

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

**AN ORDINANCE**

**AMENDING THE BOUNDARY OF TAX INCREMENT REINVESTMENT  
ZONE (“TIRZ”) NUMBER ELEVEN, CITY OF SAN ANTONIO, TEXAS  
KNOWN AS THE INNER CITY TIRZ.**

\* \* \* \* \*

**WHEREAS**, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 (“the Act”), on December 14, 2000 City Council, through Ordinance No. 93101, designated the Inner City TIRZ, located in the center and eastern quadrant of the City, primarily south of Interstate Highway 35, north of Interstate Highway 10 and on both sides of Interstate 37; and

**WHEREAS**, in anticipation of several economic development opportunities, on August 12, 2016, the Inner City TIRZ Board of Directors adopted a Resolution to approve a boundary amendment to add 1,530 new parcels (approximately 631 parcel acres) in five separate geographic areas adjacent to the current Inner City TIRZ; and

**WHEREAS**, the proposed boundary amendment adds a total value of \$115,137,210.00 based on 2015 Bexar Appraisal District data and will capture several potential projects and areas of increasing property value including: (1) the Essex Area, (2) Montana Street, (3) Wyoming Street, (4) Government Hill, (5) MLK Park Areas; and

**WHEREAS**, in accordance with the Act, a municipality may not designate a zone (or change the boundaries of an existing zone) if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes; and,

**WHEREAS**, the current residential percentage of Inner City TIRZ is 15% and the proposed boundary amendment would increase the residential percentage of the Inner City TIRZ to 21% and complies with the composition requirements under the Act; **NOW THEREFORE:**

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

**SECTION 1.** The boundaries of the Inner City TIRZ, located in City Council Districts 1, 2 and 5 are amended to add 1,530 parcels (approximately 631 parcel acres) and encompass 5,016 parcels covering approximately 2,822 parcel acres. See **Exhibit A** *Boundary Map* and **Exhibit B** *List of Parcels to Be Added to the Inner City TIRZ*.

**SECTION 2.** The increase of 1,530 parcels represents an increase in total value of \$115,137,210.00 based on 2015 Bexar Appraisal District data.

**SECTION 3.** This Ordinance shall be effective immediate upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

AL  
10/13/16  
Item No. \_\_\_\_\_

**PASSED AND APPROVED** this 13th day of October, 2016.

**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

\_\_\_\_\_  
City Attorney

DRAFT