

# Talley Road Public Improvement District (PID):

- Consent to the extension of the Bexar County PID's boundaries to include an additional 204.83 acre parcel
- Amended Development Agreement

City Council

Agenda Item #20A & 20B

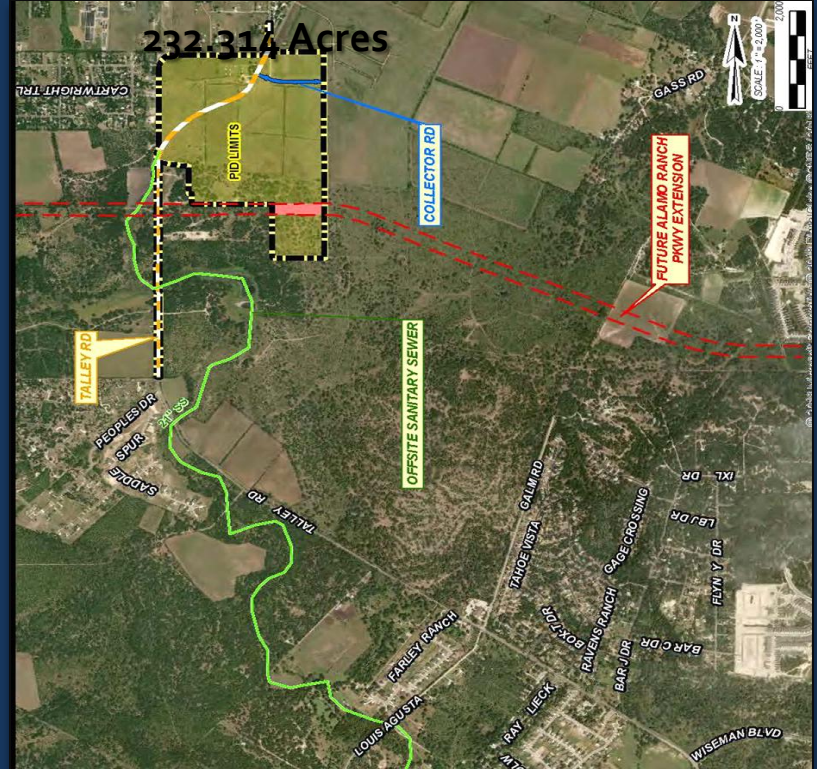
April 18, 2019

Bridgett White, Director  
Planning Department



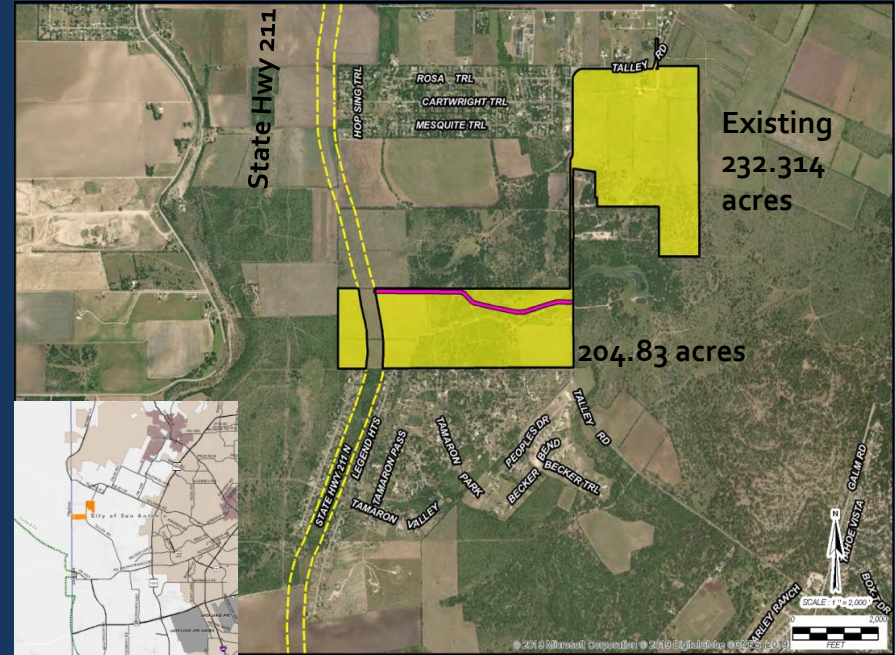
# Talley Road PID Project Background

- On November 29, 2018, City Council
  - Granted its consent to the creation of a Public Improvement District (PID) named the Talley Road Special Improvement District by Bexar County; and
  - Approved a development agreement between the City and the property owners



# Proposed Tally Road PID Expansion

- The Owners request to add approximately 204.83 acres to the existing 232.314-acre PID, totaling 437.144 acres
- The newly added 204.83-acre tract is located northwest of the intersection of Tamaron Pass and Talley Rd
- S & P Land Holdings LLC. plans to convey the 204.83-acre parcel to the current PID Owners



# Amendment to Development Agreement

## City's Conditional Consent

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

## Revised City's Consent

- Extends 232.314 acres PID property by 204.83 acres totaling 437.144 acres
- Applies original terms and conditions of the City's Consent to the newly added land and to entire PID

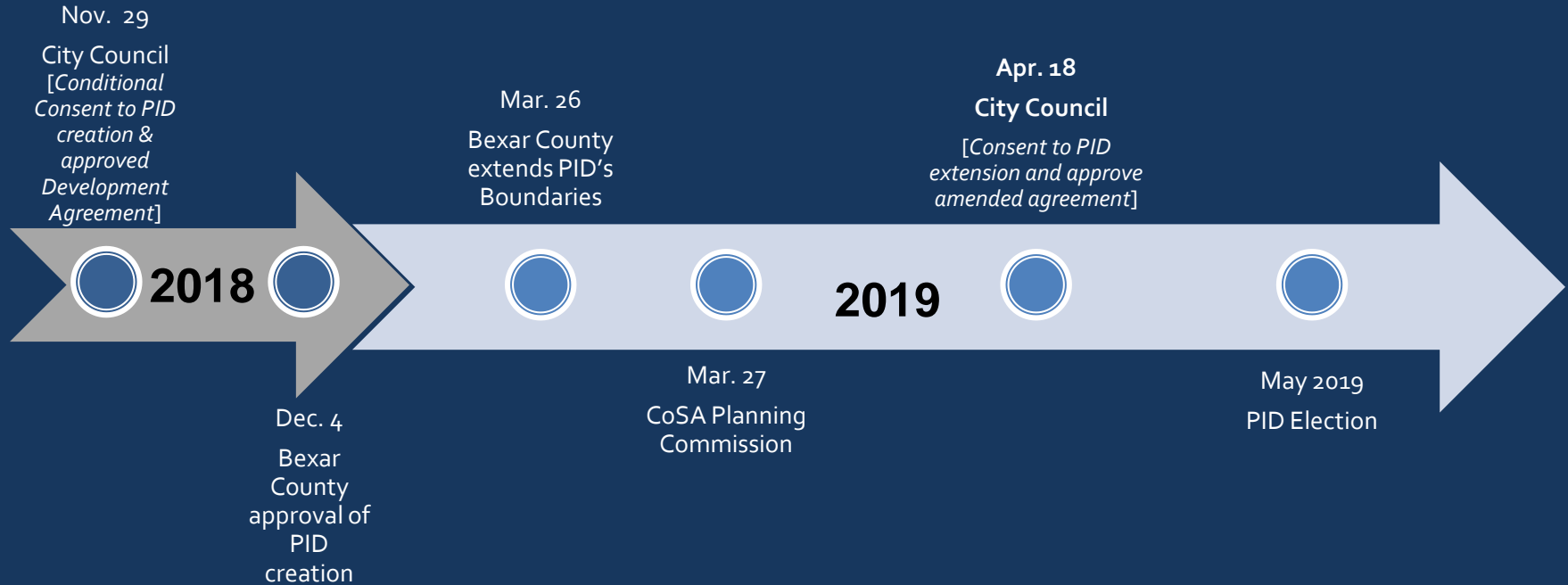
## Existing Agreement Terms

- 30 year non-annexation term
- Owners' consent to voluntary annexation and services agreement
- Owners' agreement to comply with municipal regulations and laws applicable to properties within the City's ETJ

## Amended Agreement

- Applies all provisions and terms of the amended Agreement to the entire 437.144 acre PID
- Updates PID ownership and assigns S & P Land Holdings LLC as owners.

# Talley Road PID Timeline



# Recommendation on Item # 20A & 20B



Staff recommends approval of the following items related to the Talley Road Special Improvement District:

- 20A. Resolution granting the City's consent to the extension of the Bexar County PID boundaries to include an additional 204.83 acre parcel.
- 20B. Amended Development Agreement between the City of San Antonio and Talley Road Extension Revitalization Initiative, LLC., and to add S & P Land Holdings, LLC.