



PLANNING

April 20, 2023

City Council A Session
Agenda Items #27 & #28

Boerne Stage Road Public Improvement District

Rudy Niño, Jr., AICP, Interim Director

Consent and Development Agreement Terms



#27: Ordinance Approving a Development Agreement

- Establishes terms and conditions of the City's consent to the PIDs creation by the County in the ETJ.
- 30-year Non-Annexation Term; serves as petition for Voluntary Annexation. Agreement to comply with all applicable municipal regulations in the ETJ.
- No exercise of eminent domain, annexation, expansion, division, or exclusion of land in PID.
- Public Art & Green Infrastructure

#28: Public Hearing & Resolution Consenting to the Creation of a PID by Bexar County

- Satisfies State requirements allowing a county to delegate Road Districting powers to a District in a City's ETJ.
- PID revenue can be used for Water, Wastewater, Drainage and Road Infrastructure

Boerne Stage Road Special Improvement District



Boerne Stage Road Special Improvement District Information

Applicants	Chesmar Homes, LLC
Property Location	<ul style="list-style-type: none">• West of Boerne Stage Road near the intersection of Dos Cerros Dr• Edwards Aquifer Contributing Zone• Outside of Camp Bullis MLOD
Project Details	<ul style="list-style-type: none">• 167.7 Acres• 131 Single Family Residential Lots• Min Lot Size: ½ acre• Water: SAWS• Sewer: On-Site Septic
Proposed Improvements	Individual lot improvements; streets; utilities; drainage; grading; Low Impact Development features for Stormwater management
Costs (Public Improvements)	\$60 M
Revenue (Eligible for Public Improvements)	\$48 M

PID Timeline

November
29, 2022

- Bexar County's intent to create a PID

March, 8
2023

- Planning Commission Briefing

March 22,
2023

- Planning Commission Public Hearing

April 20,
2023

- San Antonio City Council A Session

May, 2 2023
(anticipated)

- Bexar County Commissioner's Court

Recommendation



Staff recommends approval of:

- a) An Ordinance authorizing the execution of a 30-year Development Agreement between the City and Chesmar Homes, LLC.
- b) A Resolution granting the City's consent to the creation by Bexar County of a PID to later be named the Boerne Stage Road Special Improvement District.



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