



Tax Increment Reinvestment Zone (TIRZ) #7

City Council

January 13, 2026

What is Tax Increment Reinvestment Zone?

- A TIRZ is a special zone created to attract new investment to an area
- The zone helps finance costs of development and promote growth in areas that would not otherwise attract development in a timely manner
- Only a set percentage or dollar amount of tax revenues created by development within the zone is contributed to the zone by all participating taxing entities
- Tax Code 311 allows for TIRZ funds to be used for undeveloped land where certain factors impair growth such as insufficient infrastructure
- The funds generated by the development is reinvested back into infrastructure and improvements within the zone
- Existing tax revenues are excluded from the zone



Vision of TIRZ

#7

- This TIRZ allows for master planning of the area that will promote smart growth to include diverse housing options and commercial services like retail and entertainment
- Funding from the TIRZ can be reinvested into the zone to enhance parks, trails, and public spaces to improve quality of life
- Creates a new tax base and supports new development in an area that is undeveloped
- The TIRZ allows for targeted infrastructure investments to catalyze and support sustainable growth



Proposed TIRZ #7 Map

London ISD
Campus

Hwy 286



Weber Rd.

Oso Creek

Staples St.



Why a TIRZ in this area?

- The land in the proposed zone is primarily undeveloped, agricultural use outside of the city limits.
- The area lacks sufficient infrastructure to support quality development including roads, stormwater, water, and wastewater.
- Much of the existing development around the proposed zone consists of $\frac{1}{2}$ to 2 acre lots on septic systems with roads that lack curbs, gutter, and sidewalks.
- The proposed zone has development occurring to the east and to the west but represents an undeveloped section between the two growth areas.



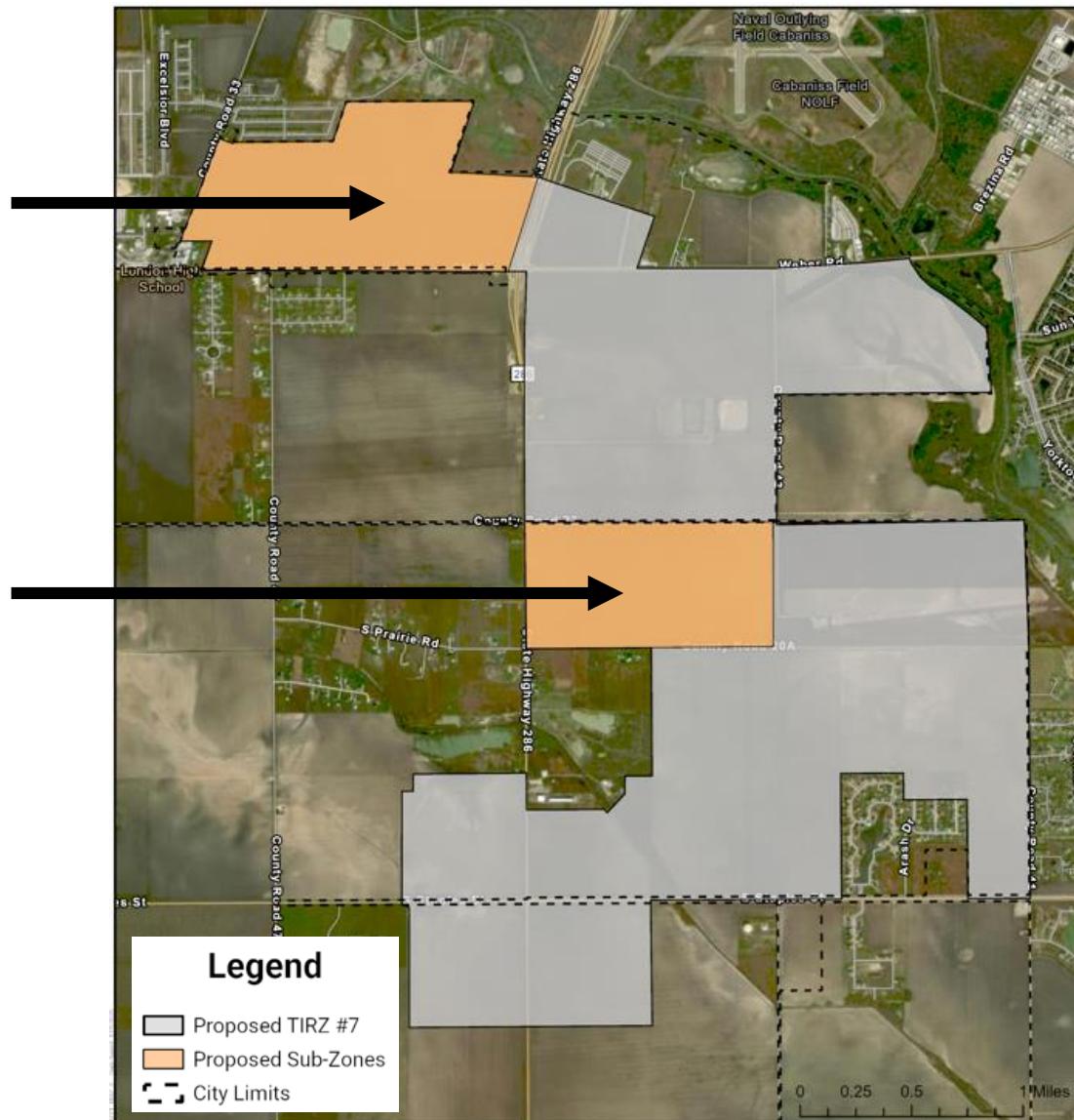
How is this TIRZ different?

- To receive funding a development must exceed the current UDC standards, annex into the City limits, and connect to City sewer
- The participating taxing entities will not begin contributing to the TIRZ until a project/subzone is approved and the land is annexed into the city limits
- Developments will only receive funding from the new tax revenue that they generate.



Currently Proposed Sub-zones

- ***The Proper*** – located northwest of the intersection of Weber Street and Highway 286, this subzone encompasses approximately 522 acres
- ***Mirabella*** – Situated northeast of the intersection of Highway 286 and County Road 20A, this subzone includes approximately 300+ acres



Terms and Investment

Proposed Terms

- **25-year term (2026-2051)** - Allows for developers to begin development project in the next 5 years and still be able to receive incentives for a 20-year term. (2026 will be the base year)
- **50% contribution of new tax revenues** after development approval and annexation
- Increment contribution **only within approved sub-zones**

Estimated Investment and New Revenues

- \$2.8 Billion in estimated new taxable value
- \$198 Million in estimated new tax revenue over 25 years



Entity Participation

Taxing Entities' Participation

City of Corpus Christi	25 years	50%	Tax years 2026-2051
Nueces County	20 years	45%	Tax years 2026-2046
Del Mar College	TBD	TBD	Tax years 2026-2036



TIRZ #7 Board Composition

- The TIRZ Board members are appointed by City Council
- Total Board Membership may not exceed 15
- Proposed Board composition:
 - 7 - City Council Appointees
 - 5 - Nueces County Appointees
 - 2 - Del Mar College Appointees
 - 1 - Development Representative
- Chair to be appointed by City Council
- Vice-Chair to be appointed by Nueces County



Next Steps After Creation

- Interlocal agreements approved by participating taxing entities:
 - Nueces County
 - Del Mar College
- Second Reading of TIRZ #7 Creation Ordinance
- Approve Potential Interlocal Agreement with Del Mar College
- Receive application for TIRZ Board Members
- Appoint TIRZ Board Members
- TIRZ Board approves Project and Financing Plan
- City Council approves Project and Financing Plan (Two Readings)
- TIRZ Board approves Developer Agreement
- City Council approves Developer Agreement





Thank you!