

MEMO

Manuel Leal

Bexar County

TO: Economic Development Department

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101 W. Nueva, 9th Floor San Antonio, TX 78205

FROM: Cara C. Tackett, P.E. PROJECT NO.: 6626-08

RE: Westside 211 PID – Summary of Additional Land

The Bexar County Commissioner's Court on August 30, 2007 adopted an Order Granting Petition for the creation of the Westside 211 Special Improvement District, a public improvement district and political subdivision of the State of Texas (hereinafter call the "PID"), appointed directors, and created the imposition of ad valorem, sales and use, and hotel occupancy taxes for the authority to enter into economic development agreements and grants and loans, and issue bonds for public improvements. The PID was subsequently authorized by voter approval on November 6, 2007. The original order has been amended four times to date to address administrative issues, director appointments, and similar matters.

DATE:

09/11/2020

At this time, the PID and one landowner, Ladera I, LLC, are requesting the addition of approximately 135 acres to the District. A summary of the area to be annexed and its impact on the PID are as follows:

- The District was originally created in 2007
- It is currently approximately 3,670 acres
- The proposed annexation is to add approximately 135 acres referred to as the Bengel Tract adjacent to the existing Ladera property (see Westside PID Regional exhibit for general location)
- The proposed land use is single-family (see Ladera Land Plan exhibit for layout) and will be approximately 550 lots to be developed over approximately 15 years.
- The annexation will also provide for the extension of approximately 2,100 linear feet of Grosenbacher Road (a secondary arterial on the Major Thoroughfare Plan).
- There are approximately \$18.8 million (in 2020 dollars) in public improvements to be constructed within the Bengel Tract.
- Based on current projected home values and utilizing FY 2019-2020 tax rate, the project is estimated to generate annual taxes to each of the following entities in the amounts of:
 - \$336,910 to Bexar County
 - \$121,440 to the Bexar County Emergency Service District
 - \$335,460 to University Health System
 - \$22,564 to the San Antonio River Authority
 - \$181,128 to Alamo Colleges
 - \$1,730,520 to Medina Valley Independent School District

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• The area being annexed is outside of the 5-mile military overlay boundary (also shown on the Regional exhibit)

END OF MEMO

Attachments

Westside PID Regional Exhibit Ladera Land Plan Exhibit

