



# **PID-25-03 The District Public Improvement District (PID)**

Receive a Staff presentation and hold a public hearing to receive comments for or against Resolution 2025-XX, in accordance with Chapter 372 of the Texas Local Government Code: making findings as to the advisability of the improvements proposed in the petition to create the District Public Improvement District (“The District PID”) on approximately 100 acres of land located south of the intersection between East McCarty Lane and Rattler Road, establishing the district; and authorizing management of the district; and consider approval of Resolution 2025-XXX.

# Context

- Located at the intersection of E McCarty Lane and Rattler Rd in the City Limits.
- Mixed-Use Medium Place Type designation (East Village Area Plan) on the Comprehensive Plan.
- Associated applications
  - Zoning Change from CD-4 to CD-5 (ZC-25-06)
  - 380 Economic Development Agreement
  - 381 Economic Development Agreement being pursued separately with Hays County
- Applicant proposing mixed-use development including an indoor/outdoor recreation facility.

PID-25-03

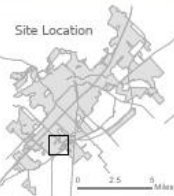
The District PID  
Rattler Rd/ E McCarty Ln

Aerial



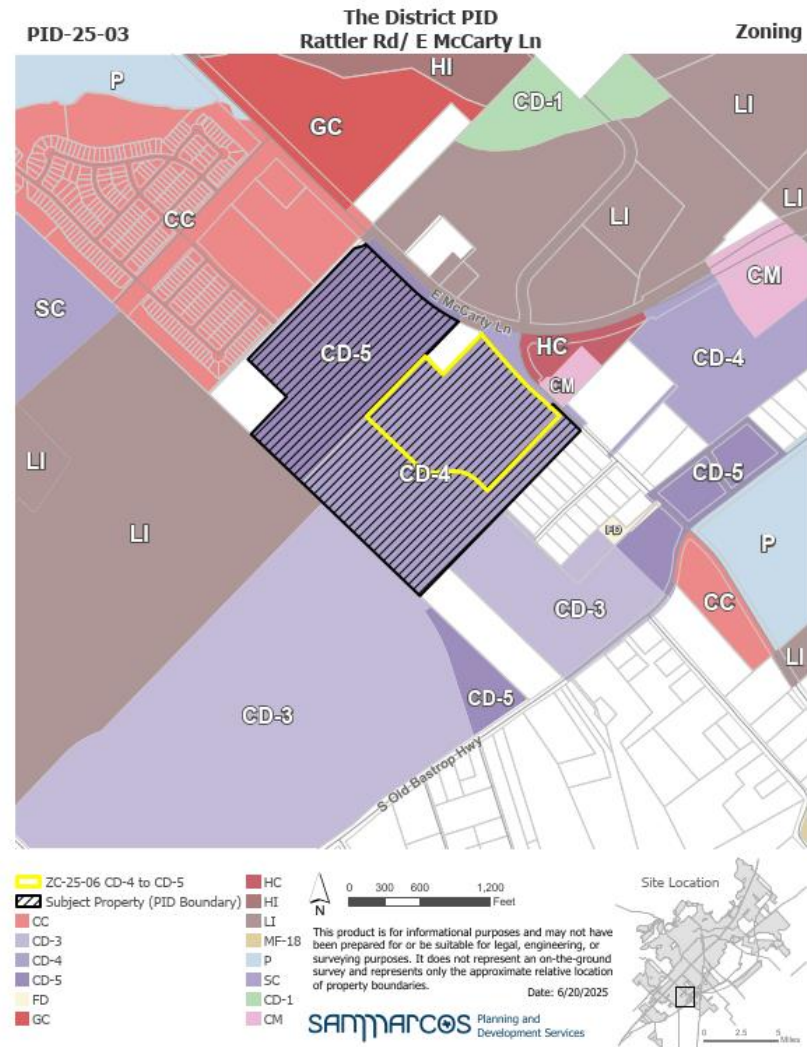
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.  
Date: 6/12/2025

**SAN MARCOS** Planning and Development Services



# PID Summary

- \$60 million maximum indebtedness if recreational facility site is conveyed to City (\$80 million maximum if site is not conveyed)
  - Streets
  - Mass grading
  - Utilities
  - Associated administrative costs
  - Etc.
- Bonds repaid by future owners
- Construction Bonds



# Staff Recommendation



- Staff recommends approval of PID-25-03 as presented.