



Lucero Public Improvement District (PID)

City Council A Session Agenda Items #55 & #56

June 20, 2024

Bridgett White, AICP

Director, Planning Department

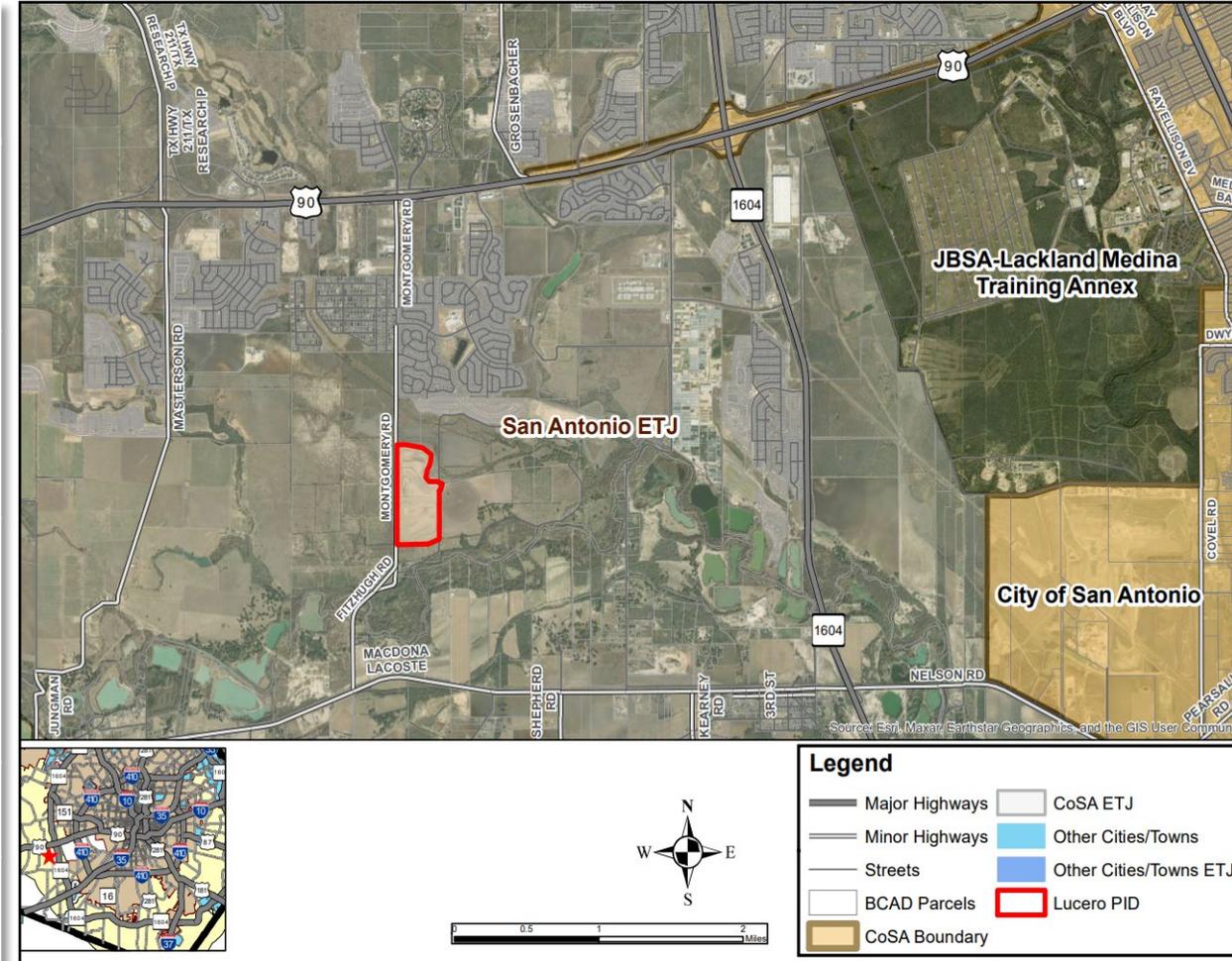
Lucero PID Petition

Seeking City's Approval of:

- A Resolution of consent to Bexar County's creation of the PID
- An Ordinance approving a 30-Year Development Agreement between the City and PID's Landowner

Lucero PID Background

Applicant/ Owner(s)	LGI Homes-Texas, LLC
Property Acreage and Location	<ul style="list-style-type: none"> • 111.274 acres • Generally located SE of HWY90 & Montgomery Rd in ETJ
Project	<ul style="list-style-type: none"> • 583 single-family residential lots • Water: SAWS • Sewer: SAWS
Proposed Improvement s	Individual Lot Improvements, Water & Sewer Improvements, Drainage, Utilities, Streets, Landscaping, and Park/Open Space
Costs	Approximately \$23.2 M
Revenue	Approximately \$19.1 M



Consent & Development Agreement Terms

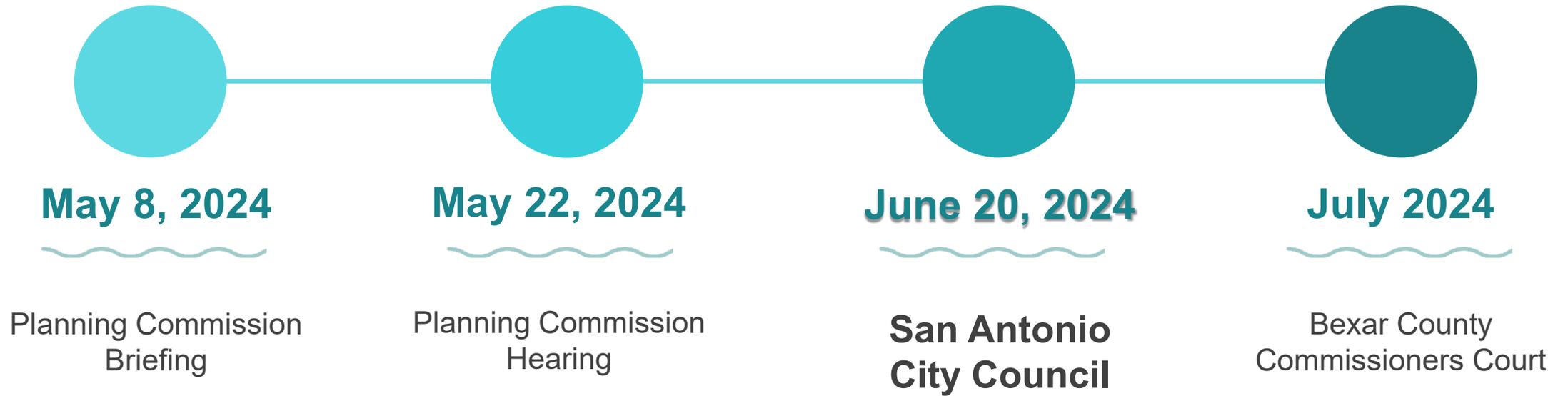
Consent to PID Creation:

- County's delegation of road district powers
- Provision of water, wastewater and drainage infrastructure
- No exercise of eminent domain powers
- No power to annex, expand, divide or exclude land within PID boundaries

Development Agreement:

- Not exceed City's tax rate
- Non-annexation for 30 years
- Agreed to voluntary annexation petition by owner and services upon annexation
- Agreed to comply with all municipal regulations and laws applicable to all properties in City's ETJ
- New application provisions and fees

Proposed Timeline



Recommendation

- Staff recommends Approval of a Resolution granting the City's consent to the creation by Bexar County of the Lucero PID in the City's ETJ.
- Staff recommends Approval of an Ordinance executing a 30-year Development Agreement between the City and the PID's Landowner.

THANK YOU

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