

Clearwater Creek Public Improvement District (PID):

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

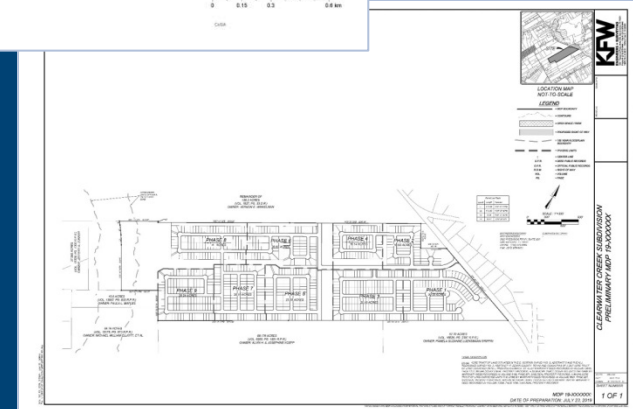
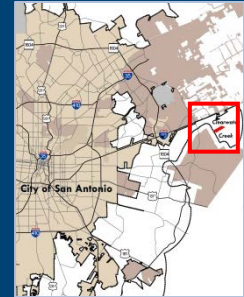
City Council A Session
Agenda Items No. 36A & 36B
January 30, 2020

Bridgett White, AICP
Director, Planning Department



Clearwater Creek PID

- Fair Oaks Mosaic TBY, LLC and SA Kosta Browne, Ltd. (Owners) and SA Love and Trust, LLC (Developer)
- Approx. 226.544 acres; located east of St. Hedwig - southwest of the intersection of Beyer Path and FM 2538
- Development consists of:
 - 1,080 single-family residential units
 - Public improvements estimated at \$49.5 million
- Petitioned Bexar County to create the proposed Clearwater Creek 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

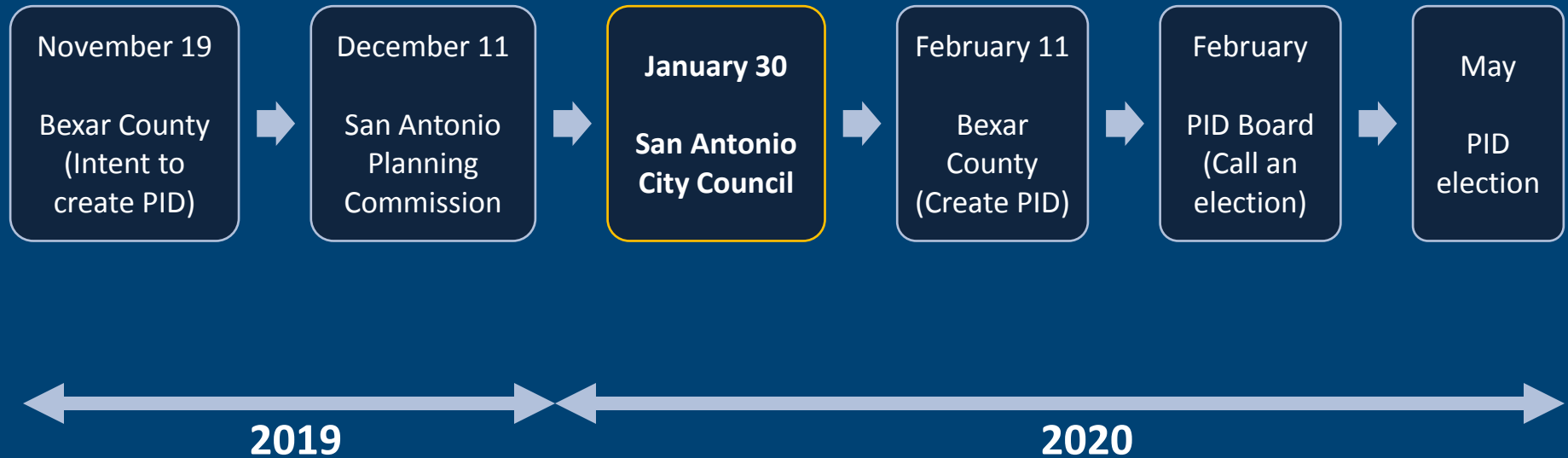
PID Creation Consent:

- 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

Clearwater Creek PID Timeline



Recommendation

Staff recommends approval of the following items related to the Clearwater Creek PID:

- A. Resolution recommending COSA's consent to the creation by Bexar County of the Clearwater Creek PID within the City's ETJ
- B. Ordinance authorizing a 30-year Development Agreement between the City and Fair Oaks Mosaic TBY, LLC, SA Kosta Browne, Ltd., and SA Love and Trust, LLC.

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