

Stolte Ranch Public Improvement District (PID):

- Consent to the creation of the Bexar County PID**
- Development Agreement**

City Council A Session

Agenda Items No. 37A & 37B

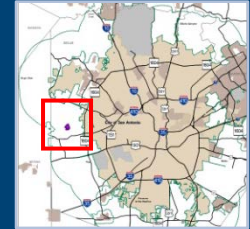
January 30, 2020

Presented By: Bridgett White, AICP
Director, Planning Department



Stolte Ranch PID

- Randal C. Stolte, Susan Stolte, Linda R. Stolte, Stephanie S. Stolte, Hugo C. Stolte, III (Owners) and Forestar (USA) Real Estate Group, Inc. (Developer)
- Approx. 238.2 acres; located west of Talley Rd and south of Elm Forrest Rd
- Development consists of:
 - 580 single-family residential units
 - Public improvements estimated at \$22.7 million
- Petitioned Bexar County to create the proposed Stolte Ranch Special Improvement District with delegation of powers of a road district



Consent & Development Agreement Terms

Requested the City to:

- Consent to the creation of a County PID located in San Antonio's ETJ
- Execute a 30-year development agreement

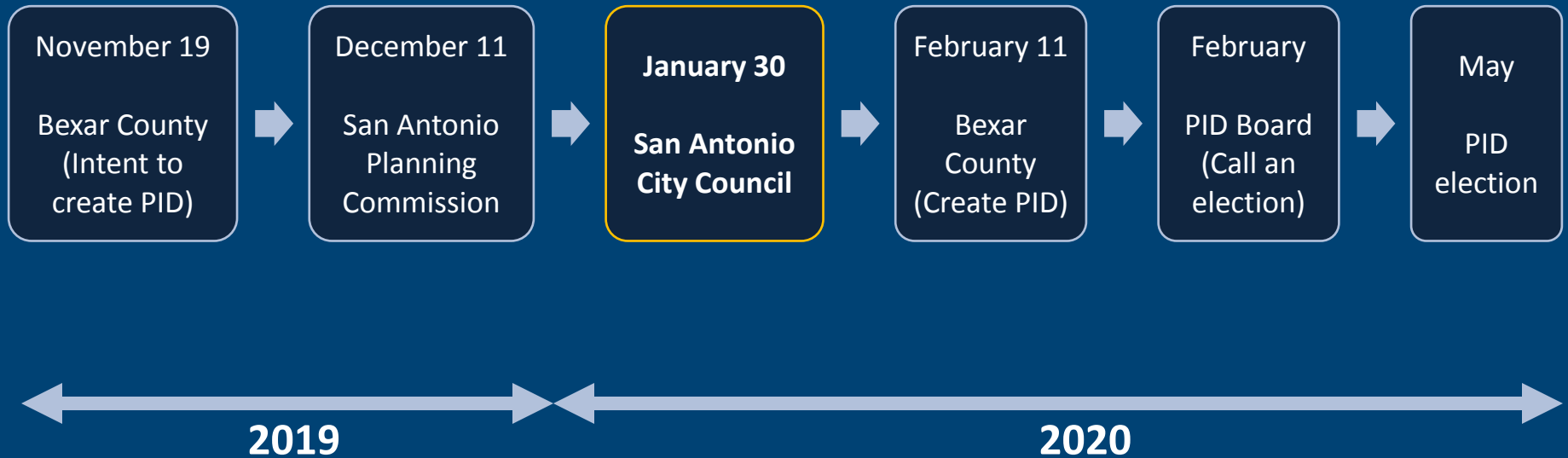
PID Creation Consent:

- County's delegation of road district powers
- Provision of water, waste water and drainage infrastructure
- No exercise of eminent domain powers
- No power to annex, expand or exclude land within PID boundaries

Development Agreement Execution:

- The proposed PID's ad valorem tax rate shall not exceed the City's tax rate
- Non-annexation for 30 years
- Agree to voluntary annexation petition by owner and services upon annexation
- Agree to comply with all municipal regulations, ordinances and laws applicable to all properties within City's ETJ

Stolte Ranch PID Timeline



Recommendation

Staff recommends approval of the following items related to the Stolte Ranch PID:

- A. Resolution recommending COSA's consent to the creation by Bexar County of the Stolte Ranch PID within the City's ETJ
- B. Ordinance authorizing a 30-year Development Agreement between the City and Randal C. Stolte, Susan Stolte, Linda R. Stolte, Stephanie S. Stolte, Hugo C. Stolte, III and Forestar (USA) Real Estate Group, Inc.

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