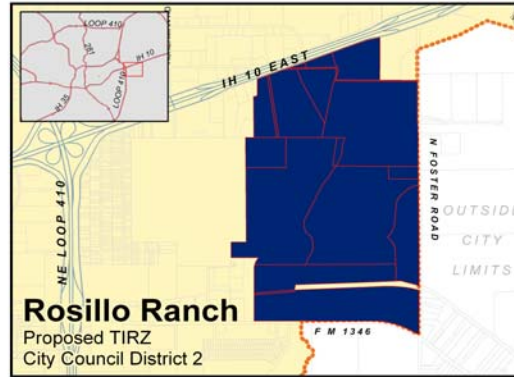
Hunters Pond Tax Increment Reinvestment Zone #25



BACKGROUND

- **Designation Status:** Resolution of Intent approved by City Council on September 23, 2004
- **Location:** Near SW Loop 410 and Zarzamora
- **Developer:** Hunters Pond, LLP
- **City Council District:** 3
- **Local School District:** Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 118
- **State Senator District:** 19
- **Proposed Developments:** 459 single-family units
- **Proposed Zone Term:** 24.81 Years
- **Proposed Participating Taxing Entities:** City, Bexar County
- **Size:** 88.1 Acres

Rosillo Ranch Proposed Tax Increment Reinvestment Zone



BACKGROUND:

- **Designated:** June 1, 2006
- **Location:** Bounded on the north by Interstate 10, to the west by Martindale Army Airfield, to the south by FM 1346, and to the east by North Foster Road
- **Developer:** Rosillo Creek Development Ltd.
- **City Council District:** 2
- **Local School District:** San Antonio Independent School District
- **Bexar County Precinct:** 4
- **State Representative District:** 120
- **State Senator District:** 19
- **Proposed Developments:** 1,875 single-family, 127 town homes, 224 garden homes, 118 duplex units, 439,450 sq. ft. of commercial space and 22.42 acres of land to be dedicated to SAISD for a proposed Academy
- **Zone Term:** 20.35 years
- **Participating Taxing Entities:** City and the Developer is seeking San Antonio River Authority participation
- **Size:** approximately 698.58 acres