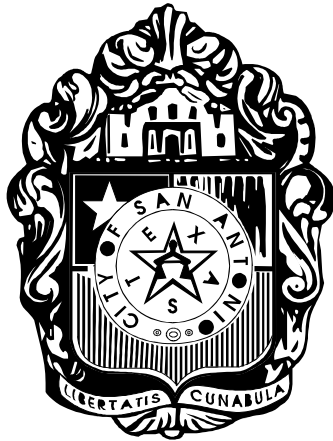


CITY OF SAN ANTONIO, TEXAS
**Department of Planning and Community
Development**



Mission Drive-In

**Tax Increment Reinvestment Zone
Number Thirty-Two**

Project Plan

Final: April 13, 2017
Amended: July 16, 2019

PROJECT PLAN

Mission Drive-In

TAX INCREMENT REINVESTMENT ZONE (TIRZ) NUMBER 32

Executive Summary

The Mission Drive-In Tax Increment Reinvestment Zone (TIRZ) 32 was designated by City Council December 11, 2008 through Ordinance No. 2008-12-11-1174. The zone included 1,365 acres located south of the central business district along the area east of Yett Avenue, north of SE Loop 410, and west of Espada Road as southern boundaries; traversing on either side of Roosevelt Avenue north to H F McCarty Drive as a northern boundary, and traversing south along the western side of Presa Street to E. Pyron Avenue.

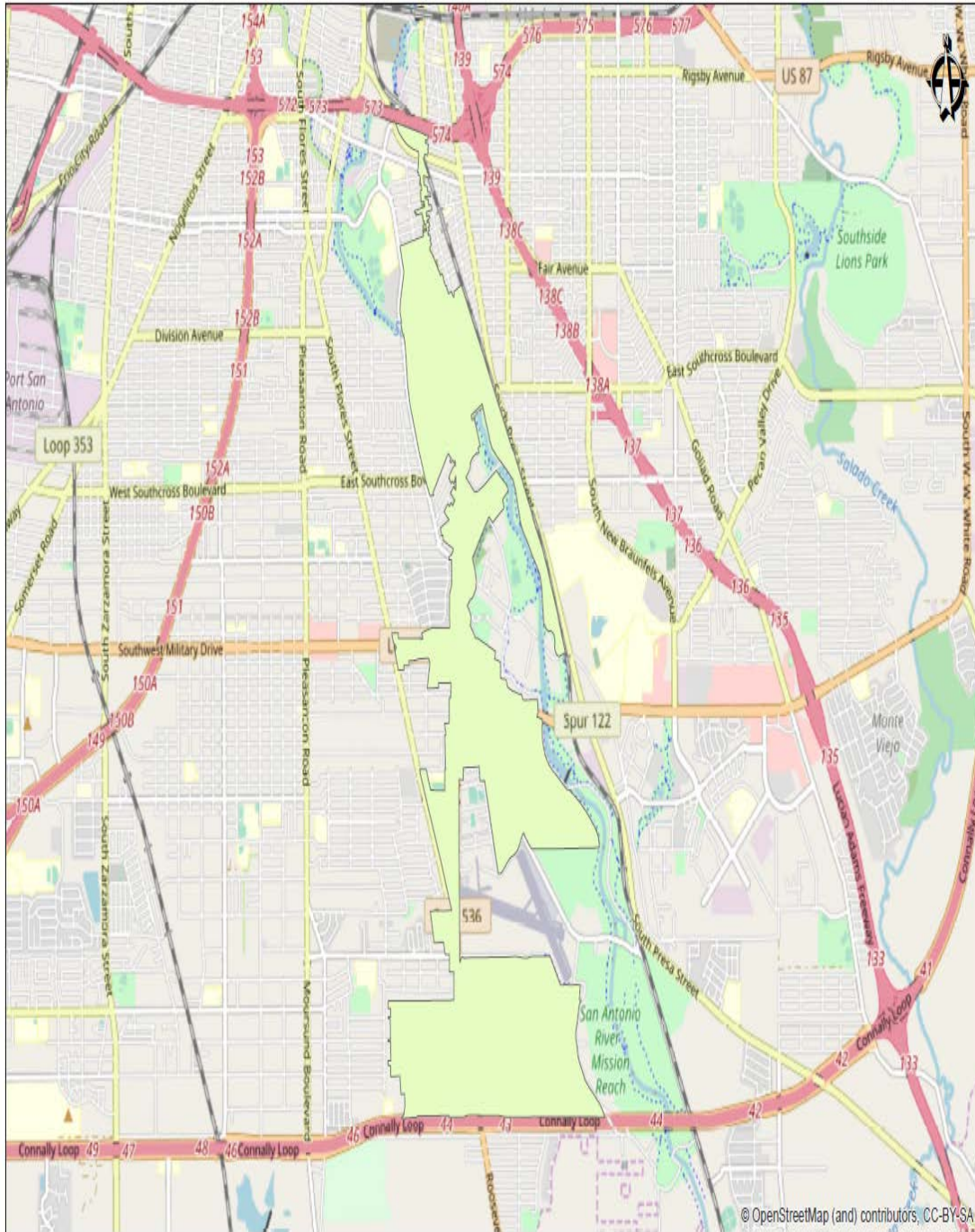
The TIRZ Board met November 12, 2009 and amended the boundaries of the Mission Drive-In TIRZ 32. The boundary change added 748 acres consisting mainly of public properties that included the Riverside Golf Course and the San Jose Burial Park. These improvements were intended to add valuable landmarks that could help attract investment in the TIRZ.

On December 10, 2009 through Ordinance No. 2009-12-10-1000 City Council amended the Mission Drive-In TIRZ 32 boundaries located in City Council District 3, **as shown in the following map**, to its current size of approximately 2,113 acres.

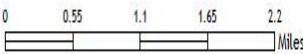
The life of the Tax Increment Reinvestment Zone is 18.8 years and the termination date is September 30, 2027. The City of San Antonio is the only Participating Taxing Entity contributing tax increment to the Mission Drive-In TIRZ 32 with a maximum participation rate of 90%.

The Tax Increment Base for the TIRZ is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2008, the year in which the TIRZ was designated for those parcels within the original TIRZ boundary. The tax increment base is the taxable value as of January 1, 2009 for those parcels added to the original boundary.

Mission Drive-In Tax Increment Reinvestment Zone #32



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The Mission Drive-In TIRZ 32 is eligible for the Tax Increment Financing as defined in the City's 2008 TIF Guidelines.

Existing Uses and Conditions

Zoning and Uses

Within the zone there are industrial, commercial, historic, residential and multi-family uses and zoning. In addition, the area consists of the following public properties: Stinson Municipal Airport, Park Land, the San Antonio River, Riverside Golf Course, the San Jose Burial Park, and the Spanish colonial missions. The improvements to the San Antonio River have had a positive effect on the area.

On July 5, 2015, San Antonio's five Spanish colonial missions – Missions San Jose, San Juan, Concepcion, Espada and the world renowned Alamo – were declared by United Nations Educational, Scientific and Cultural Organization (UNESCO) as a World Heritage Site. The Missions now represent the only World Heritage site in Texas and one of just 23 in the United States. The UNESCO World Heritage Designation is a catalyst for socio-economic change, with increased visitation and tourist spending. A significant portion of the World Heritage boundary (see map on next page) falls within the Mission Drive-In TIRZ 32 boundary. The improvements to such valuable landmarks may help attract investment within the TIRZ, which could positively impact the tax increment generated within the TIRZ zone.

School District(s)

The Mission Drive-In TIRZ overlays portions of the San Antonio Independent School District, Harlandale Independent School District, and Southside Independent School District boundaries.

City Council Representation

The Mission Drive-In TIRZ is located entirely within City Council District 3.

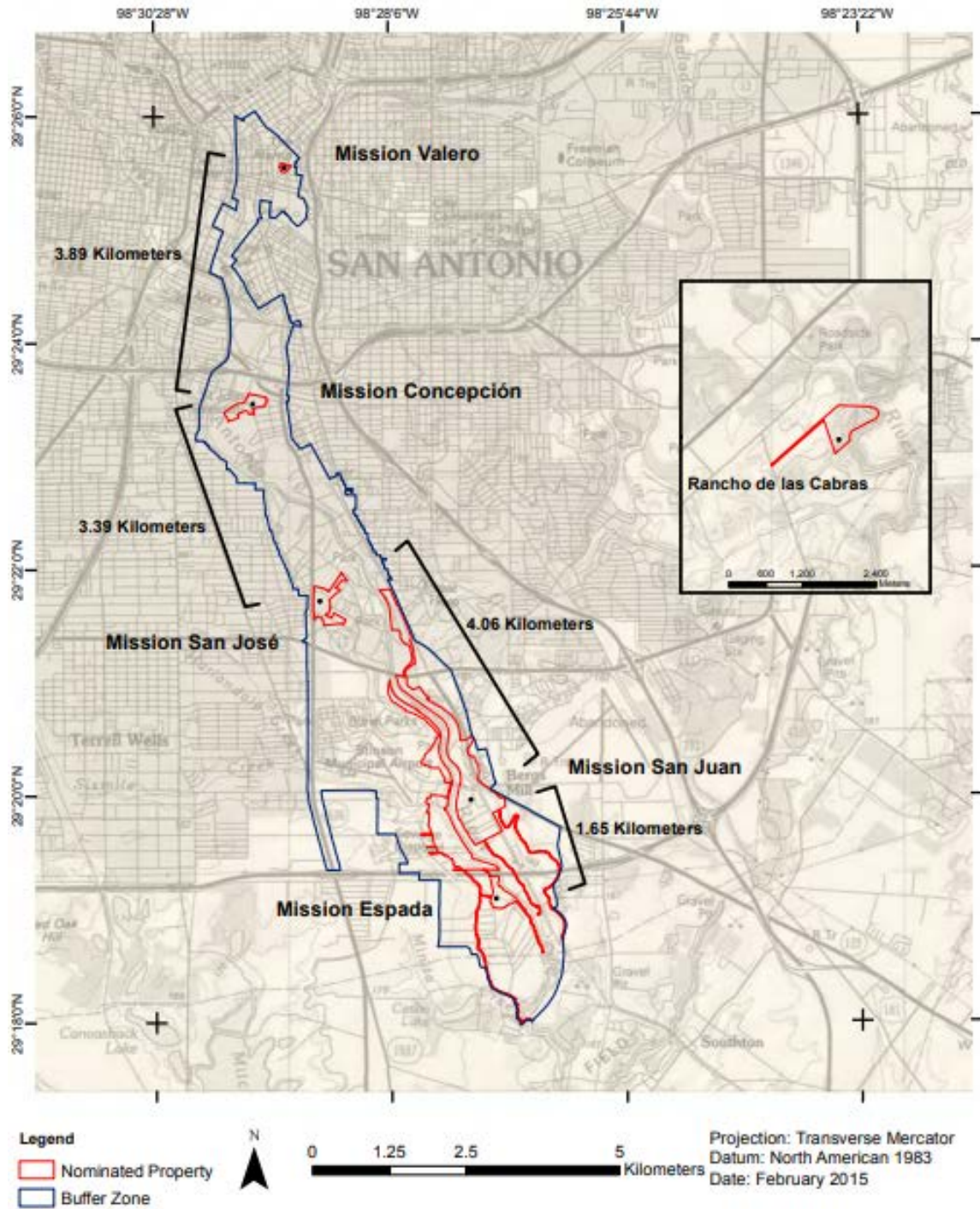
Neighborhood Associations

The Neighborhood Associations for the area include: Roosevelt Park, Mission San Jose, East Pyron/Symphon Lane, and Villa Coronado.

Historical Use, Parks, and other amenities

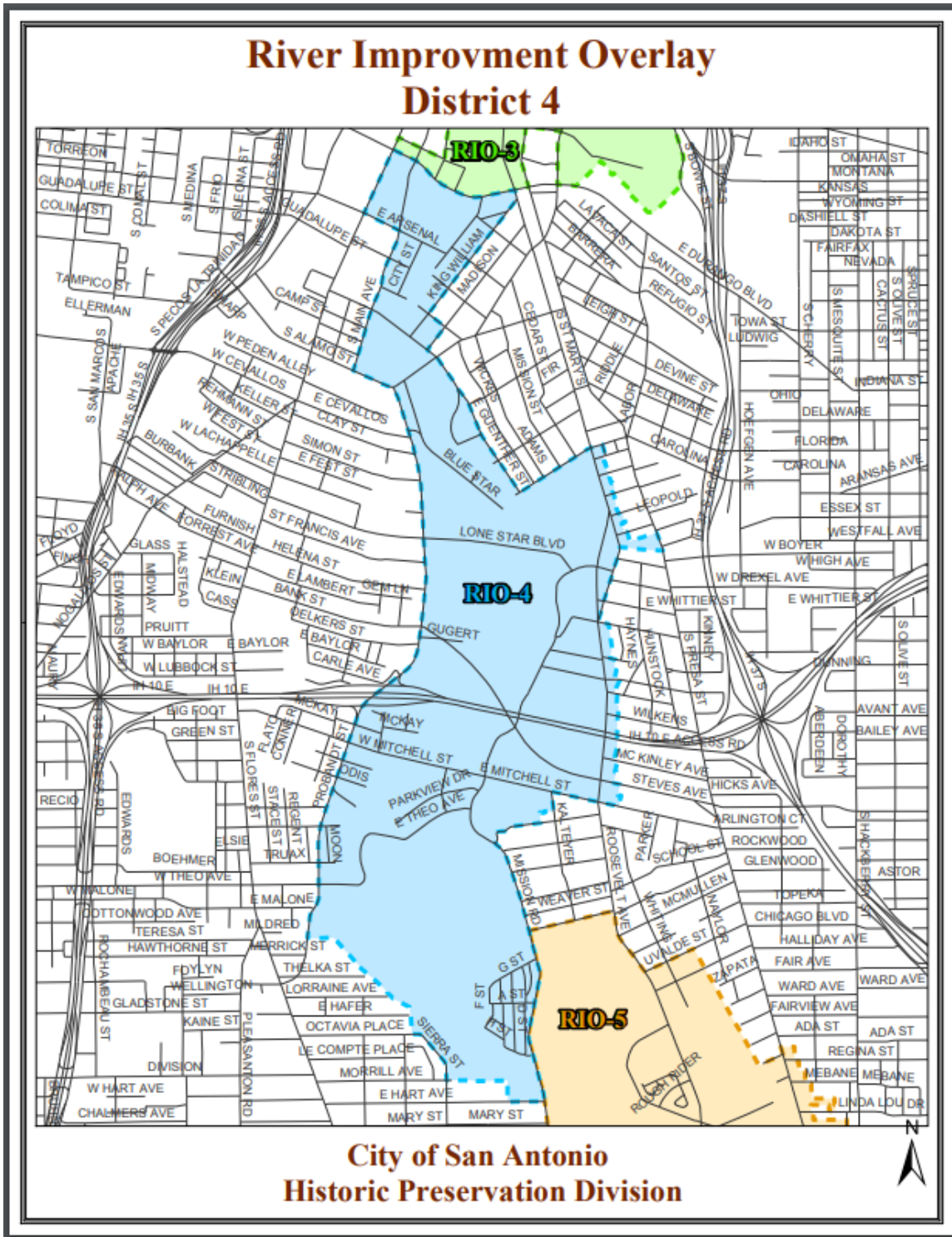
Notable public spaces include: Mission Marque Plaza, a public space within the Mission Drive-In TIRZ, Bexar County Park, and San Antonio Mission's National Historical Park. The San Antonio Missions; Mission San Antonio de Valero, Mission San José, Mission Concepción, Mission San Juan and Mission Espada, are a group of five frontier mission complexes situated along a 12.4-kilometer (7.7-mile) stretch of the San Antonio River basin in southern Texas, as well as a ranch located 37 kilometers to the south. It includes architectural and archaeological structures, farmlands, residencies, churches and granaries, as well as water distribution systems. The complexes were built by Franciscan missionaries in the 18th century and illustrate the Spanish Crown's efforts to colonize, evangelize and defend the northern frontier of New Spain. The San Antonio Missions are also an example of the interweaving of Spanish and Coahuiltecan cultures, illustrated by

a variety of features, including the decorative elements of churches, which combine Catholic symbols with indigenous designs inspired by nature. These five missions represent the largest concentration of Spanish colonial missions in North America and have been named a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization (UNESCO), see map below. Mission Drive-In TIRZ also includes an open movie theater, Mission Marque Plaza.



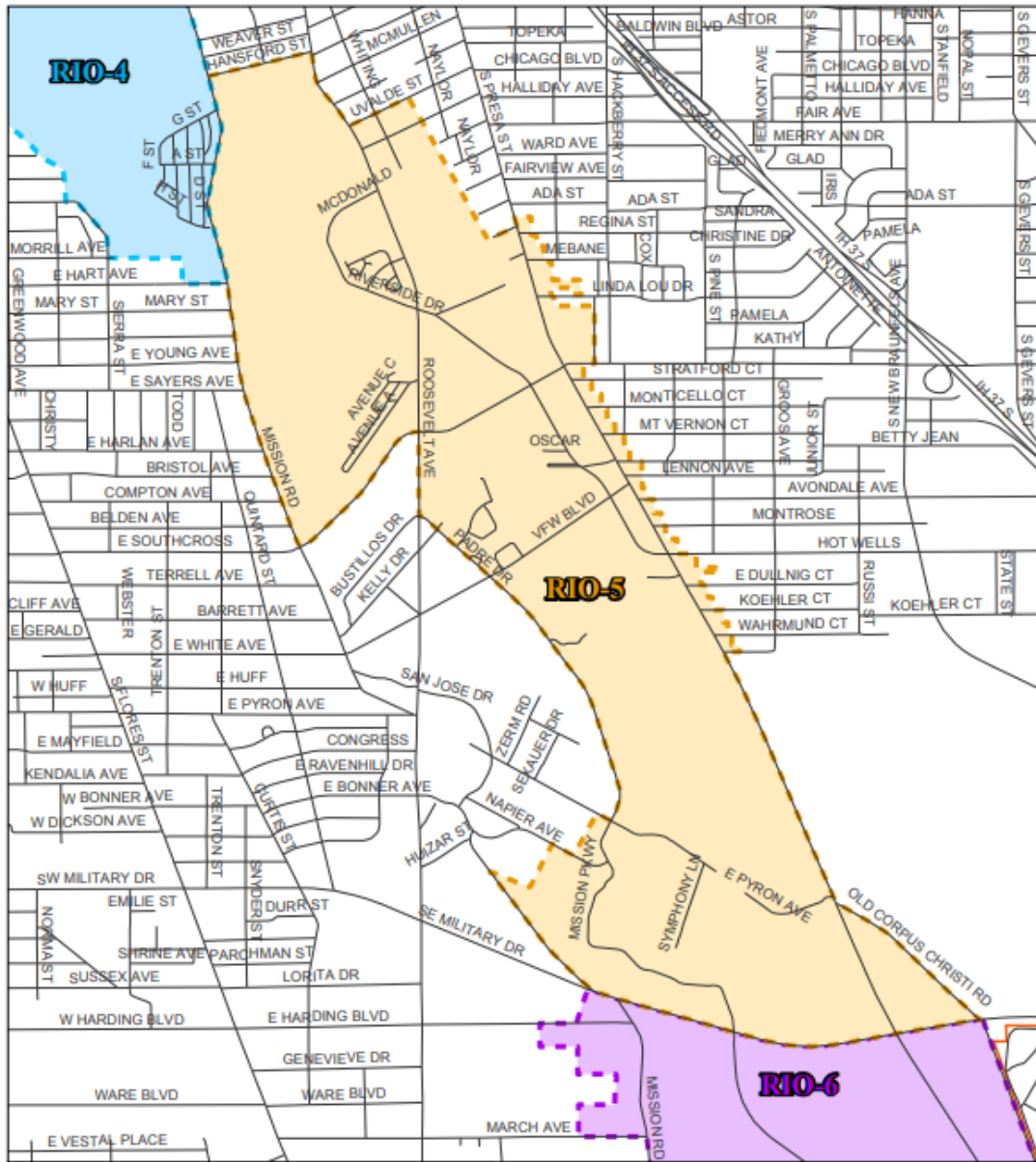
River Improvement Overlay

The Mission Drive-In TIRZ River Improvement Overlay areas are No.4, 5, and 6. See maps below:



River Improvement Overlay #4

River Improvement Overlay District 5

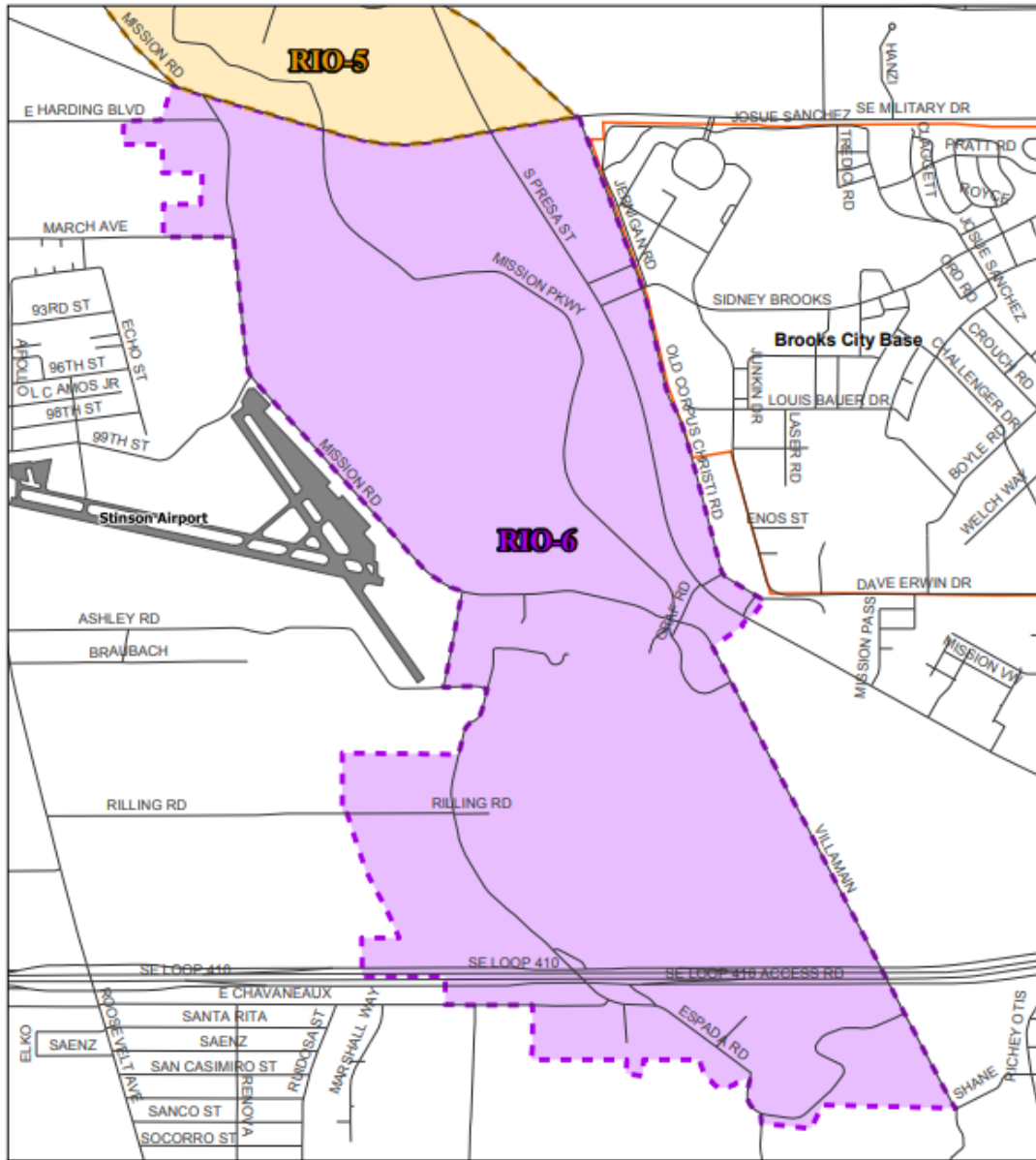


City of San Antonio
Historic Preservation Division



River Improvement Overlay #5

River Improvement Overlay District 6



City of San Antonio
Historic Preservation Division



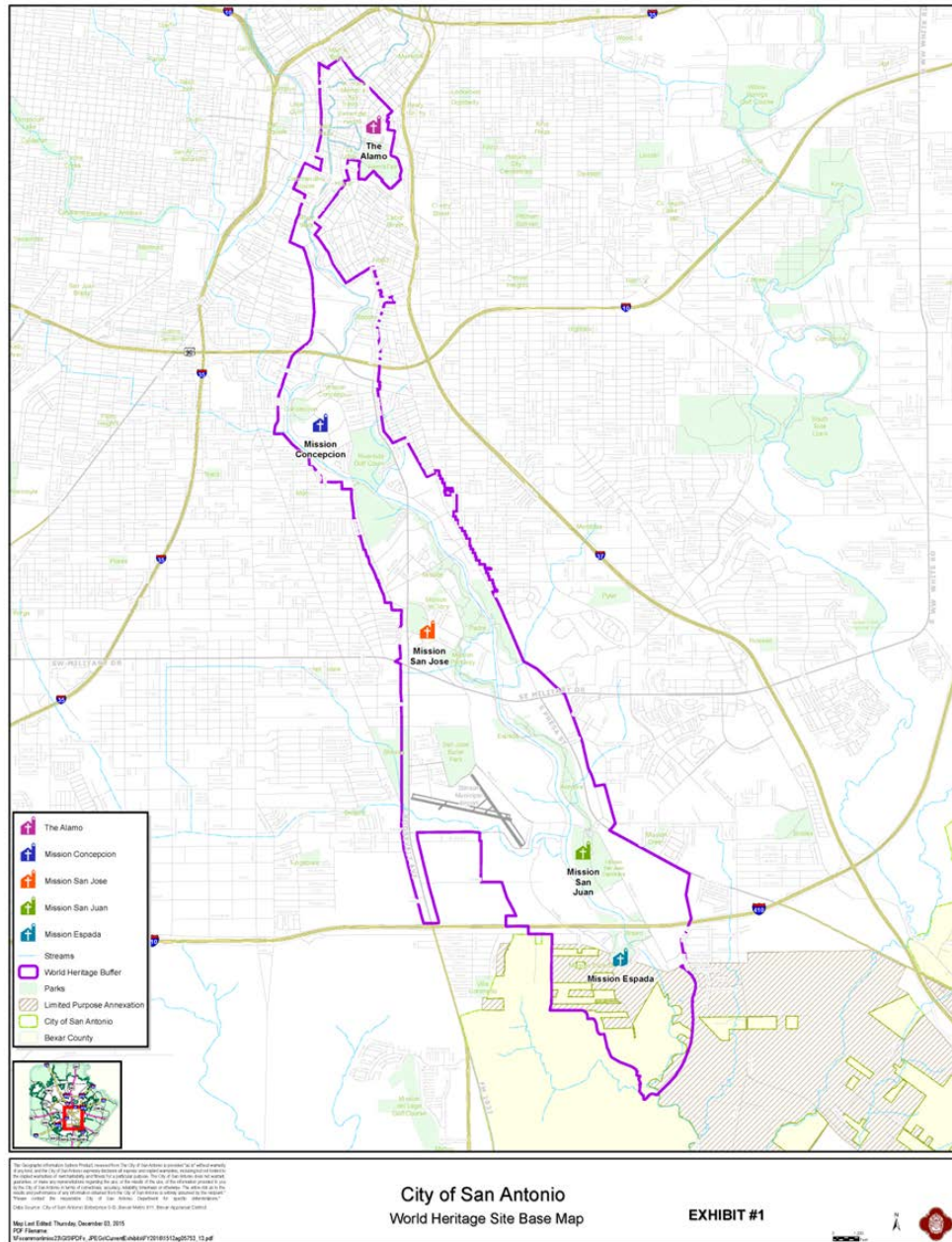
River Improvement Overlay #6

Neighborhood Community Perimeter Plans

The TIRZ is within two Neighborhood Community Perimeter Plans: the South Central and the Stinson Airport Vicinity Plan.

Environmental Considerations

No applications will be accepted for a TIF where all or part of the proposed project falls over the Edwards Aquifer Recharge Zone. The Mission Drive-In TIRZ is not located over the Edwards Aquifer Recharge Zone.



Project Information

The City of San Antonio uses Tax Increment Financing (TIF) to encourage development in areas where it is desired but is not being provided by traditional market mechanisms or other city incentives. Through TIF, the City intends to achieve goals and objectives established in City adopted plans and policies and to support projects that increase the diversity of uses and decrease income segregation. Public investment in the TIRZ, using tax increment as a financing mechanism, stimulates private sector investment in areas of the City that would not otherwise attract market interest.

The Mission Drive-In TIRZ is a City Initiated TIRZ and does not have a singular developer. Because of this, projects supported by the TIRZ may come from many different sources, serve different needs within the zone and are, for the most part, unique and unrelated.

All projects considered by the TIRZ Board are first evaluated by staff. In order to receive TIRZ funds a completed Tax Increment Finance Development Application must be submitted to staff for review. Once staff makes a recommendation regarding the project, then the developer is allowed to make a presentation to the Board for consideration. Once approved by the Board, all project developers must enter into a contractual agreement with the Board and the City that stipulates the scope of work, eligible project costs, the maximum amount of TIRZ funding to be reimbursed at project completion and other requirements. Each agreement then requires TIRZ Board and City Council approval. There are no current active projects that are TIF funded within the Zone.

Public improvements and projects are derived by TIF Act Section 311.002.

Other Economic Development Tools in Use

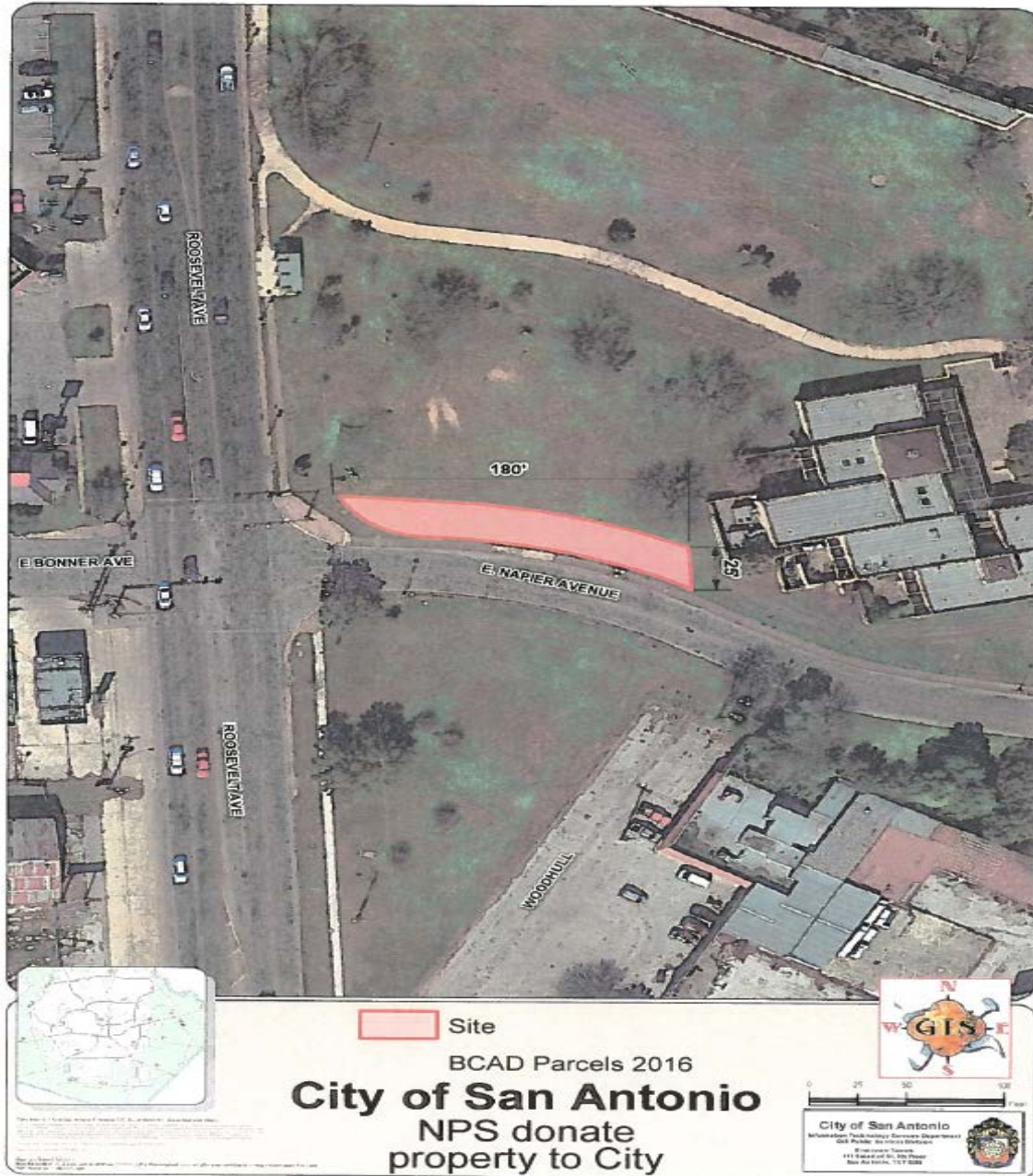
Chapter 380 of the Local Government Code

380 Economic Development Grant and Loan Agreements, are authorized under Chapter 380 of the Local Government Code. Under the statute, "the governing body of a municipality may establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality."

This statute has enabled the TIRZ and the City to provide incentives to many of the following economic development projects by promising the repayment of future tax revenue generated by the projects over a set period of time, typically fifteen years. By using this tool, the TIRZ board is able to incentivize projects with the future tax increment generated by those projects.

City River-To-Mission Connectivity Project

World Heritage Office Project amended existing Funding Agreement with the World Heritage Office for the City River-To-Mission Connectivity Project, up to \$100,000 in additional TIRZ funding in Council District 3, and within the World Heritage Buffer Zone, (see map below).



MISSION SAN JOSE
SAN ANTONIO MISSIONS NATIONAL
HISTORICAL PARK, TEXAS
TRACT 5, N.C.B. 7675
VOL. 9163, PG. 103
D.P.R.

UNITED STATES OF AMERICA
NATIONAL PARK SERVICE
TRACT 9 — 15.029 ACRES
VOLUME 16514, PG. 1542
D.P.R.

N.P.S. FACILITY
STORAGE AREA

700 SF. OF PROPOSED
HAMMERHEAD WITHIN THE
NATIONAL PARK SERVICE
LIMITS.

TRACT 102-02
VOL. 2901, PG. 562-562

TRACT 102-03
VOL. 2901, PG. 562-562

MISSION SAN JOSE Y SAN MIGUEL DE ADOYATO
LOT 1, BLK. 1
N.C.B. TRSA
VOL. 2554, PG. 42

MANUEL CASTILLO SUBD.
LOT 34, C.B. 4001, N.C.B. 7675
VOL. 4506, PG. 237

VOL. 6041, PG. 775

0.470 AC
VOL. 3811, PG. 349

GW GARCIA & WRIGHT CONSULTING ENGINEERS, INC.
REGISTRATION NO. F-1802
407 W. RHAPSODY, SAN ANTONIO, TX, 78216
(210)349-5253 WWW.GARCIAWRIGHT.COM

CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS (TCI) DEPARTMENT

SAN JOSE 120' HAMMERHEAD

Mission Road Sidewalk Connectivity Project

World Heritage Office Project with the World Heritage Office provided up to \$1,131,305 in TIRZ funds for the Mission Road Sidewalk Connectivity Project, in Council District 3, and within the World Heritage Buffer Zone (see map below)



Village at Roosevelt @ 1507 and 1515 Roosevelt Avenue

Construction of a five story 57 multifamily unit project, of which 49 are for residents under 60% AMI for a total of up to \$150,500 in TIRZ Funding in Council District 3 (see rendering below).



Loma Mesa Housing Project @ 5019 Roosevelt Avenue

Construction of a multi-level, 139 single family market-rate housing unit project, a recreation area and public improvements including: streets, sidewalks, and drainage for a total of up to \$1,300,000 in TIRZ Funding in Council District 3 (see picture below).



Changes to Municipal Ordinances

There are no anticipated changes to Municipal Ordinances as a result of this Plan at this time.

Non-Project Costs

Non-Project costs included a one-time start-up fee of \$75,000 and an annual administrative fee for the City of San Antonio.

In accordance with the provisions set forth in the 2008 Tax Increment Financing Program Policy, an Amendment Fee up to \$50,000 for 2009 boundary amendment fee is included.

On May 14, 2015, City Council approved Ordinance No. 2015-05-14-0419, amending the 2008 Tax Increment Financing Program Policy, which included adjustments to the administrative fees collected by the City for all newly created TIRZs and allowed for renegotiation of TIRZs administrative fees for existing TIRZs.

On December 15, 2016, the TIRZ Board of Directors passed T32 2016-12-15-01R, approving an increase in administrative fees. City Council on February 2, 2017 through Ordinance 2017-02-02-0063 approved the increase in administrative fees for TIRZ 32 to \$75,000.00 payable January 2017, and \$120,000.00 payable January 2018 and thereon until the expiration of the TIRZ term.

No Relocation of Persons to be Displaced

At this time it is not anticipated that any future projects will require the relocation or displacement of persons.