



NEIGHBORHOOD & HOUSING SERVICES

February 20, 2025

This memo is to request your authorization to waive the canvassing of a 25.4-acre tract of land associated with the Mission Del Largo TIRZ due to Southside Independent School District ("SISD") no longer participating as a taxing entity in the Interlocal Agreement with the City and MDL TIRZ. We have been asked by the City Attorney's Office to assist with facilitating the return of a 25.4-acre tract of land (special warranty deed attached) that was gifted to SISD back to Southstar. Due to Texas state law, SISD could not legally give the land back; instead, Southstar could reacquire the Property through a public auction.

Since the Property was part of the MDL TIRZ Project Plan, per the City Attorney's Office, it is believed that it could undertake the transfer of the land back to Southstar without the need for a public auction. An agreement was reached that SISD would deed the Property to the City, which could occur without an appraisal or public auction, in exchange for a release of all remaining amounts owed to the MDL TIRZ.

On March 21, 2024, pursuant to Ordinance 2024-03-21-0201, City Council approved the transfer of the Property from SISD to City. On August 1, 2024, the Property was transferred from SISD to the City by Special Warranty Deed. The Property can be found on the BCAD website at Parcel ID 1318572. The Property is an odd-shaped lot that remains vacant, and the City has no use for the Property. Instead, in an effort to procure additional space for affordable housing, the City has been able to secure an agreement from Southstar for a Right of First Refusal on another parcel of real property located within the MDL TIRZ.

Effectively, in granting this waiver, the City is following required statutory authority to return the Property to Southstar, who in good faith transferred the Property to SISD without receiving any additional compensation. The transfer can be made in accordance with Section 272.001 of the Texas Local Government Code, as the Property is part of the Project Plan for the MDL TIRZ and Southstar is the owner of abutting property.

Waiver Approved:

A handwritten signature in blue ink that reads "Veronica Garcia".

Veronica Garcia, Director
Neighborhood & Housing Services Department

2/20/2025

Date