

Briggs Ranch II Public Improvement District (PID):

- An Ordinance authorizing a Development Agreement with Briggs Ranch Management, LLC.
- Resolution consenting to the creation of the PID by Bexar County

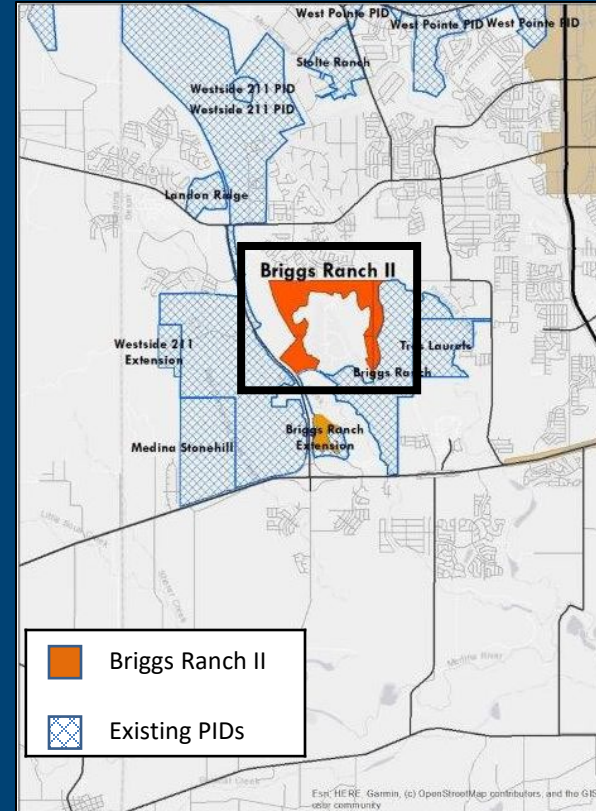
City Council A Session
Agenda Items #51 & #52
September 29, 2022

Presented By: Bridgett White, AICP
Director, Planning Department



Briggs Ranch II Public Improvement District

Briggs Ranch II PID	
Applicants	Briggs Ranch Management, LLC.
Property Acreage & Location	384.35 acres South of Potranco North of HWY 90
Project	1300 single-family residential units & 3 acres for commercial pad site along Grosebacher
Proposed Improvements	Roadways, traffic signals, parkland dedication (80.45 acres), proposed ROW extension of Grosebacher Rd connecting West to Hwy 211, landscaping, erosion control, water, sanitary sewer and stormwater improvements
Costs	\$60M
Revenues	\$48M



Consent & Development Agreement 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:

- Will not exceed the 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

PID Timeline



2021

2022

Recommendation

Staff recommends approval of:

- A) Ordinance authorizing the execution of a 30-year Development Agreement between the City and Briggs Ranch Management, LLC.
- B) Resolution granting the City's consent to the creation by Bexar County of a PID to later be named the Briggs Ranch II Special Improvement District

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