

Espino Public Improvement District (PID)

City Council, Agenda Item No. 47 and 48

January 30, 2025

**Bridgett White, AICP – Director
Planning Department**



Espino PID

Applicant/ Owners	Masterson 90 Investors, LP
Property Acreage Location	<ul style="list-style-type: none"> • 241.815 acres • Southeast of the intersection of W US Highway 90 and Masterson Rd
Project	<ul style="list-style-type: none"> • 986 to 1,110 Single-family residential lots • Water and Sewer: SAWS
Proposed Improvements	Onsite neighborhood improvements (including sewer, water, streets, drainage, other utilities), collector roads, parks/amenities and offsite Masterson Rd improvements and water line extension
Costs	Approximately \$68.1 M
Revenue	Approximately \$31.4 M

Espino Public Improvement District (Proposed)



Legend	
	Other Cities/Towns
	Other Cities/Towns ETJ
	CoSA Boundary
	CoSA ETJ
	BCAD Parcels
	Espino PID
	Major Highways
	Minor Highways
	Streets

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



January 22, 2025

Planning
Commission Hearing

January 30, 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 Espino 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 on the above items at their meeting on January 22, 2025.

Espino Public Improvement District (PID)

City Council, Agenda Item No. 47 and 48

January 30, 2025

**Bridgett White, AICP – Director
Planning Department**

