



# **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**

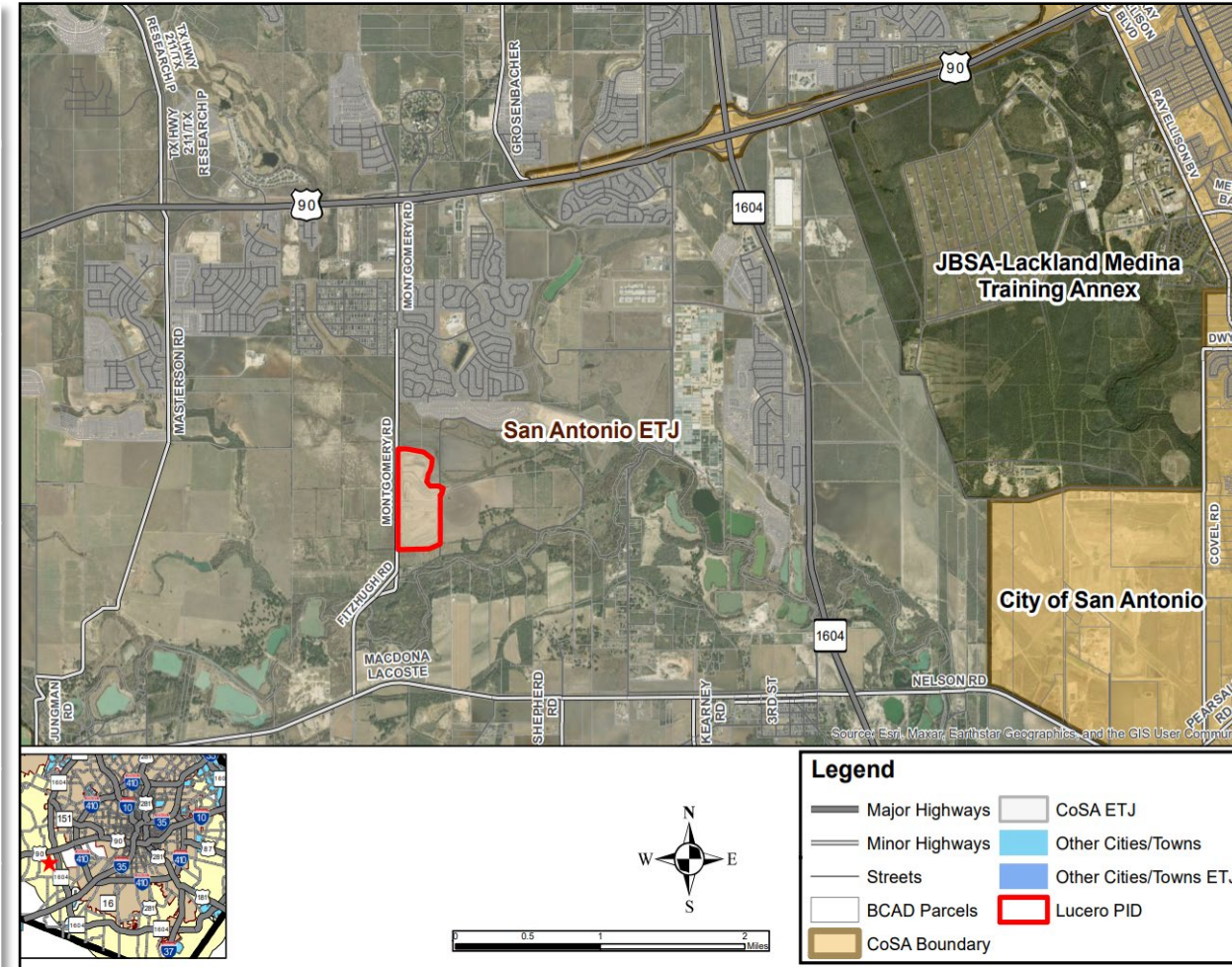
## **Seeking City's Approval of:**

- 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

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



# **Consent & Development Agreement Terms**



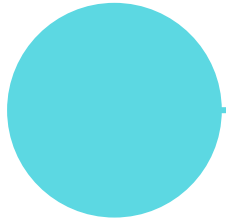
## **Consent to PID Creation:**

- 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:**

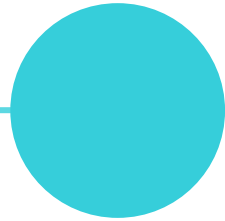
- Not exceed City's tax rate
- Non-annexation for 30 years
- Agreed to voluntary annexation petition by owner and services upon annexation
- Agreed to comply with all municipal regulations and laws applicable to all properties in City's ETJ
- New application provisions and fees

# Proposed Timeline



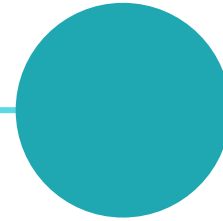
**May 8, 2024**

Planning Commission  
Briefing



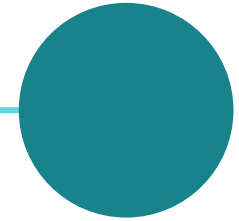
**May 22, 2024**

Planning Commission  
Hearing



**June 20, 2024**

**San Antonio  
City Council**



**July 2024**

Bexar County  
Commissioners Court

## **Recommendation**

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- 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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Bridgett White, AICP

E: [Bridgett.White@SanAntonio.gov](mailto:Bridgett.White@SanAntonio.gov)

