

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

Rudy Nino, AICP
Assistant Director
Planning Department



Northlake PID

Northlake Tract

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



Consent & Development Agreement Terms

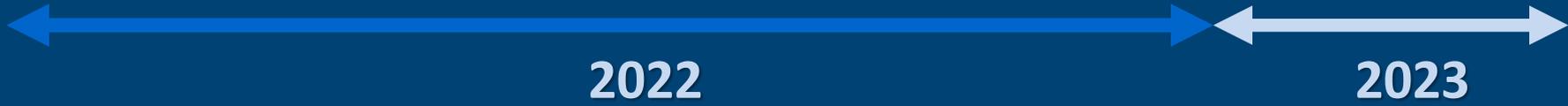
City's Consent to PID Creation:

- 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.