

Medina Stonehill

Public Improvement District (PID):

- Resolution granting the City's consent to the creation of the Bexar County PID
- Ordinance approving a Development Agreement with Medina Stonehill, LLC.

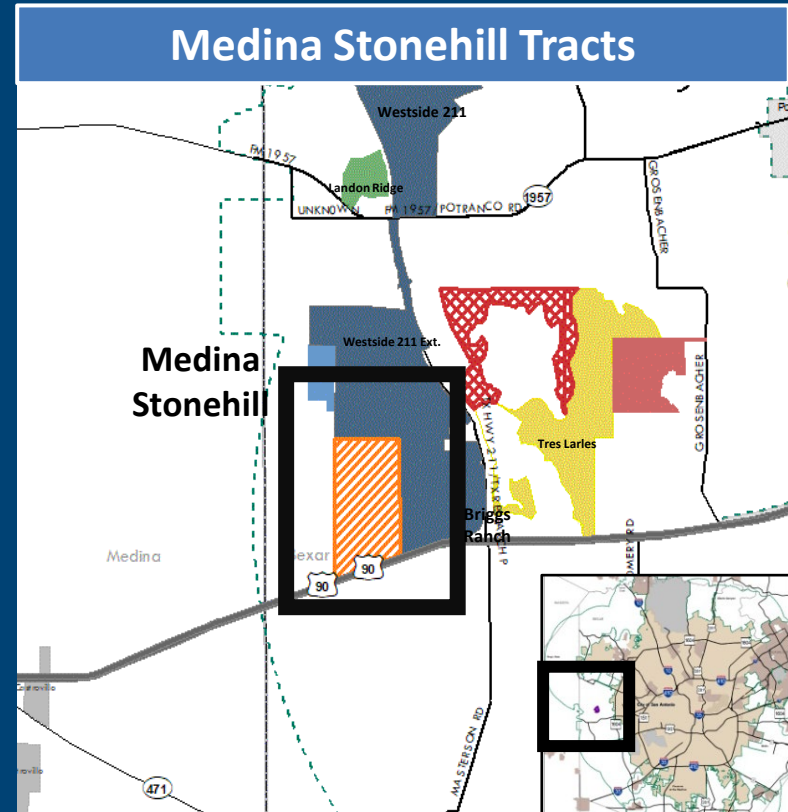
City Council A Session
Agenda Items #30 and #31
January 13, 2022

Presented By: Bridgett White, AICP
Director, Planning Department



Medina Stonehill Project

Medina Stonehill Tracts	
Applicants	Medina Stonehill LLC
Property Acreage & Location	Approx. 568.3 acres, SH 211 and W US 90
Project	Mixed Use Project +/- 2,100 single-family res. units +/- 650 multi-family res. units No commercial use
Proposed Improvements	Lot improvements, streets, utilities, amenities/open space
Costs	\$110.9 Million
Revenues	\$83.7 Million



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
- Application provisions and fees

PID Timeline



2021

2022

Recommendation

Staff recommends approval of:

Item #30) Resolution granting the City's consent to the creation by Bexar County of a PID to later be named the Medina Stonehill Special Improvement District; and

Item #31) Ordinance approving a 30-year Development Agreement between the City and Medina Stonehill, LLC.