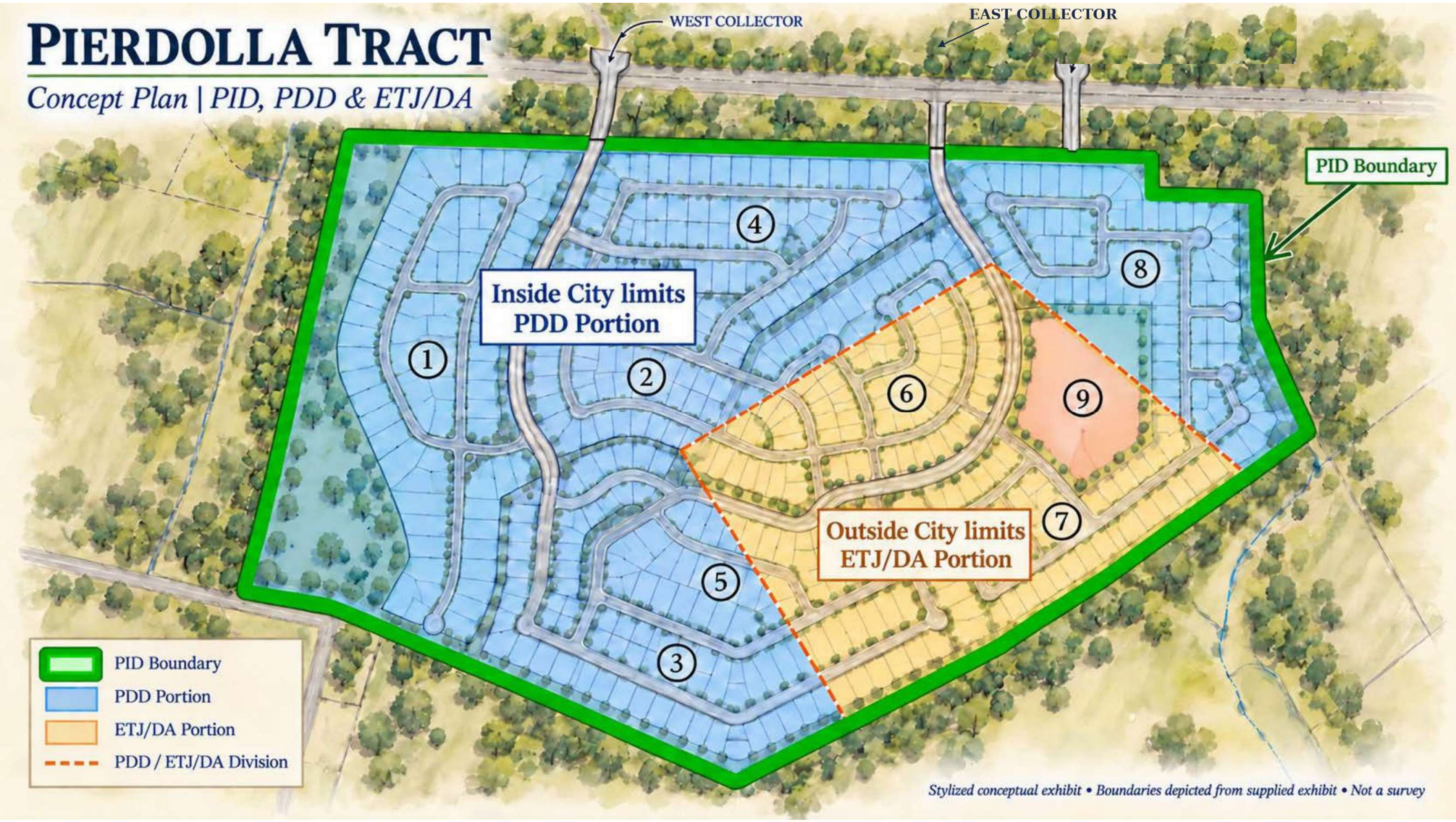

PIERDOLLA TRACT
Concept Plan | PID, PDD & ETJ/DA
WEST COLLECTOR
EAST COLLECTOR
PID Boundary
Inside City limits
PDD Portion
Outside City limits
ETJ/DA Portion
1
2
3
4
5
6
7
8
9
PID Boundary
PDD Portion
ETJ/DA Portion
PDD / ETJ/DA Division
Stylized conceptual exhibit • Boundaries depicted from supplied exhibit • Not a survey

The decision before the City

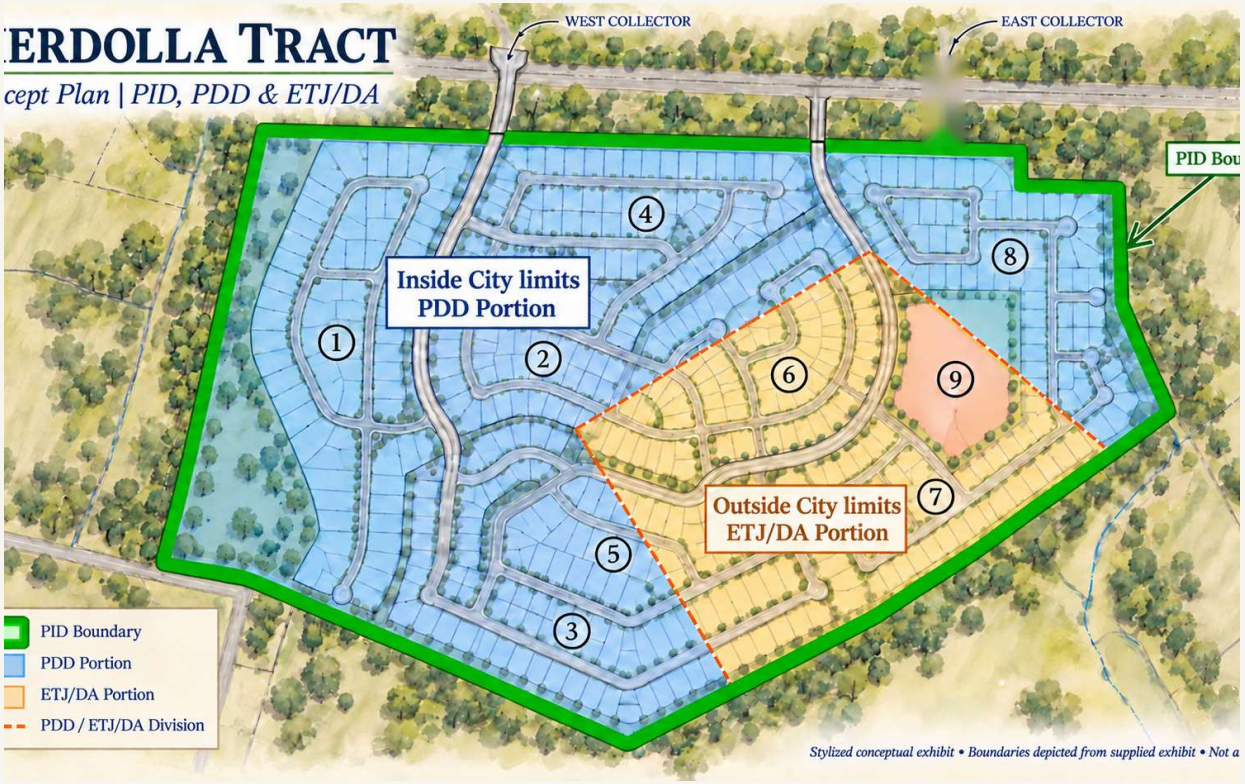
Primary request: Planned Development District

Consider PDD zoning for approximately 177 acres already within La Vernia city limits, with clearly identified development standards and requested deviations.

Broader framework

A development agreement and voluntary annexation for the ETJ tract, plus a proposed PID for eligible public improvements.

One property. Three coordinated components.



177.0 acres

Inside City • PDD

60.2 acres

ETJ • DA + annexation

237.2 acres

Overall • proposed PID

The residential concept

237.2	626	2.64	2
total acres	planned lots	gross lots / acre	planned access points

LOT MIX | 50’ lots: 166 • 60’ lots: 226 • 70’ lots: 171 • Half-acre lots: 63 | 626 total

Single-family homes • 50’, 60’, 70’ and approximately half-acre lots

Mandatory HOA • centralized amenity area • phased delivery

The PDD creates a defined development framework

What it establishes

Site-specific standards for lot layout, building placement, landscaping and infrastructure within the city-limits tract.

Why it matters

A coordinated plan offers predictability for the City, future residents and the developer rather than a series of disconnected approvals.

Existing zoning and requested action

EXISTING

R-A single-family residential

REQUESTED

R-1 single-family / PDD with specified deviations



Four specific PDD deviations

01 Side yard

5-foot minimum setback

02 Rear yard

15-foot minimum setback

03 Front yard

15 feet for designated irregular lots; 20 feet for standard lots

04 Sewer

Approximately 63 half-acre lots: individual OSSF rather than public sewer connection

Core standards remain part of the proposal

Residential scale

Minimum 6,000-square-foot lots; overall density no greater than four units per acre; structures no taller than 2½ stories.

Neighborhood character

Sidewalks, landscaping and irrigation standards; HOA stewardship; defined access and neighborhood amenities.

Elevated standards

Landscape & site design

Enhanced minimum planting standards

Improved mandatory planting requirements

Community features

Amenity center

Sidewalks on both sides

Masonry (defined as Stone, Stucco Board, or Brick); 25% of front elevation

Other design elements

A phased plan for implementation

PHASE 1

293 lots • estimated start July 2027

PHASE 2

253 lots • estimated start January 2030

PHASE 3

80 lots • estimated start July 2032

ETJ agreement: bringing the full site into one plan

60.2 acres currently in the ETJ

The developer proposes a development agreement addressing the ETJ portion, with voluntary annexation into La Vernia.

Benefit to the City

An opportunity to coordinate development expectations and extend municipal jurisdiction through the applicable statutory processes.

PID: a proposed infrastructure financing tool

What a PID can support

Eligible streets, drainage, water and wastewater facilities, sidewalks, parks and other qualifying public improvements under Chapter 372.

How it is structured

The City considers district creation and assessments through separate proceedings. Project-specific financing terms remain subject to City review.

Illustrative home design



Illustrative concept only. Final home designs, elevations, materials and finishes may vary; this image does not guarantee the product to be delivered at Pierdolla.

Relevant experience | Flat Creek, Castroville

255-acre planned community

669 proposed residential lots

50’, 60’ and 70’ lot products

Active development of Units 1 and 2



Other relevant experience

Verdin | San Antonio

130-acre community

435 lots

40’ and 45’ lots

Active development of Units 1 and 2 — 131 lots

Schlather Ranch | Cibolo

116-acre community

106 lots

Half-acre lots

Active development of Unit 1 — 106 lots

Weston Oaks | San Antonio

345-acre community

King Fish developed 100 acres

1,112 total lots; 349 developed by King Fish

45’, 55’ and 60’ lots

Development complete

What this approach offers La Vernia

Predictability

Defined PDD standards and a coherent concept plan

Coordination

City and ETJ acreage planned together

Infrastructure

A proposed mechanism for funding eligible public improvements

Requested action | PDD public hearing

Support the proposed PDD framework for the approximately 177 acres within the City, including the specifically identified deviations.

Discussion & questions

Pierdolla Residential Subdivision

King Fish Development, LLC

