

6802 Bandera Road Grant

Roque Salinas
Executive Director/ Development
Director

09/16/2025

Summary

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- The purpose of this project is to support the redevelopment of a commercial property in Leon Valley through the demolition of a 40-year-old building and the construction of a new, modern facility. The redevelopment will include the recruitment of Little Caesars along with two additional businesses, bringing new services and economic activity to the community.
- **Options:**
 1. Approval
 2. Denial
 3. Other



Property

- The property was built in 1985 and was once a Burger King, China Bowl Express and most recently a Weikee Restaurant.
- The property is just over ½ acre on a corner lot on Bandera and Poss road.
- The building has a footprint of 4,200 square feet.
- The building has been vacant since November 2024.



Property Vision

- The total private investment in this project is estimated at \$1.6 million, covering planning, engineering, and construction costs. The City's participation is capped at \$150,000, representing less than 10% of the total project cost. The redevelopment, which includes construction of a new building and the recruitment of Little Caesars along with two additional businesses, is anticipated to increase both sales tax and property tax revenue for the City.

Grant details

- Permit Fee Waivers – The project includes the waiving of permit fees in an amount not to exceed \$7,500.00.
- Direct Funding from the Economic Development Department – Totaling \$67,500.00:
 - Reimbursement for demolition of the existing building (constructed in 1985) and construction of a new three-tenant unit, estimated \$27,500.00.
 - Direct funding of \$40,000.00 for the building of a new facility, contingent upon the completion of specific redevelopment milestones (e.g., vertical walls erected, grand opening, six-month operational milestone).
- Sales Tax Rebate – Financial assistance not to exceed \$75,000.00, to be provided by returning 50% of sales tax revenue remitted to the City over an agreed-upon period of time.

Fiscal impact

- The redevelopment, which includes construction of a new building and the recruitment of Little Caesars along with two additional businesses, is anticipated to increase both sales tax and property tax revenue for the City.

Recommendation

- The Economic Development Department recommends that the Council authorize the City Manager to negotiate and enter into a Chapter 380 agreement with Synergy Brothers, LLC, for incentives related to the redevelopment of the property located at 6802 Bandera Road, in an amount not to exceed \$150,000.00.

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