



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 1, 2022

In Control: Tax Increment Reinvestment Zone No. 06 - Mission Del Lago Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1|District 2|District 5

SUBJECT:

Mission Del Lago, LTD., will provide a Developer Update on the progress of the Mission Del Lago development.

SUMMARY:

Mission Del Lago is a development on approximately 812 acres on the southside of San Antonio, located in Council District 3. The Developer of the Project, Mission Del Lago, LTD., will provide an update on the progress of the Project.

BACKGROUND INFORMATION:

Mission Del Lago is a Petition-Initiated Tax Increment Reinvestment Zone (TIRZ) located near the southern section of the City of San Antonio, approximately 1.5 miles south of Loop 410 South on Hwy 281 South adjacent to Mitchell Lake, near Mission Del Lago Golf Course. The development is in the Southside Independent School District.

Mission Del Lago TIRZ was designated on August 19, 1999, to help facilitate the construction of single-family homes on approximately 812 acres. The development originally proposed the construction of 3,200 single-family homes with an average sale price of \$114,000, and range in size from 1,300 to over 1,500 square feet, with lot sizes of approximately 5,960 square feet. The amended plan proposes the construction of 2,734 single-family homes, 280 multi-family homes, and 287,600 square feet of retail, office, and commercial space.

Petition-initiated TIRZ allow property owners, residents, and project developers to contract with the City to bring high-quality development and redevelopment to areas that have not seen any significant development in recent history.

The Development Agreement for this Project consists of the following public improvements and related capital costs: streets and approaches, sidewalks, drainage, water, sewer, utilities, street lights, on-site sewer outfall, Del Lago parkway, gas, platting fees, drainage fees, sewer impact fees, engineering/surveying fees, and park improvements to be constructed by the Developer on an approximately 812 acres out of the Mission Del Lago Subdivision.

The development at Mission Del Lago has been successful in building homes for families in the Southside of San Antonio and the developer would like to update all Mission Del Lago Board of Directors with a project update up to this point.

ISSUE:

NA

FISCAL IMPACT:

NA

ALTERNATIVES:

NA

RECOMMENDATION:

NA