



Fischer Gardens Public Improvement District (PID)

City Council A Session Agenda Items #53 & #54

June 20, 2024

Bridgett White, AICP

Director, Planning Department

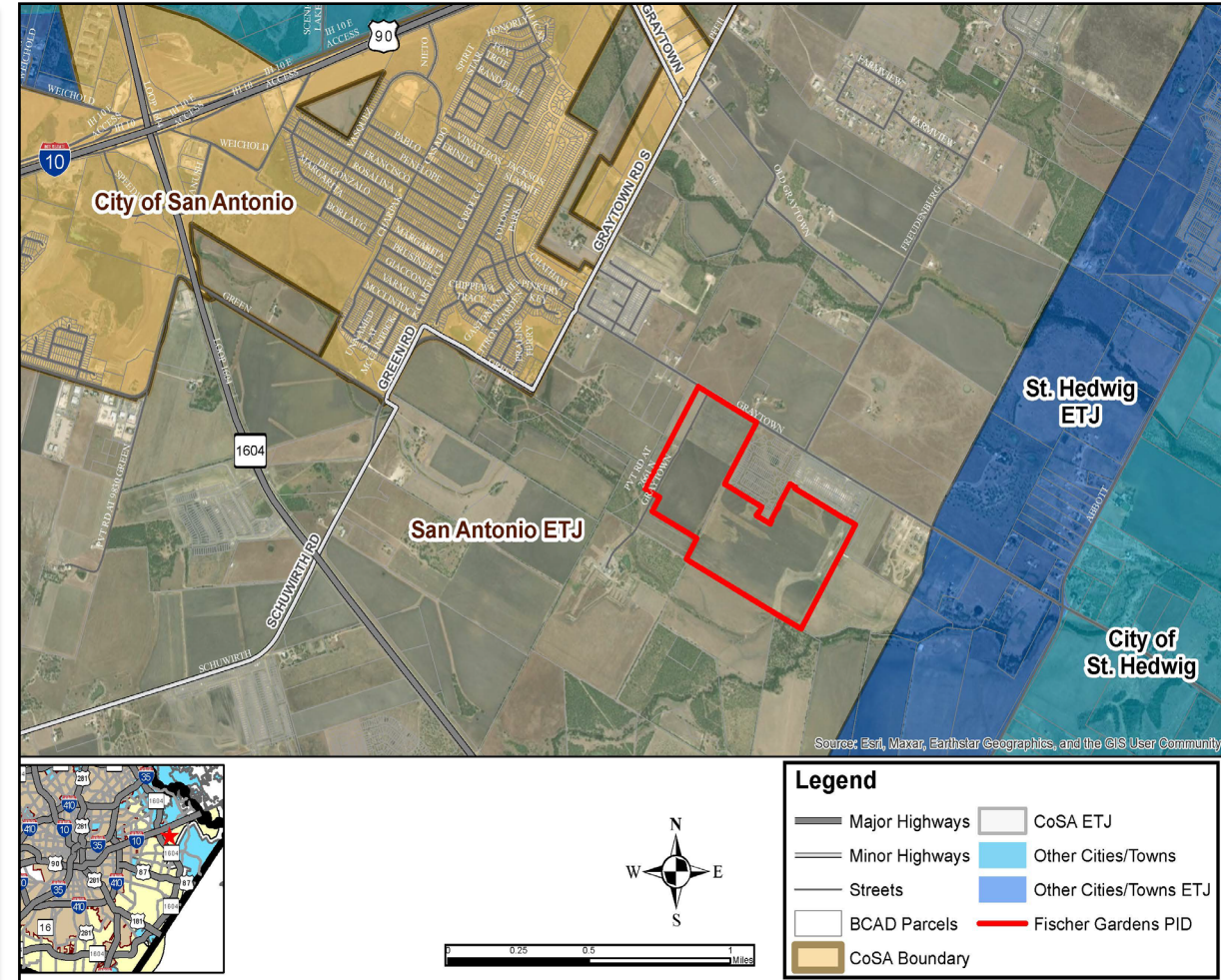
Fischer Gardens PID Petition

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 the PID's Landowners

Fischer Gardens PID Background

Applicant/ Owner(s)	<ul style="list-style-type: none"> • Mosaic Land Development • SA Given To Fly, LP; Lennar Homes of Texas Land and Construction, Ltd.; Graytown Rd. Holdings LLC
Property Acreage and Location	<ul style="list-style-type: none"> • 165.86 acres • South of North Graytown Rd and Freudenberg Rd
Project	<ul style="list-style-type: none"> • 900 single-family residential lots • Water: East Central SUD • Sewer: San Antonio River Authority (SARA)
Proposed Improvements	Individual Lot Improvements, Water & Sewer Improvements, Drainage, Utilities, Streets, Landscaping, and Park/Open Space
Costs	Approximately \$37.6 M
Revenue	Approximately \$29.8 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

- Staff recommends Approval of a Resolution granting the City's consent to the creation by Bexar County of the Fischer Gardens 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 Landowners.

THANK YOU

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