

# Northlake Public Improvement District (PID):

- Resolution giving consent to the Creation of a Bexar County PID
- An Ordinance authorizing a Development Agreement with Northlake SA, LLC.

City Council A Session  
Agenda Items #43 and #44  
October 20, 2022

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Planning Department



# Northlake PID

Northlake Tract	
<b>Applicant</b>	Northlake SA, LLC
<b>Property Acreage &amp; Location</b>	Approx. 447.92 acres, Southwest of Burshard Rd. and Gardner Rd.
<b>Project</b>	+/- 2,067 single-family res. Units and +/- 3.26 acres for a Fire Department site
<b>Proposed Improvements</b>	Individual Lot Improvements, Streets, Utilities, Drainage, and Grading; Offsite SAWS water and sewer extension
<b>Costs</b>	\$83 M
<b>Revenues</b>	\$56 M



# Consent & Development Agreement Terms

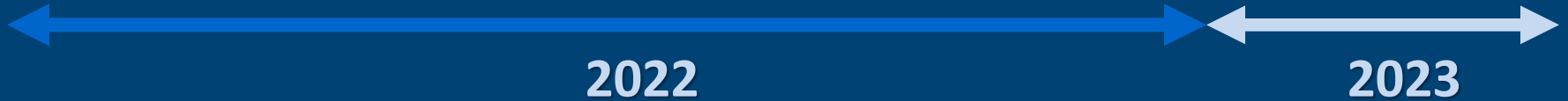
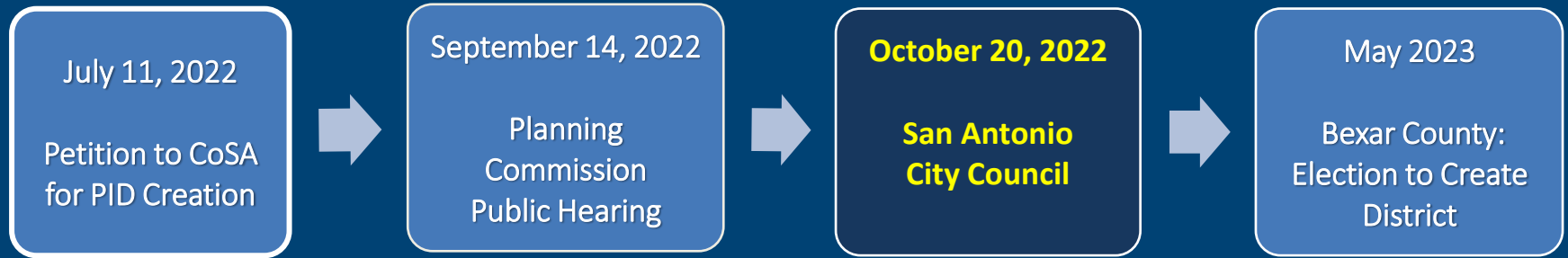
## City's Consent to PID Creation:

- 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:

- 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

# PID Timeline



# Recommendation

Staff recommends approval of a:

- A) Resolution granting the City's consent to the creation by Bexar County of a PID which will be known as the Northlake Special Improvement District;
- B) Ordinance authorizing the execution of a 30-year Development Agreement between the City and Northlake SA, LLC.