



# 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:**

Discussion and possible action to approve the Southstar Mission Del Lago, LTD., requests for the following: Invoices #24-28.

**SUMMARY:**

The Mission Del Lago Development by Southstar Communities is a single-family construction of 2,241 single family homes, 630 multi-family homes and 287,600 sq. ft. commercial/retail.

**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.

On August of 2022, Mission Del Lago, LTD., submitted a last invoice for review to the TIF program. TIF staff have reviewed the support documentation in full including invoices #24 - #28.

#### **ISSUE:**

Mission Del Lago is a Petition-Initiated TIRZ.

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 at Mission Del Lago has been successful in building homes for families in the Southside of San Antonio and have reached their funding limit per the Development Agreement with Southstar Communities.

#### **FISCAL IMPACT:**

There is no immediate fiscal impact to the City's General Fund. Funding for reimbursement of eligible expenses comes from the increment generated within the TIRZ.

#### **ALTERNATIVES:**

NA

#### **RECOMMENDATION:**

Staff recommends the Board approve the invoices #24 - #28 for this Development. With that authority, TIF Staff will reimburse for eligible expenses up to the approved amount in accordance with the terms of the Development Agreement.