



Bexar County Commissioners Court

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Westpointe Public Improvement District would provide land donation for substation in West Bexar County

Commissioner Sergio “Chico” Rodriguez and County Judge Nelson Wolff outlined the details of a proposed public improvement district that would, among other improvements, result in a 4-acre donation of land to the county to build a Sheriff’s Patrol substation in West Bexar County. Commissioners will vote on a resolution of intent Tuesday to create the Westpointe Public Improvement District (PID).

“Public improvement districts present the perfect opportunity for us to have development occur alongside public improvements that will support that growth,” Commissioner Rodriguez said.

The Westpointe PID would cover approximately 3,350 acres in Precinct 1 outside Loop 1604 between West Military Drive and Culebra Road. The plan includes an estimated \$3.5 billion build-out value that would include more than 7,000 single family homes as well as more than 13,300 multi-family residential units and 481 acres of commercial property. The developer, Vise Oaks I, will donate 4 acres for a Sheriff’s Patrol substation and 3 acres for an Emergency Services District to provide fire protection.

“Having a substation in this area will provide a visible presence of law enforcement for one of the fastest growing areas in the County,” Sheriff Pamerleau said. “This is a critical step for providing improved public safety for Bexar County now and into the future.”

The district also would result in more than \$290 million in public infrastructure improvements, including road construction on Alamo Parkway, Alamo Ranch Parkway, Galm Road and other arterial, collector and residential streets. Over the proposed 30-year term of the agreement, the PID would contribute \$13.1 million to the County for services and \$29.6 million for infrastructure improvements requested by the County.

“We are facing a population boom in Northwest Bexar County that will amount to us having the same population as Waco in an area that is unincorporated,” Judge Wolff said. “To support this kind of growth we need to find more of these types of partnerships with developers.”

Public improvement districts can be formed for economic development purposes and to finance needed improvements that extend special public benefit. Such districts can be used to provide water, wastewater and drainage improvements; streets and sidewalks; public safety services; mass transit improvements; and parks, recreation and other cultural improvements.

“This is going to be a great project for the entire area around the PID, not just within its boundaries,” said Precinct 2 Commissioner Paul Elizondo. “The road improvements will increase mobility throughout our precincts, and the Sheriff’s Patrol substation will provide law enforcement in Precinct 2 as well as Precinct 1.”

Following Commissioners Court approval of the resolution of intent, the developer will submit a petition to the County requesting creation of the PID, a public hearing will be held to receive comments and then Commissioners Court will approve an order creating the PID. Vise Oaks I, is negotiating a non-annexation agreement with the City of San Antonio since the property is in the city’s extraterritorial jurisdiction or ETJ.

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