

# **Espino Public Improvement District (PID)**

**City Council, Agenda Item No. 47 and 48**

**January 30, 2025**

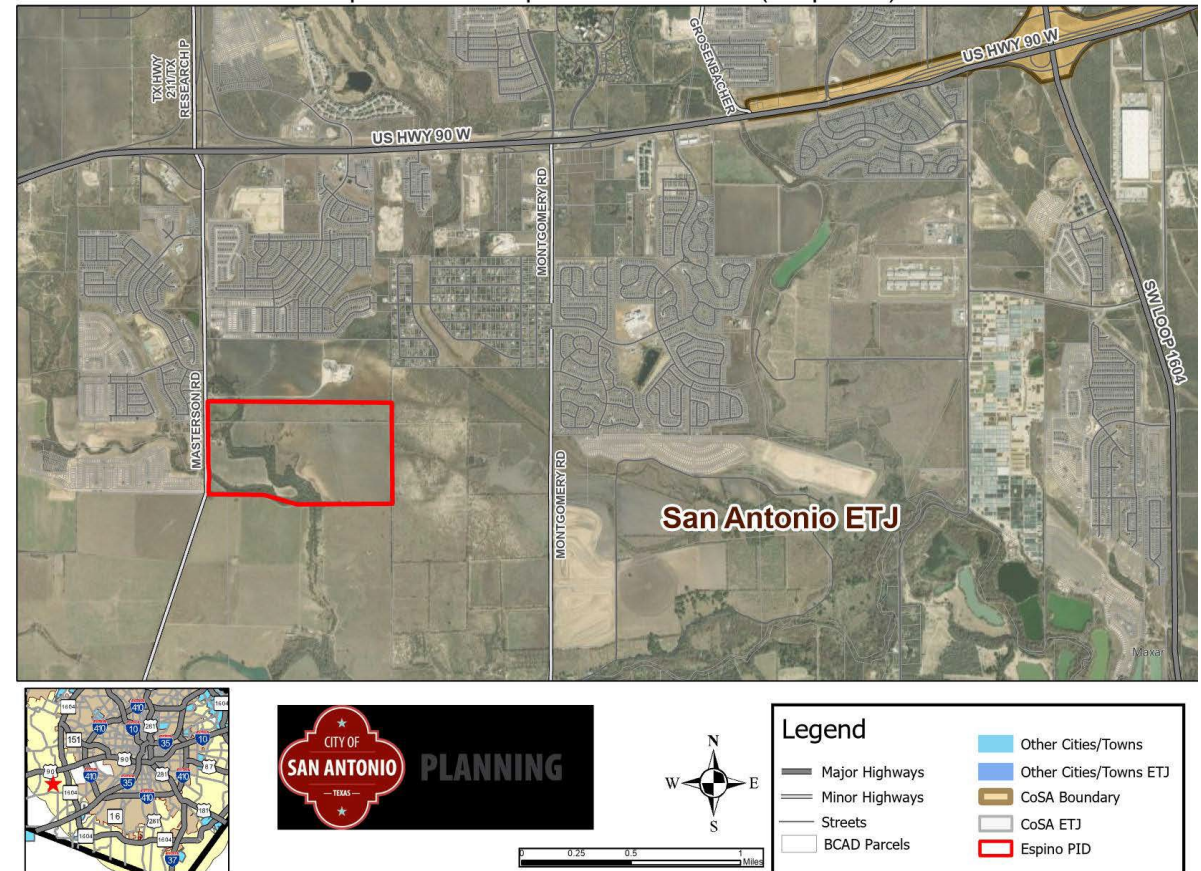
**Bridgett White, AICP – Director  
Planning Department**



# Espino PID

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

Espino Public Improvement District (Proposed)



# 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**

