

Sienna Lakes Public Improvement District (PID)

City Council Agenda Items No. 22 and 23

January 16, 2025

Bridgett White, AICP

Director, Planning Department



Sienna Lakes PID

Applicant/ Owners	Chesmar Homes LLC.
Property Acreage Location	<ul style="list-style-type: none"> • 133.8 acres • southeast of Schuwirth Rd and FM 1346
Project	<ul style="list-style-type: none"> • 163 Single-Family Res. Lots • Half-acres lots • Water: SAWS • Septic Systems
Proposed Improvements	Individual Lot Improvements, Water & Sewer Improvements, Drainage, Utilities, Streets, Landscaping, and Park/Open Space
Costs	Approximately \$15.2 M
Revenue	Approximately \$13.8 M



Consent & DA Terms



City's 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



December 11, 2024

Planning
Commission Hearing

January 16, 2025

**San Antonio
City Council**

February 2025

Bexar County
Commissioners
Court

Recommendation



Staff recommends Approval of:

- A Resolution granting the City's consent to the creation by Bexar County of the Sienna Lakes PID in the City's ETJ
- An Ordinance authorizing a 30-year Development Agreement between the City and the PID's Property Owners.

Planning Commission recommended approval of the above items at their meeting on December 11, 2024.