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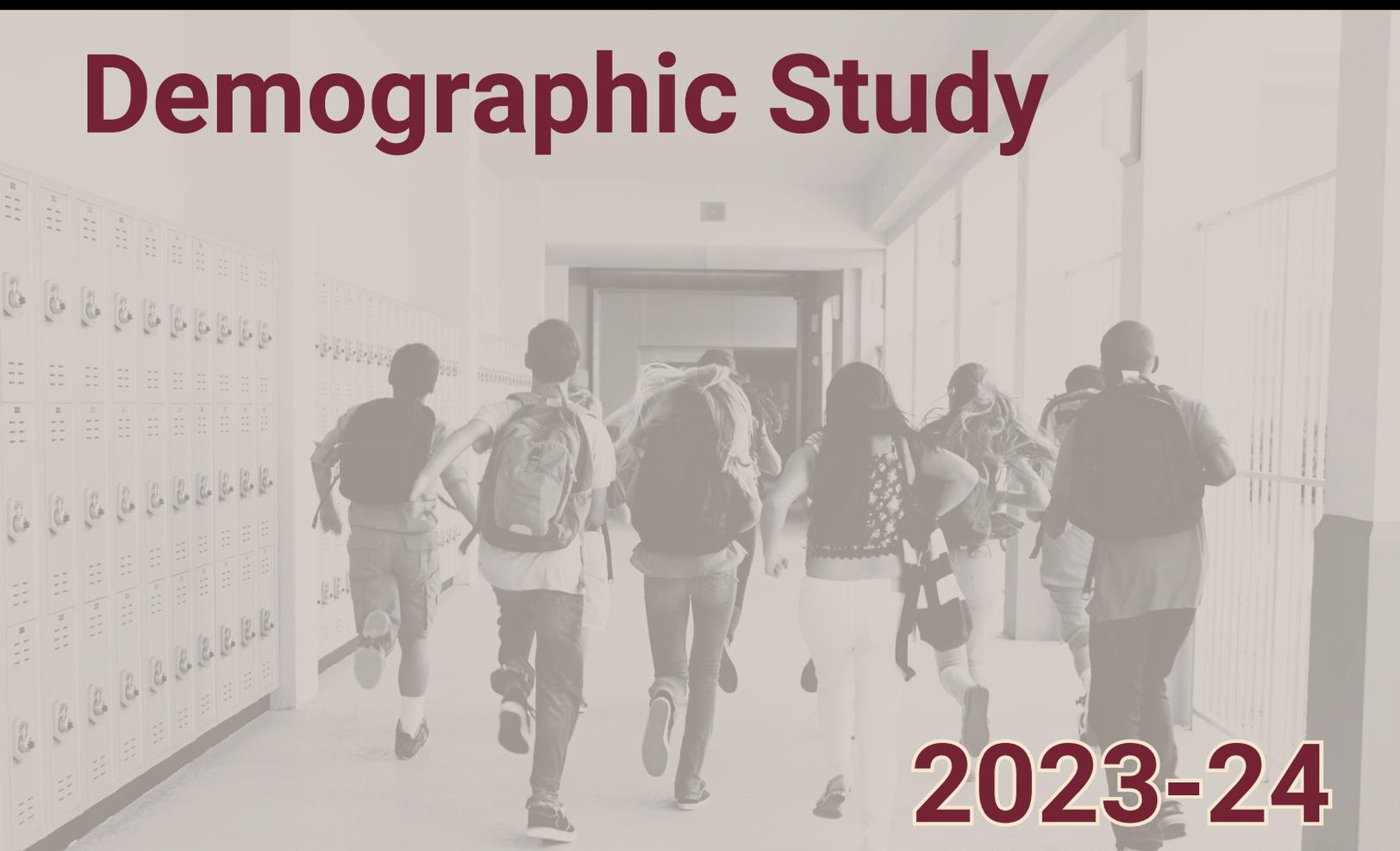
Population and Survey Analysts

303 Anderson Street

College Station, TX 77840

BOERNE ISD

Demographic Study



2023-24



Contact Us



Phone Number
979-693-8962



Email Address
info@pasatx.com



Website
www.pasatx.com



Address
303 Anderson St
College Station, TX 77840



Introduction

For over 40 years, Population and Survey Analysts (PASA) has served Texas public school districts by providing demographic studies, student enrollment projections, and long-range school planning.



PASA is a demographics consulting firm that partners with school districts in planning for the long-range utilization of schools. This involves projecting new residential development, understanding potential land uses for undeveloped parcels, and relating these findings to future students in the schools. PASA also projects enrollment growth and decline in areas with no new construction potential by studying which neighborhoods are regenerating with younger families. PASA uses these long-term projections to outline a step-by-step plan for when and where new schools could be needed in the future.

Having a clear idea of future growth potential, the school district can plan for bond elections in a financially responsible and transparent manner and maximize student stability by minimizing the need for changing schools.

Our Vision

Our vision is to serve students and communities of Texas as the trusted demographics partner for school districts, providing them with unparalleled accuracy and insights through our enrollment projections and long-range planning.

Our Mission

PASA empowers school district leaders with accurate and reliable enrollment projections by utilizing comprehensive demographic data, in-depth analysis, and cutting-edge technological tools. We are committed to helping our clients understand the implications of enrollment growth/decline in effectively planning for the future.

Demographic Philosophy



It takes time to plan for, pay for, site, and construct schools - and each school opened is a multi-million dollar series of decisions affecting children and families. PASA's philosophy and approach reflect this reality.



Ten-Year Projections

Because of the length of time required to build schools, PASA makes 10-year projections, realizing that the latter years will be less accurate than the earliest years. The PASA study accounts for both short-term fluctuations and long-term trends. Short-term projections help the district make immediate decisions (budgeting, staffing, program placements, etc.), while the 10-year projection provides data to anticipate future needs and proactively plan for infrastructure development, facility expansion, and new facilities, avoiding costly last-minute adjustments. Viewing the future through a long lens empowers the District leadership to make informed financial decisions, optimize resource allocation, and maintain a sustainable budgetary framework, ultimately benefiting students, staff, and the overall community.

In order for data to be accurate during the ten-year timeframe, PASA *must* delve deep, gathering data in the District from numerous sources. Plats and concept plans alone will not tell the entire story.



Real-Time, In-Person Data Collection

PASA puts "boots on the ground" in the District, with a staff member who drives each developing subdivision. In this way, data is gathered in real-time, with future-forward accuracy that cannot be captured based only on plats and plans that have been filed with government officials. This "boots on the ground" approach allows PASA to fully understand the pace of development and how that might be changing from year to year given changing economic conditions.



Annual Assessments

Clients with a rapidly growing student population typically have a Demographic Study completed each year. Annual assessments align with PASA's process of projecting to the PEIMS Snapshot Date, and PASA works with each client to ensure that we conduct these studies on an annual schedule that fits their internal timelines.

School districts facing other growth challenges (acceleration of growth is expected in the future, the district is nearing build-out and perhaps experiencing population decline in some areas, etc.) might not need an annual study. PASA works with these districts to help them strategize the most financially beneficial time to conduct the next Demographic Study.

Continued reassessments of the demographic data (on the timetable most appropriate for the school district's situation) enable the school district's decision-making process to remain nimble, ensuring that the demographic data is accurate, relevant, and useful for all stakeholders involved.



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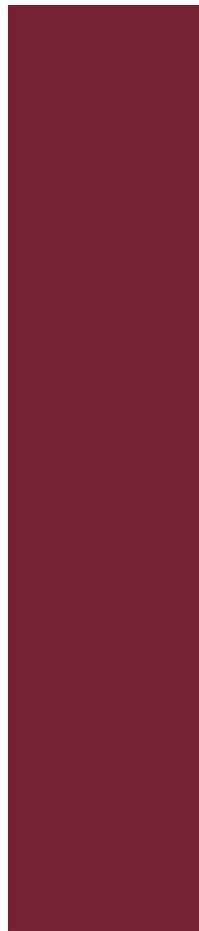
01 District Profile

02 Current Students

03 Housing Projections

04 Student Projections







EXECUTIVE SUMMARY

Population and Survey Analysts (PASA) recently concluded a Demographic Study for Boerne ISD (BISD), presenting the following summarized findings. The study encompassed the analysis of current student locations, projected expansion influenced by new residential developments, patterns of student relocation across the District, and economic factors pertinent to both the District and its surrounding area. PASA employs forward-looking methodologies to forecast student data for a school district without relying on historical rates of change.

Student Projections

PASA evaluated the current student population, recent trends in geocoded students, projected additional housing occupancies and their resulting student yields, and the over-arching economic and employment concerns. PASA projects the following student population by grade group for the next ten years:

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
EE-5th	5,024	5,000	5,370	5,698	6,032	6,461	6,884	7,342	7,698	8,053
6th-8th	2,541	2,777	2,798	3,047	3,153	3,295	3,405	3,569	3,991	4,340
9th-12th	3,604	3,677	3,871	3,936	4,235	4,436	4,647	5,004	5,101	5,403
Total	11,169	11,454	12,039	12,681	13,420	14,192	14,936	15,915	16,790	17,796



Housing Projections

PASA projections are based on interviews with landowners, real estate experts, commercial brokers, and city and county officials. These projections are for the number of new housing units only and do not reflect the total number of students expected in public schools in each development. The projections are listed in detail in Appendix 3.

Largest Projected New Housing Occupancies

Single-Family



- Esperanza
- Corley Farms
- Cordillera Ranch
- Ranches at Creekside
- George's Ranch

Multi-Family



- Lux at Lemon Creek
- Spencer Ranch Mixed Use
- Corley Farms MF
- Lemon Creek MF I
- Lemon Creek MF II

13,051

68.5% of Total

SINGLE-FAMILY

4,811

25.3% of Total

MULTI-FAMILY

966

5.1% of Total

AGE-RESTRICTED

19,042

TOTAL PROJECTED
NEW OCCUPANCIES

214

1.1% of Total

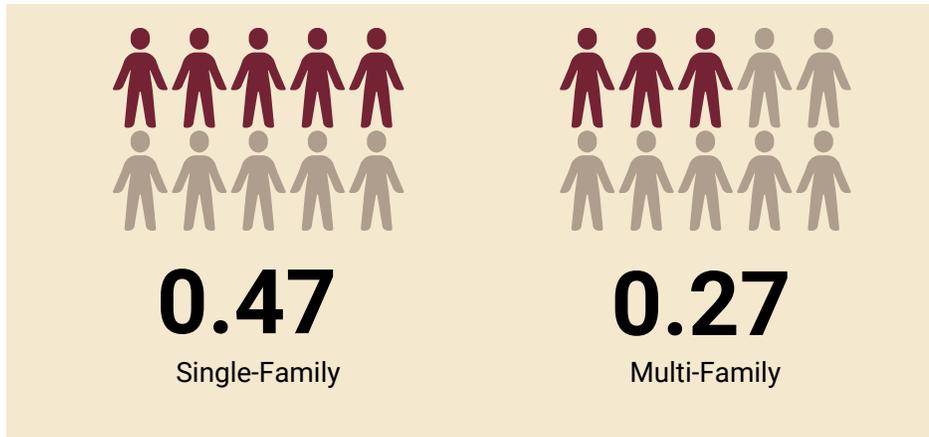
SF BUILD-TO-RENT



Students Per Home

The ratios of students per home ranged from 0.03 to 1.09 in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single-family house throughout the District is 0.47.

In multi-family apartment complexes with more than 85% occupancy, the ratios of students per unit ranged from 0.02 to 1.29, and the weighted average throughout the District was 0.27 students per apartment unit. Districtwide, approximately 754 BISD students live in 2,831 multi-family units.



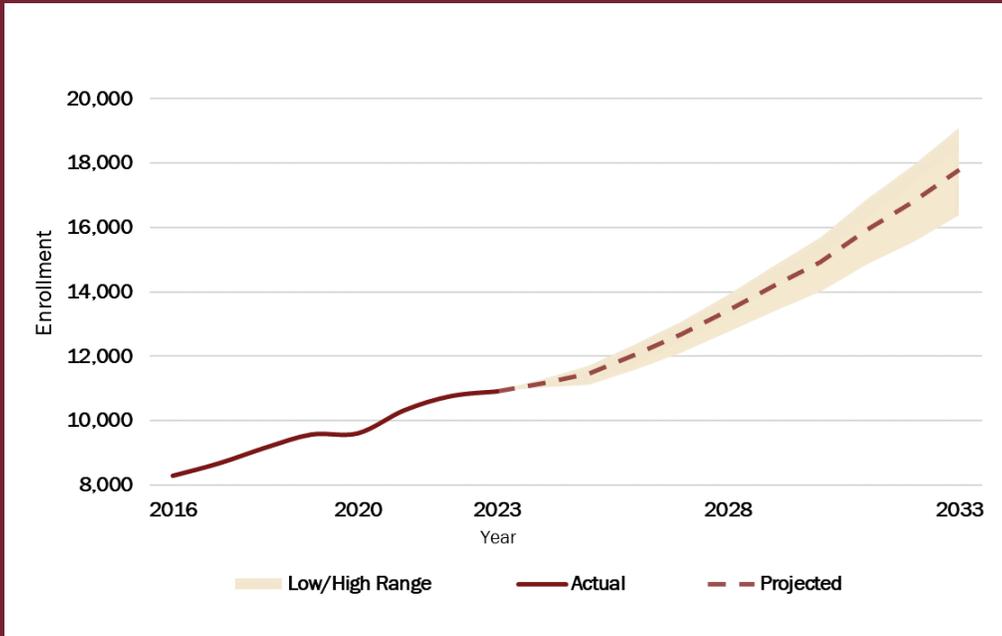
Recent Student Trends By Development

Type of Development	2022 Total Students	2022 Percent of Total	2023 Total Students	2023 Percent of Total	Actual Change	Percent Change	% of Growth Fall 2022 to Fall 2023
Single-Family Built-Out	6,124	58%	6,043	56%	-81	-1%	----
Single-Family Actively Building	2,869	27%	3,095	29%	226	8%	82%
Multi-Family	706	7%	754	7%	48	7%	18%
Mobile Home Communities	225	2%	213	2%	-12	-5%	----
Outside Defined District Developments	716	7%	592	6%	-124	-17%	----



Three Scenarios of Growth

PASA uses a conservative methodology to project growth and develops a Low, Moderate, and High Scenario of Growth for each year within the projection period. These scenarios are shown here while detailed projections can be found in Chapter 4. The Moderate Growth Scenario serves as the basis for planning purposes.



Factors Impacting Future Enrollment



New Housing Construction - New housing construction continues to drive the majority of enrollment growth in BISD, adding 350-550 students annually in the first two years. Beyond 2025, an annual 600-1,000 students are expected to be added in new homes.



Birth Rates - Births in the District continue to rise as the young adult population increases due to new housing options.



Incoming KG Class Size - Districtwide Kindergarten enrollment has fluctuated in recent years. Starting with a dramatic decrease in 2020 due to the pandemic, enrollment has been unstable for four years now. In 2023, Kindergarten enrollment decreased by 9.5%.



Aging of the Existing Student Population - Established neighborhoods often have declining school enrollments. This trend has not been noticed in mass, but PASA does monitor this phenomenon and adjusts projections when necessary.



New Charter and Private Schools - There are three private school expansions planned in or near Boerne ISD. St. Peter Catholic School (PK-8), Pinnacle Montessori (grades TBD), and Cornerstone Christian (K-12) are all poised to enroll new students in 2024 and 2025.



Projected Resident Students by Campus

PASA has generated student population projections by planning units to aid in long-range planning and has then aggregated the data from those planning units into the current attendance zones. Projections of resident students by attendance zone are included in the following charts, with the schools color-coded by size:

Elementary Schools	Capacity	Year											Net Transfers 2023-24
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
Cibolo Creek	800	477	495	499	549	618	684	751	820	895	952	992	-40
Curington	700	602	603	584	607	588	611	639	664	688	704	717	36
Fabra	800	697	695	700	758	836	911	995	1,080	1,180	1,263	1,362	12
Fair Oaks Ranch	800	818	840	794	816	839	849	891	927	960	977	990	-13
Herff	800	598	601	599	647	701	742	804	868	936	999	1,064	25
Kendall	800	815	883	931	1,045	1,143	1,203	1,290	1,390	1,500	1,599	1,709	19
Van Raub	800	870	907	893	948	973	1,032	1,091	1,135	1,183	1,204	1,219	-39
Elem Total		4,877	5,024	5,000	5,370	5,698	6,032	6,461	6,884	7,342	7,698	8,053	

Middle Schools	Planned Capacity	Year											Net Transfers 2023-24
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
Boerne North	1,100	796	819	902	911	984	1,001	1,031	1,043	1,102	1,248	1,372	29
Boerne South	1,300	953	962	1,081	1,108	1,240	1,323	1,402	1,453	1,515	1,678	1,815	-23
Voss	1,200	780	760	794	779	823	829	862	909	952	1,065	1,153	-6
MS Total		2,529	2,541	2,777	2,798	3,047	3,153	3,295	3,405	3,569	3,991	4,340	

High Schools	Planned Capacity	Year											Net Transfers 2023-24
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
Boerne HS	1,900	1,354	1,378	1,415	1,460	1,483	1,590	1,630	1,704	1,778	1,804	1,912	72
Champion HS	2,600	2,149	2,226	2,262	2,411	2,453	2,645	2,806	2,943	3,226	3,297	3,491	-72
HS Total		3,503	3,604	3,677	3,871	3,936	4,235	4,436	4,647	5,004	5,101	5,403	







CHAPTER 01

DISTRICT PROFILE



Historical Enrollment Trends

Historical Enrollment by Grade Group

Kindergarten Enrollment Compared to Births

Socioeconomic Characteristics

Economic and Regional Employment Trends

The District Profile provides an overview of the District, including historical enrollment trends, economic development, significant employers, employment and unemployment rates, and socioeconomic factors. PASA also provides detailed maps and tables of the findings.

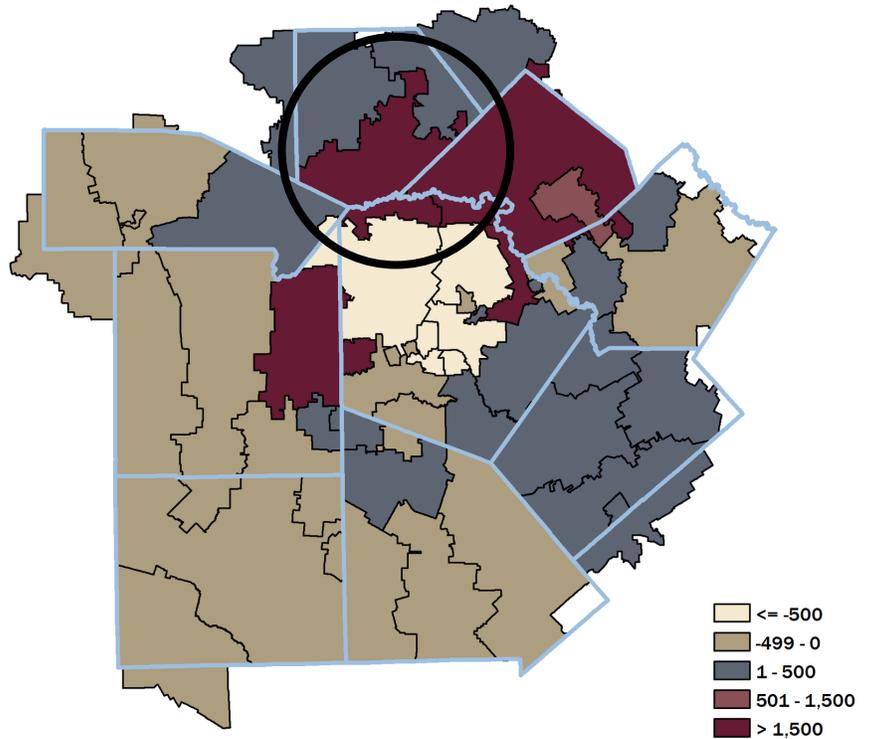
Additional related data is available in Appendix 01.



Historical Enrollment Trends

2017-2022

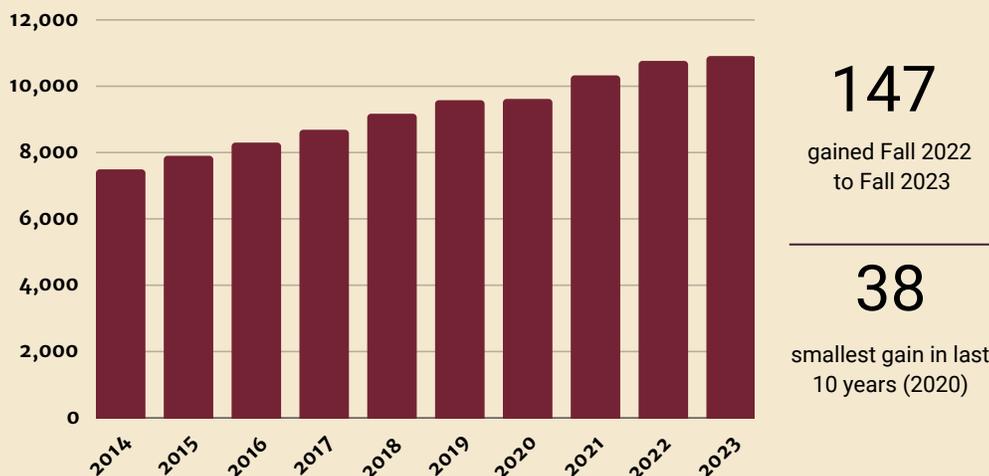
The map to the right shows the gain in students by district in the San Antonio Metro Area over the past five years. Between 2017-18 and 2021-22, Boerne ISD gained 2,076 students.



Numeric Change in Students Between 2017 and 2022

Source: Texas Education Agency (TEA)

10-Year Historical Enrollment

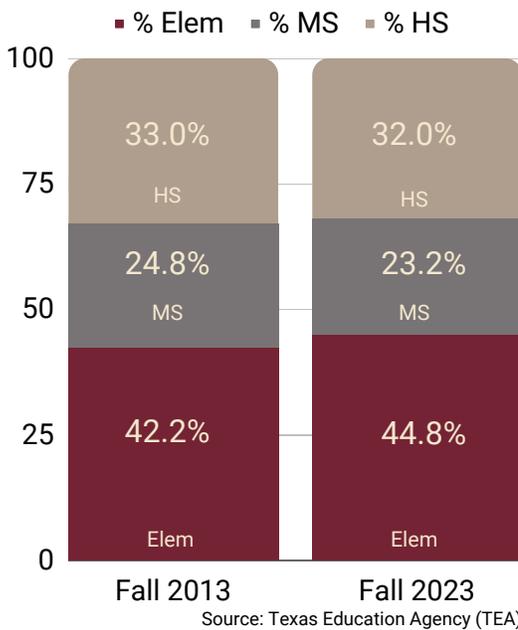


Source: Texas Education Agency (TEA)

Over the past decade, BISSD has witnessed steady growth. However, in recent years, there has been a noticeable slowing down in enrollment growth.

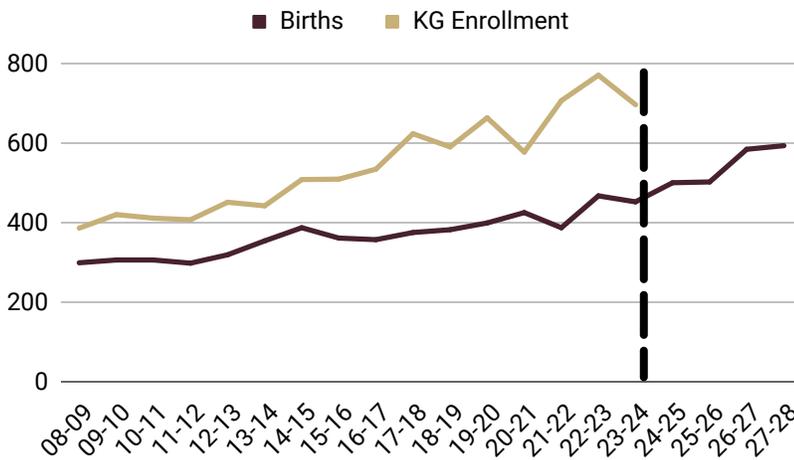


Historical Enrollment by Grade Group



An analysis of the past decade of enrollment trends shows the slight fluctuation in class sizes from year to year. In the Fall of 2013, 42.2% of the student population was in grades EE-5, with 33.0% in high school. In the Fall of 2023, more students were elementary-aged (44.8% of the student population), and fewer were in high school grades (32.0%).

Kindergarten Enrollment Compared to Births



Source: Texas Department of Health and Human Services, Vital Statistics
Source: Texas Education Agency (TEA)

Births adjusted five years to correspond with KG Enrollment

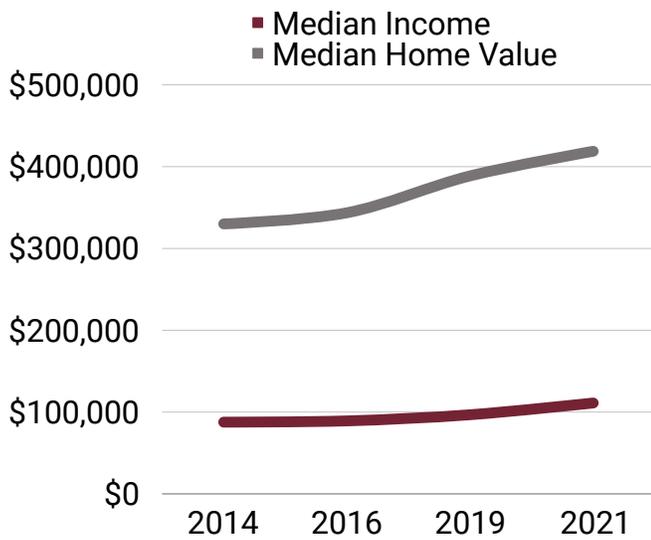
Difference between two lines shows in-migration of young children after birth

Changes in enrollment at the elementary grade levels are particularly important, especially at the Kindergarten grade level. They can reveal how trends and patterns are developing and will impact future enrollment in the older grades.

The Kindergarten Enrollment Compared to Births graph above compares Kindergarten enrollment to live births (five years prior) by the zip code of the birth mother. This comparison assists in estimating Kindergarten enrollment trends for the next five years in very general terms. Over the past 15 years, the number of children born to mothers living within BISD has fluctuated but increased overall. It has closely mirrored the Kindergarten enrollment, which indicates that a consistent proportion of families are in-migrating into BISD with young preschool-aged children. The newest birth rate data shows that the District could see an uptick in Kindergarten enrollment in the next 2-5 years.



Socioeconomic Characteristics



Source: US Census Bureau, American Community Survey

Perceived quality of life is a key data point for any school district, as it is the primary consideration for parents when deciding where to raise their families. While it can be challenging to measure various 'quality-of-life' factors, PASA utilizes multiple factors, such as median household income and median housing value, to ascertain the desirability of one district over another. Over a five-year period, BISD's median household income rose from \$89,216 in 2016 to \$111,098 in 2021. During this same period, the median home value increased from \$343,600 to \$418,800.

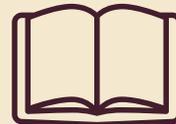
Other socioeconomic characteristics are summarized and compared to the San Antonio-New Braunfels Metro Area. The resident population of BISD is older in age (40.4 years) than the San Antonio Metro area (35.1 years). Still, the BISD population is more oriented to families with children (21% of the population is school-aged, compared to 19% of the San Antonio Metro population in this age range). The BISD population has a higher education level than the San Antonio Metro Area as a whole (54% have a Bachelor's degree or higher, compared to 30% in greater San Antonio). The BISD workforce has longer commuting times when compared to the overall San Antonio Metro Area. BISD residents average 29.5 minutes commuting to and from work, whereas the average San Antonioian spends 26.6 minutes traveling to work each way.

Boerne ISD Residents



40.4

Median Age



54%

Bachelor's Degree +



21%

School Aged



29.5

Minutes Drive Time

Source: US Census Bureau, American Community Survey
Additional Census Bureau and American Community Survey Data is available in Appendix 1.

Regional Employment Trends

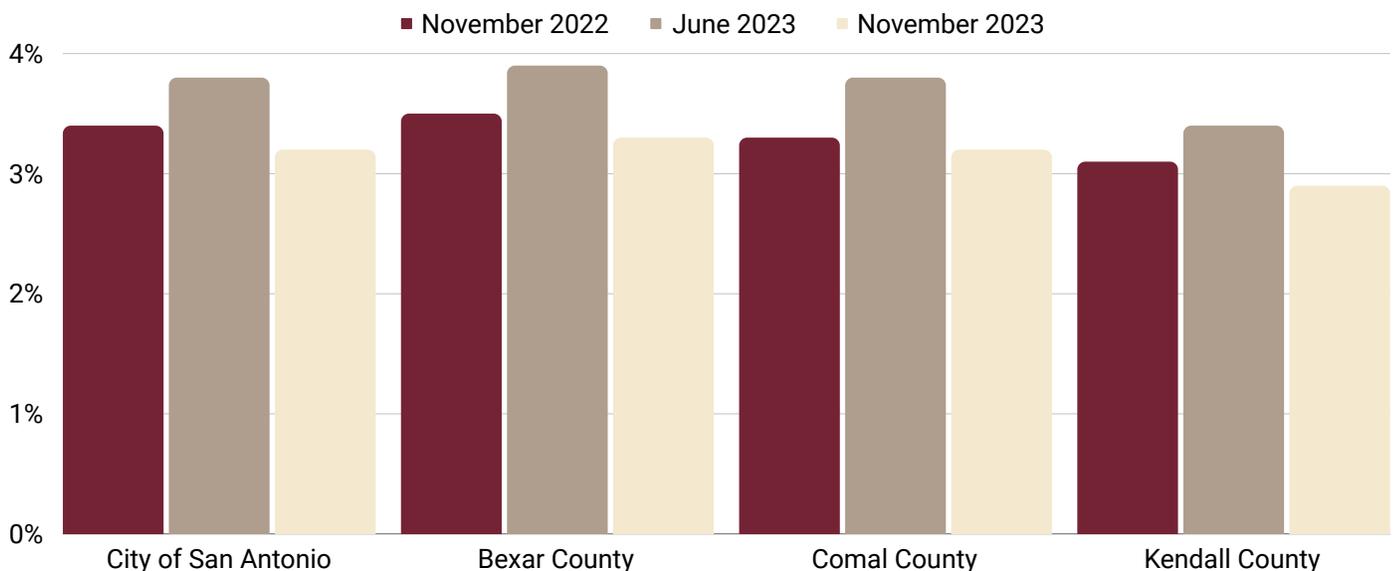


Over the past 12 months, employment in the greater San Antonio area has seen consistent growth. Concurrently, unemployment rates have risen, with an average hovering at over 3% in most regions.

Employment

	Nov. 2022	June 2023	Nov. 2023	6-Month % Change	Annual % Change
City of San Antonio Employment	762,251	777,830	787,467	1.24%	3.31%
Bexar County Employment	986,660	1,006,400	1,019,066	1.26%	3.28%
Comal County Employment	82,870	84,629	85,799	1.38%	3.53%
Kendall County Employment	23,751	24,422	24,704	1.15%	4.01%

Unemployment Rates



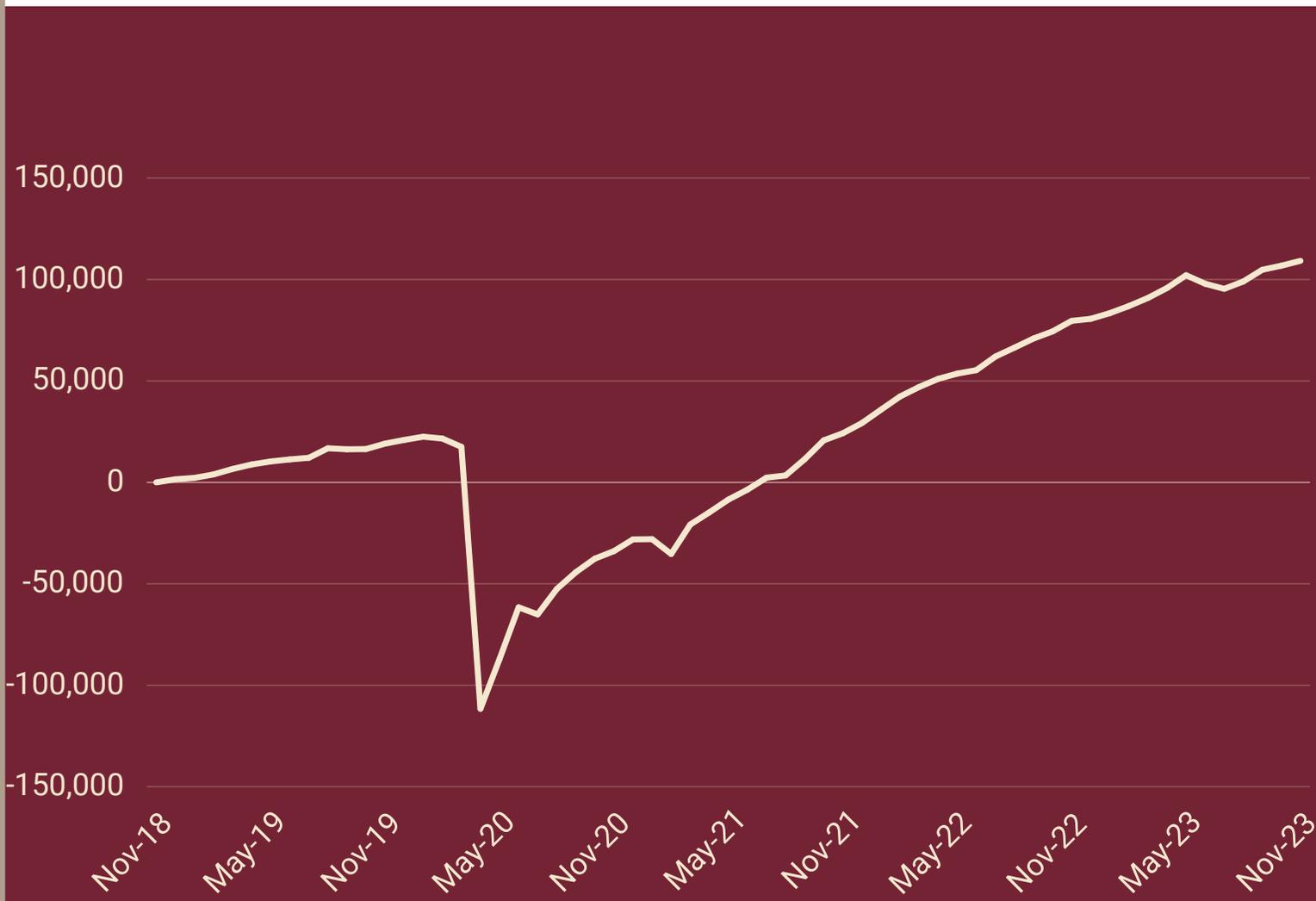
Source: Texas Workforce Commission (TWC)



Regional Employment Trends

San Antonio-New Braunfels MSA Cumulative Employment Growth

As of November 2023, the San Antonio-New Braunfels MSA had a workforce of 1,174,600 for a net gain of 109,200 jobs over the last 60 months. In April 2020, 129,100 jobs were lost. However, a full recovery was made by April 2022. Since then, an additional 55,600 jobs have been gained.



Source: Texas Workforce Commission (TWC)



CHAPTER 02

CURRENT STUDENTS

Student Yields

**Trends by
Development Type**

**Trends by
Attendance Zone**

**Charter and Private
School Enrollment**

PASA evaluates where current students reside and the recent trends in the student population. To accomplish this, PASA geocoded student data provided by Boerne ISD, mapping each student according to their address. This data incorporates a meticulous analysis of the current student population, including a detailed examination of student yield per home, and recent changes in the student population at the development, planning unit, and attendance zone level.

This data also helps to clarify where student distribution is more dense in specific locations and which neighborhoods are disproportionately oriented to older or younger students. The ratios of students per home assist in estimating potential students that will be yielded from comparable new developments in later chapters.

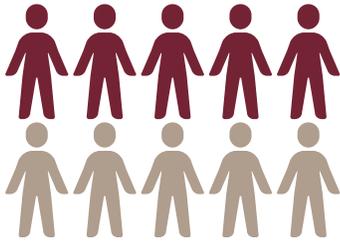
Maps and tables that break down student growth and decline in every major development are included and will address neighborhoods undergoing growth, decline, and gentrification.

Additional related data is available in Appendix 02.



Students per Home

These ratios were gathered through fieldwork to analyze the number of currently occupied homes on each street throughout the District.

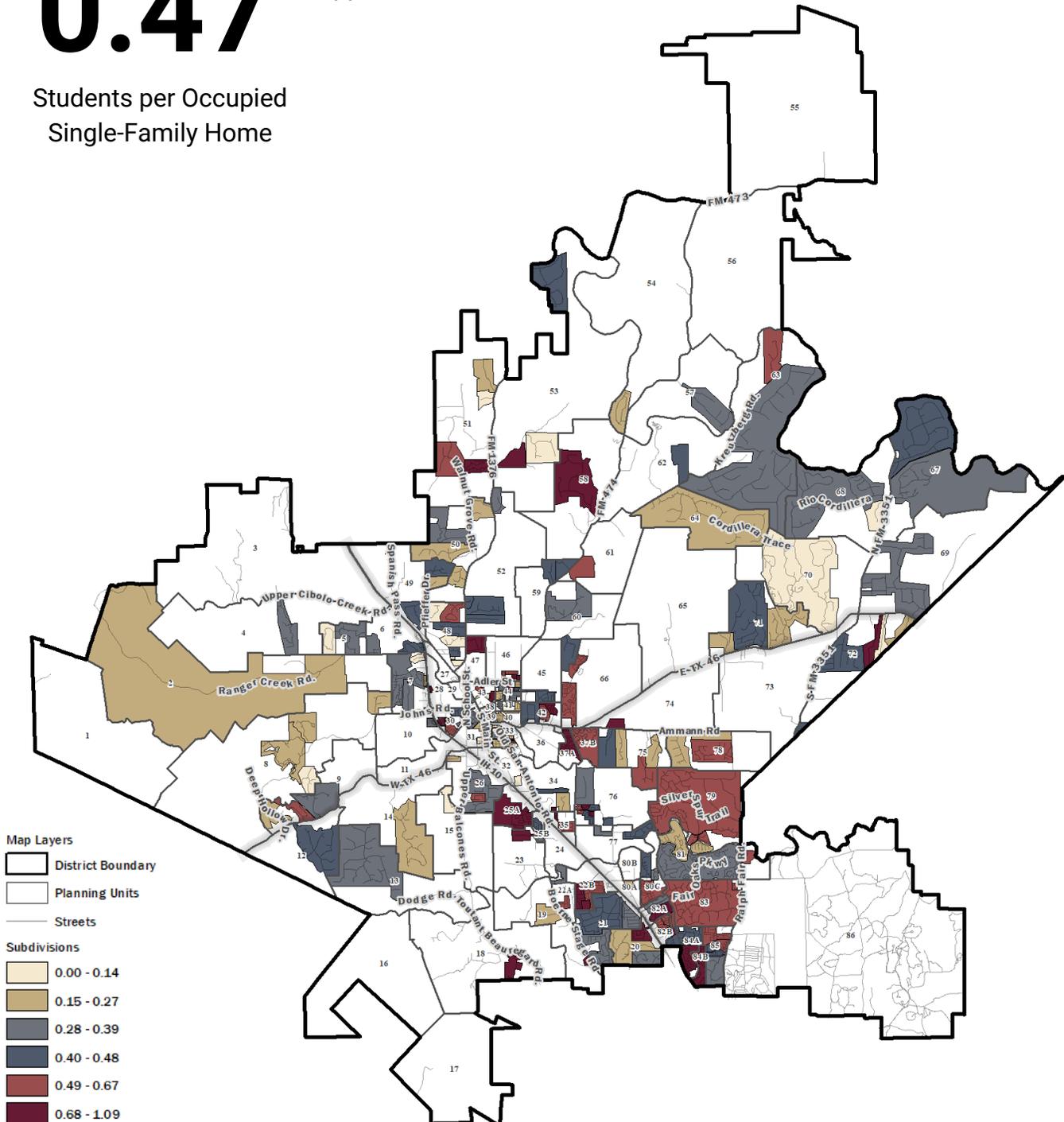


Single-Family

The ratios of students per home ranged from 0.03 to 1.09 in specific subdivisions, excluding subdivisions with fewer than 20 occupied homes. The weighted average of students per home throughout the District is 0.47. A complete list of counts of occupied homes and resident students can be found in Appendix 02.

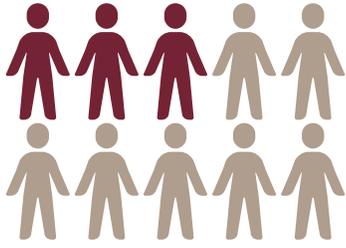
0.47

Students per Occupied
Single-Family Home





Students per Home

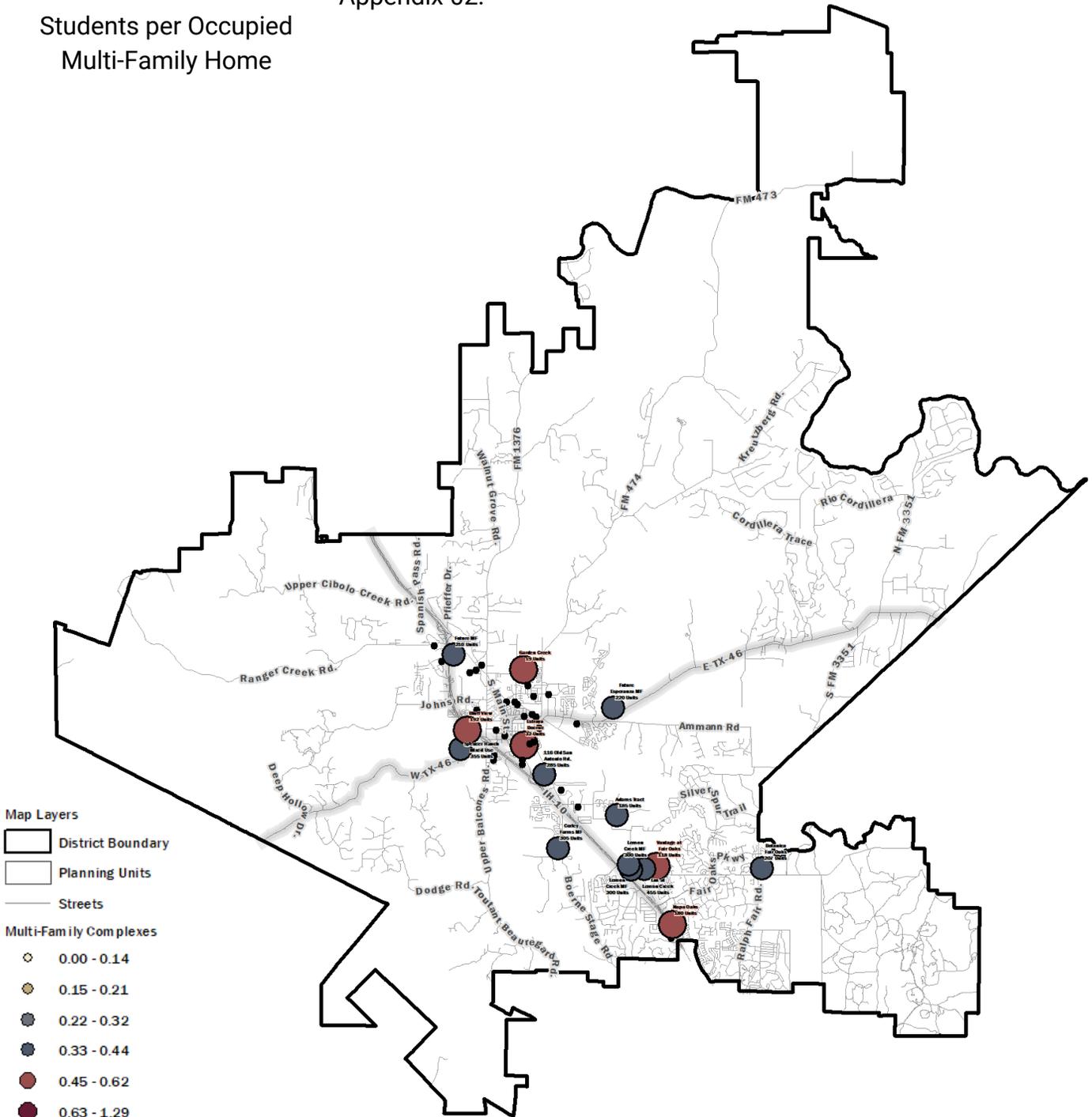


Multi-Family

In multi-family apartment complexes, the ratios of students per unit ranged from 0.02 to 1.29, and the weighted average throughout the District was 0.27 students per apartment unit. Approximately 2,831 units within the District are occupied, with 754 students residing in those apartments. A complete list of counts of occupied homes and resident students can be found in Appendix 02.

0.27

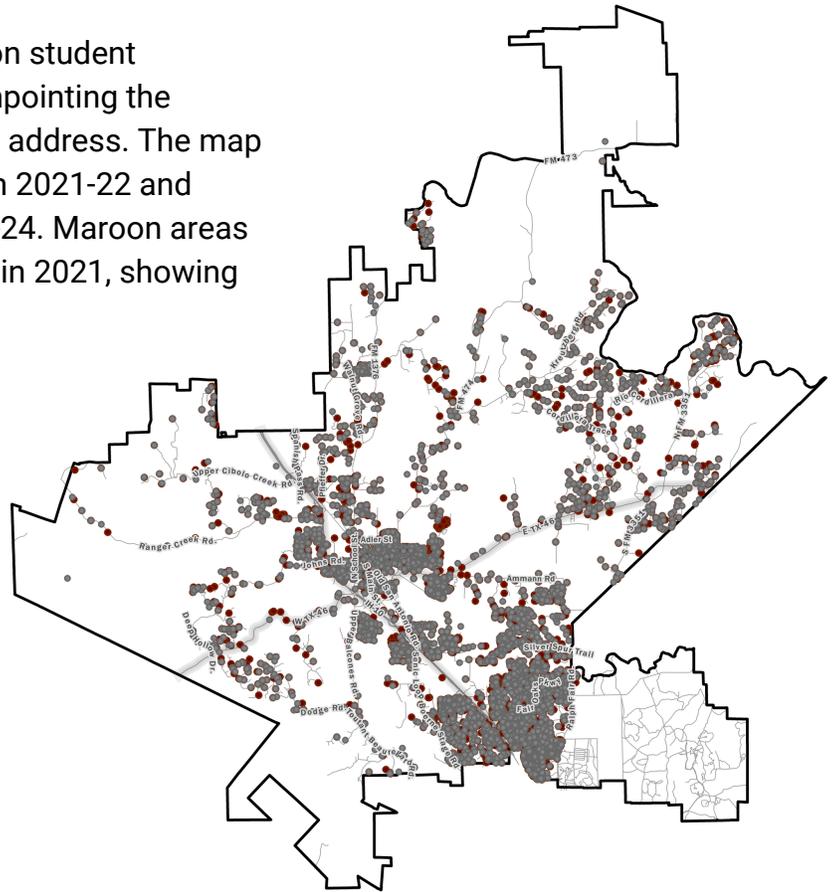
Students per Occupied
Multi-Family Home





Student Geocode

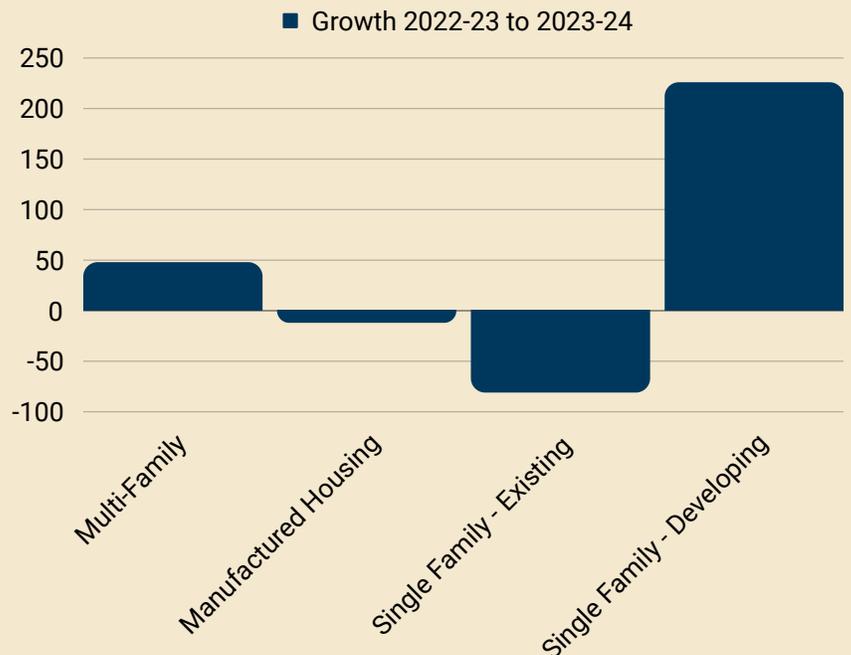
PASA employs geocoding techniques on student information supplied by Boerne ISD, pinpointing the location of each student based on their address. The map below shows the student geocode from 2021-22 and compares it to the geocode from 2023-24. Maroon areas highlight new students that didn't exist in 2021, showing the growth across the District.



- 2021-22 Students
- 2023-24 Students

Student Trends by Development Type

The only significant growth this year occurred in actively building subdivisions. Throughout BISS, these subdivisions gained 226 students this year, which accounts for 82% of the total growth. Built-out subdivisions lost 81 students while multi-family gained 48 students. Manufactured housing lost 12 students overall.





PASA analyzes enrollment in other schools in the area (private schools, charter schools, other ISDs) to understand how many students are gravitating away from Boerne ISD. Homeschooled students are not included in this analysis because the State of Texas generally does not track these students.

Private Schools

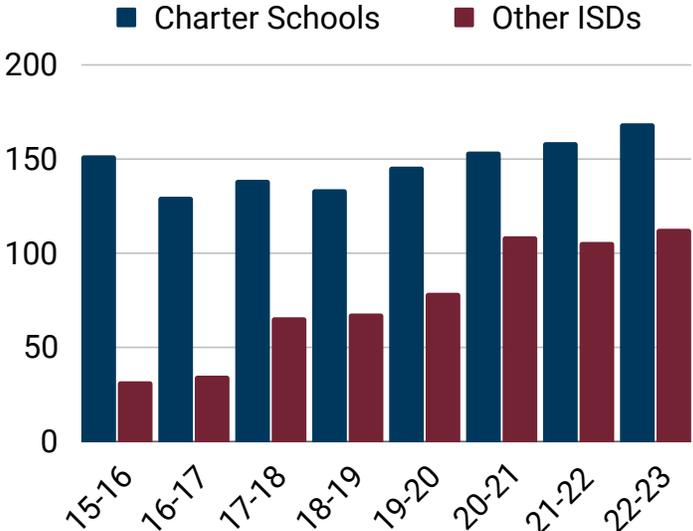
PASA conducted interviews with enrollment coordinators at area private schools to understand their total enrollments and the approximate number of their students who live within Boerne ISD. A substantial number of private schools are located in the San Antonio area, with a significant number of them being located in the Northwestern portion of San Antonio. Out of the ten private schools in the area enrolling student transfers from the Boerne ISD area, two schools serve grade levels PK-8, two serve KG-12, and one is a PK-only campus. The remaining private schools are located south of Boerne ISD, within Northside ISD. Two new private schools will be opening within the Boerne ISD boundary within the next few years. Pinnacle Montessori Academy will be opening at 28324 Leslie Pfeiffer Drive in January 2024; campus officials are expecting to accommodate Early Childhood to Grade 3 while mainly having most of its space dedicated to early education and Pre-Kindergarten. Saint Peters Apostle Catholic School is planning to open in the Fall of 2025 with Pre-K through Grade 5. The campus will add a grade level each year through Grade 8. To the southeast of BISSD, Cornerstone Christian is currently expanding along NW Military Highway. A 12-classroom addition is currently under construction. Based on interviews with enrollment coordinators at private schools, PASA has estimated that 1,147 students residing in Boerne ISD are enrolled in private schools. Based on the schools’ plans for expansion of facilities and enrollment goals, these private schools could draw an additional 550-700 students from the BISSD public school system over the next five years.

Charter Schools

TEA maintains data on students living in Boerne ISD who attend other public schools (charter schools and other ISDs).

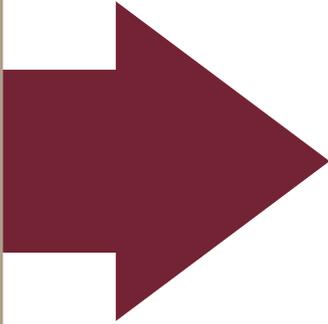
According to TEA, in 2022-23, 169 students living in BISSD attended charter schools, compared to 152 students in 2015-16. Between 2015 and 2022, charters have pulled 17 students out of BISSD.

Details for each school can be found in Appendix 02.



Source: Texas Education Agency (TEA)

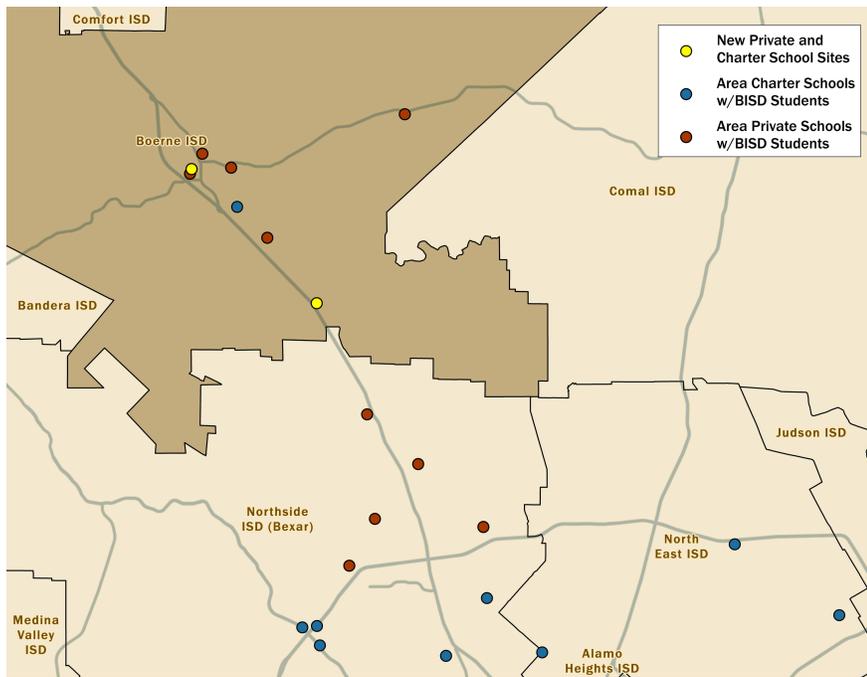
Future Charter Schools



Although there are numerous charter schools in the Northwestern portion of the San Antonio area, area charter schools do not significantly impact Boerne ISD in terms of resident student transfers. Further investigation has concluded that no current construction projects for charter schools are underway that will have an immediate impact on Boerne ISD.



Charter and Private Schools Enrolling BISD Students



646

PASA projects at least 646 additional students to move from BISD to private schools in the next decade

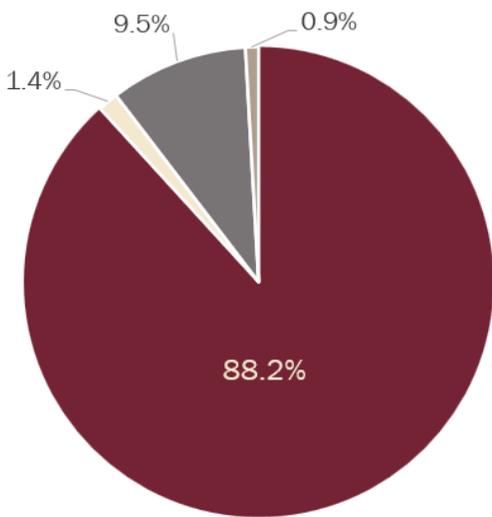
0

PASA projects at least 0 additional students to move from BISD to charter schools in the next decade

Details about each school available in Appendix 03

Where Do BISD Residents Attend School?

■ BISD ■ Charters ■ Privates ■ Nearby Districts



Resident Students	12,127	
Attending BISD	10,910	
Transfers into the District	212	
Attending and Residing in BISD	10,698	(88.2%)
Attending Charter Schools	169	(1.4%)
Attending Private School	1,147	(9.5%)
Attending Nearby Districts	113	(0.9%)

Sources: TEA Transfer Reports, PASA Interviews with Schools

88.2% BISD Residents Attend BISD





CHAPTER 03

HOUSING PROJECTIONS

Methodology

District Insights

Single-Family Projections

Multi-Family Projections

The housing projection assessment is a uniquely independent analysis focused on future residential development trends. PASA develops housing projections by reviewing past patterns, current development activity, potential future land use, and other elements affecting development, such as utility services, transportation facilities, available property, and land-use and drainage regulations.

PASA's assessment includes analysis of platted developments, an on-the-ground survey of active residential developments to count occupied housing units, available units yet to be occupied, and units under construction. Property ownership research, interviews of local experts in land use, development regulations, and general real estate knowledge are all factors that are considered when creating future housing occupancy projections.

Additional related data is available in Appendix 03.



Annual housing projections are created for every active, planned, and potential residential development in the District. These projections are then aggregated by planning unit each year for the ten-year period.

Projections for new housing occupancies are considered most accurate for the next five years, as developers or landowners may not have precise long-term plans exceeding a five-year timetable. Thus, the first five years of residential projections are considered reliable and useful for short-term planning, with the remaining years included for completeness, representing useful benchmark data applicable for school facility planning. Frequently, landowners, builders, and developers fluctuate on their projected construction schedule.

PASA adopts a cautious approach in formulating housing projections for residential developments. Based on primary research, the projected number of new housing occupancies may be lower than actual occupancies for each year of the projected time frame. This is done when less is known about a particular future development so that future projections do not drive districts to build facilities before they are needed.

Planning Units

Planning Units are small geographic subsets of the district created to better study enrollment trends by region. These small geographies are divided based on school attendance zones and further subdivided by subdivision and apartment boundaries, parcel boundaries, roadways, creeks, etc. Planning Units can and do change as a district develops. See the details in the Planning Units Map in the appendix.



Methodology



What we do

1

Mapping

PASA's GIS Team creates a detailed map of a district. This map encompasses planning units, aerial images, municipality and ETJ boundaries, planned major thoroughfares, planned utility facilities, planned arterials, parcel ownership, active oil and gas pipelines, concept plans, and platting activity for new housing. It also includes information on existing, active, and future subdivisions and apartments, townhomes, condos, existing and future school sites, and other relevant factors. PASA Demographers rely on this tailored district map to precisely evaluate platting activity, city ordinances, or development plans affecting housing projections.

2

District Survey

PASA Team Members spend time in the District to physically drive each planned or developing subdivision to gather the latest occupancy and construction information. This 'real-time' data allows for a more accurate assessment of the potential timing of future development as well as of the number of students per occupied home.

3

Interviews

PASA interviews city and county planners, engineers, commercial realtors, builders, developers, landowners, and other regional experts to better understand the real estate market, development regulations, and other variables that affect housing. This allows PASA to incorporate the unique factors impacting district growth that are not readily apparent from a cursory review. Interviews and comprehensive data gathering allow PASA to assess the future land use possibilities for all major parcels in the district, forming the basis for student population projections.



4

Assessment of Future Land Development

The District may be comprised of multiple jurisdictions that each govern and regulate development within their respective boundaries. These are depicted on the Municipal Jurisdictions Map in the Appendix. Subdivision ordinances within each respective entity are considered when projecting future development.

Utility Districts can also be critical to development in certain areas. In Boerne ISD, water and wastewater are typically provided by municipal jurisdictions, while other types of utility districts tend to serve locations outside of these areas. These entities are shown on the Utility Districts Map in the Appendix.

5

Ownership Changes of Undeveloped Tracts

PASA staff assesses the development potential of all large parcels that have been sold over the past several years, as it is often the case that development will occur shortly after parcels are purchased in desirable areas. The Owner Changes maps in the chapter show all parcels in the District that changed ownership since July 2021, with parcels greater than 20 acres labeled. Parcels of most interest to this study are the largest ones that could point to future large-scale development. Between July 2021 and September 2023, 503 parcels larger than five acres changed ownership.

District Insights & Factors Affecting Housing Growth



1 Limitations to Residential Development

Many geographical and political areas within Boerne ISD inhibit the path of urban growth, in a sense creating a limitation to development. These inhibitors include water, steep terrain, flood plains, and other land that is reserved for public use, is preserved for environmental purposes, or is parkland. In the southeast, Camp Bullis and Camp Stanley cover a very large portion of the District. Other tracts, highlighted in orange, are not projected to develop due to conservation easements. Most of the District south and southwest of the City of Boerne has steep topography, shown in green on the map. This topographic variation will reduce the density of future developments in these areas. Most future housing development is likely to occur in areas free of impediments, particularly in the short term since land is in ample supply.

2 Water Supply

The availability of water is crucial to projecting future housing, as infrastructure and supply can vary greatly from one region of the District to another. Water availability in the Bexar County portion of Boerne ISD is virtually limitless since water supplied from the Edwards Aquifer can be distributed within the county. In the Bexar County portion of BISD, served by the San Antonio Water Authority (SAWS), water sources include the Edwards Aquifer, along with many other surface and subsurface sources.

State law forbids the movement of Edwards Aquifer water outside the area regulated by the Edwards Aquifer Authority (EAA). Since Kendall County and the portion of Comal County in BISD are outside the EAA regulatory area, water with a mixed source supply that includes Edwards water cannot move out of Bexar County. Thus, development occurring in Kendall County must utilize water from other sources: Trinity Aquifer, which is heavily regulated by the Cow Creek Groundwater Conservation District (CCGCD), Boerne City Lake, or Canyon Lake. The regulations preventing the flow of Edwards water outside the EAA boundary, created by the Texas Legislature in 1993, were nearly changed in 2019. House Bill 1806, which would have allowed the transfer of Edwards water into Kendall County, passed both chambers but was vetoed by Governor Abbott in June 2019.



3 Availability of Utilities

The availability of water and wastewater services is an important regulator of future residential development, so the capacities of these and potential future utility districts (as approved at the State level) are an important factor to monitor.

The cities of Boerne and Fair Oaks Ranch supply water to their citizens. In the western portion of BISD, Kendall West Utility (KWU) serves the area along the TX-46 corridor. KWU currently has fewer than 2,500 connections, with the ability to serve up to 8,000. Nearly three-quarters of KWU supply is from Canyon Lake's Western Canyon transmission line. SAWS also serves much of the suburban area of southeast BISD in Bexar County. The Guadalupe Blanco River Authority (GBRA), which constructed the Western Canyon pipeline system serving much of Kendall County, also provides water to northeastern neighborhoods in BISD, including Cordillera.

The development of subdivisions in rural areas of Kendall County not supported by a municipal supply, a private water district, or a water authority must adhere to strict groundwater regulations set by the CCGCD. In August 2023, Kendall County Groundwater Development Regulations were amended, requiring larger lot sizes in new subdivisions utilizing individual water wells. Lots must now have an average size of at least ten acres. Prior to this amendment, six-acre lots were permitted.

4 Housing Market

Throughout 2021, a low inventory of homes on the market, coupled with high demand, tightened markets and increased home prices dramatically. In 2022, housing cooled significantly, as the Federal Reserve remained committed to reducing inflation to its 2% goal, increasing interest rates a total of eleven times from March 2022 to September 2023. Although higher mortgage rates slowed demand from buyers, the 30-year fixed rate mortgage has stabilized somewhat since its peak in fall 2022, hovering between 6 and 7.5% since early 2023, providing more predictability to buyers while potentially demotivating current homeowners who locked in sub-3% mortgages from selling.

According to the Texas Real Estate Research Center, home sales in September 2023 across the State of Texas were down 14.2% year-over-year; month-over-month sales change (August 2023 compared to September 2023) decreased 0.8% across all four major metros.

In the San Antonio-New Braunfels metro area, sales volume for single-unit housing (homes, townhomes, condos) decreased 8.9% year-over-year in October; the median sales price declined 1.6% to \$315,000. Months inventory grew to 4.4 months from 3.1.

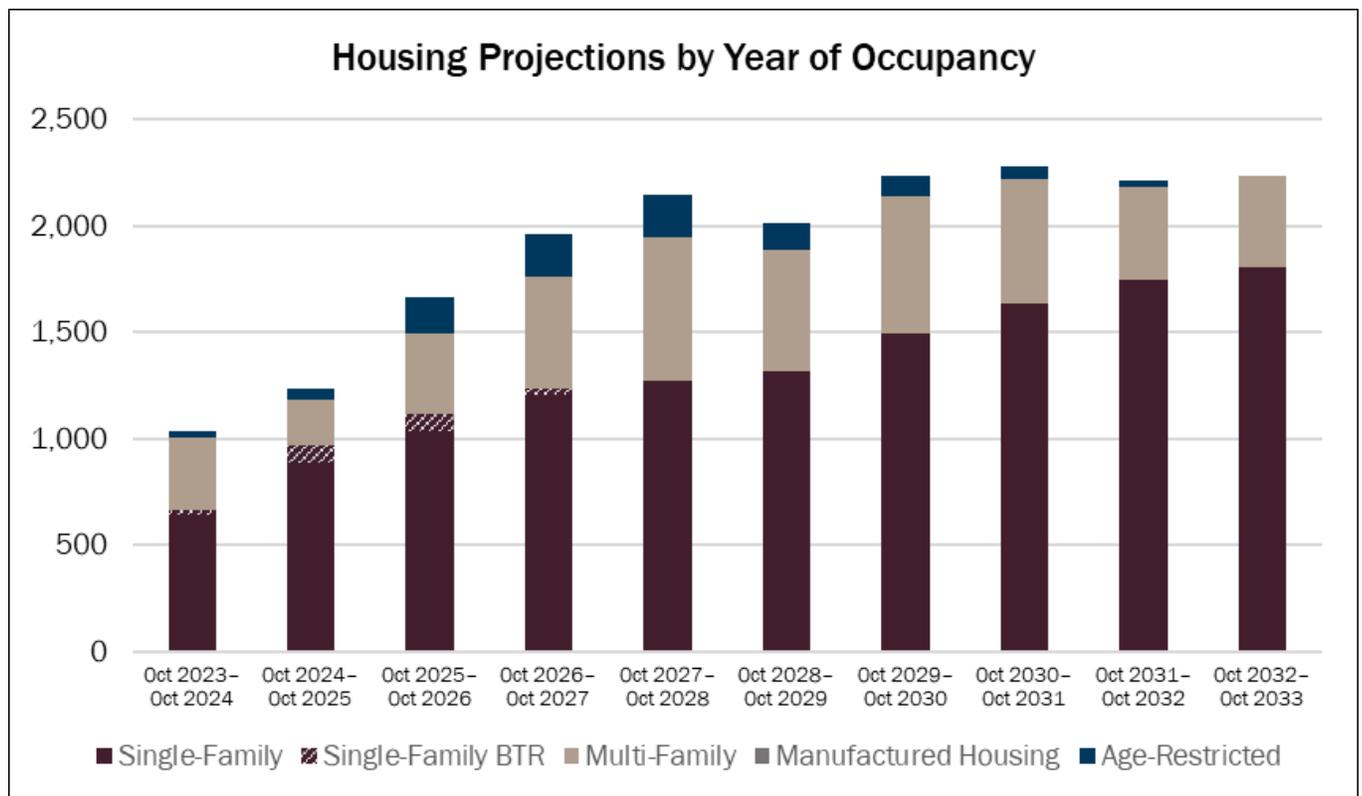


Trends in New Housing

PASA estimates that actual new single-family occupancies from August 2021 to October 2023 were approximately 1,802, compared to the 2,203 projected. During the last 26 months, Esperanza had 229 occupancies (more than any other development), followed by Regent Park (185), Cielo Ranch (184), Cordillera Ranch (178), Southglen (137), Front Gate (129), Elkhorn Ridge (95), and Ranches at Creekside (85).

Annual Housing by Type

The graph below shows single-family, multi-family, manufactured housing, and age-restricted occupancies projected to be added over the coming ten-year period.

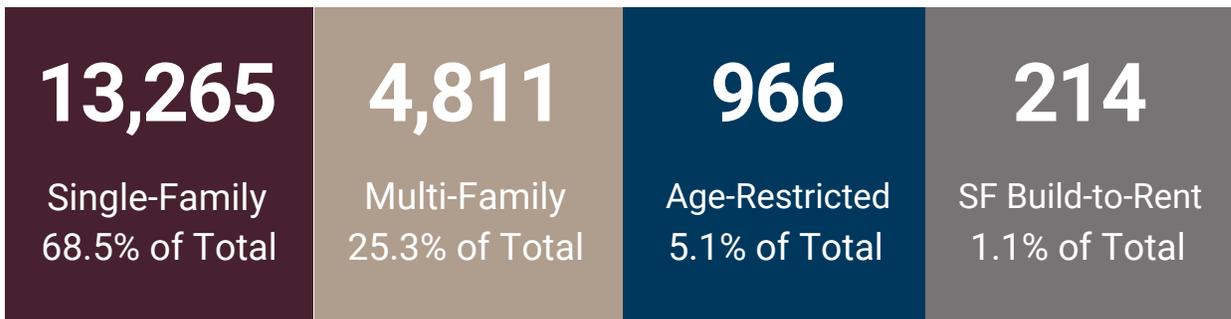




Total Projected New Housing

19,042

Projected Additional Housing Occupancies
in next Decade

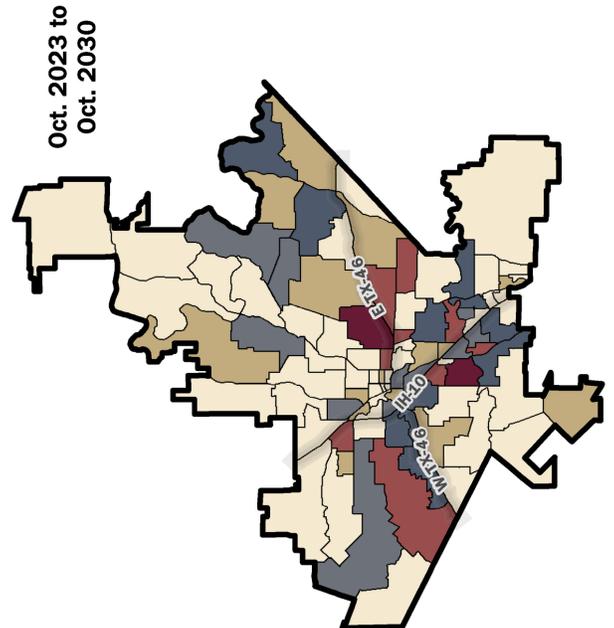
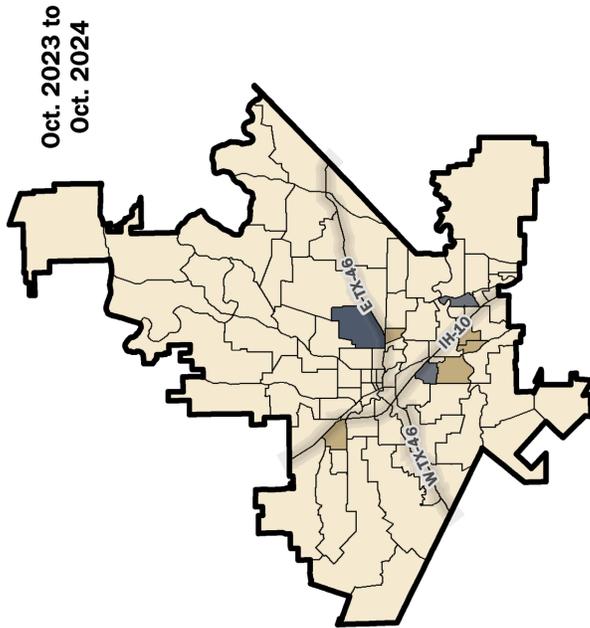
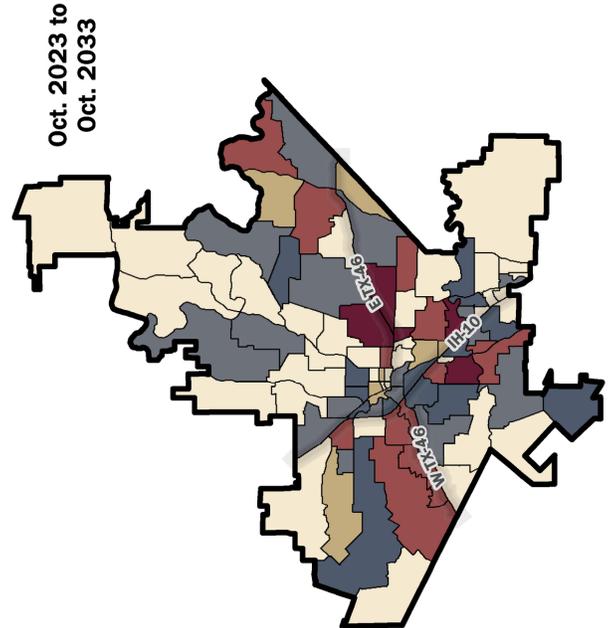
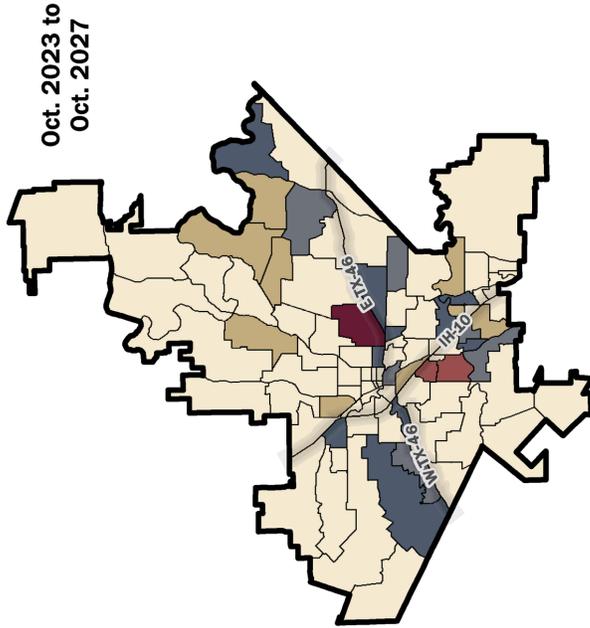
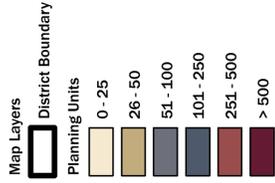


Single-family projections are shown on the following page by planning unit across the ten-year projection period. A list of projections by development is available in the Chapter 3 Appendix.



Projected New Housing Occupancies - Single-Family

October 2023 to October 2033
Boerne ISD





Largest Single-Family Developments 10-year Projections

1

Esperanza

Spanning 1,600+ acres with approximately 3,400 homes at build-out, this development on TX-46 will continue to impact BISD greatly beyond the next decade. Toll Brothers is currently developing the age-restricted (55+ section), which is planned for over 500 lots.

1,418
units

2

Corley Farms

Pulte and Centex are building in the initial phase west of Boerne Stage Road. The development will consist of 1,165 homes.

1,144
units

3

Cordillera Ranch

Homesite development continues in all sections of the development. The Springs, east of FM 3351, is planned for approximately 965 homesites; a new 380-acre section in PU 70 off Clubs Drive is planned for approximately 150 homes.

795
units

4

Ranches at Creekside

Sitterle Homes is building here. Platting slowed in 2021 and 2022 due to engineering issues but has picked up in the last half of 2023. The pace of development will in turn increase.

594
units

5

George's Ranch

Utilities are now being installed from CoB to the site; Phase 1 has been platted for 134 lots with Kendall Co.; Lookout Group is planning to have the first lots ready for builders in Fall 2024.

585
units



4,811
multi-family
occupancies
projected

25.3%
of total projected
new housing

11.6%
of total projected
students from new
housing

Multi-Family Projections

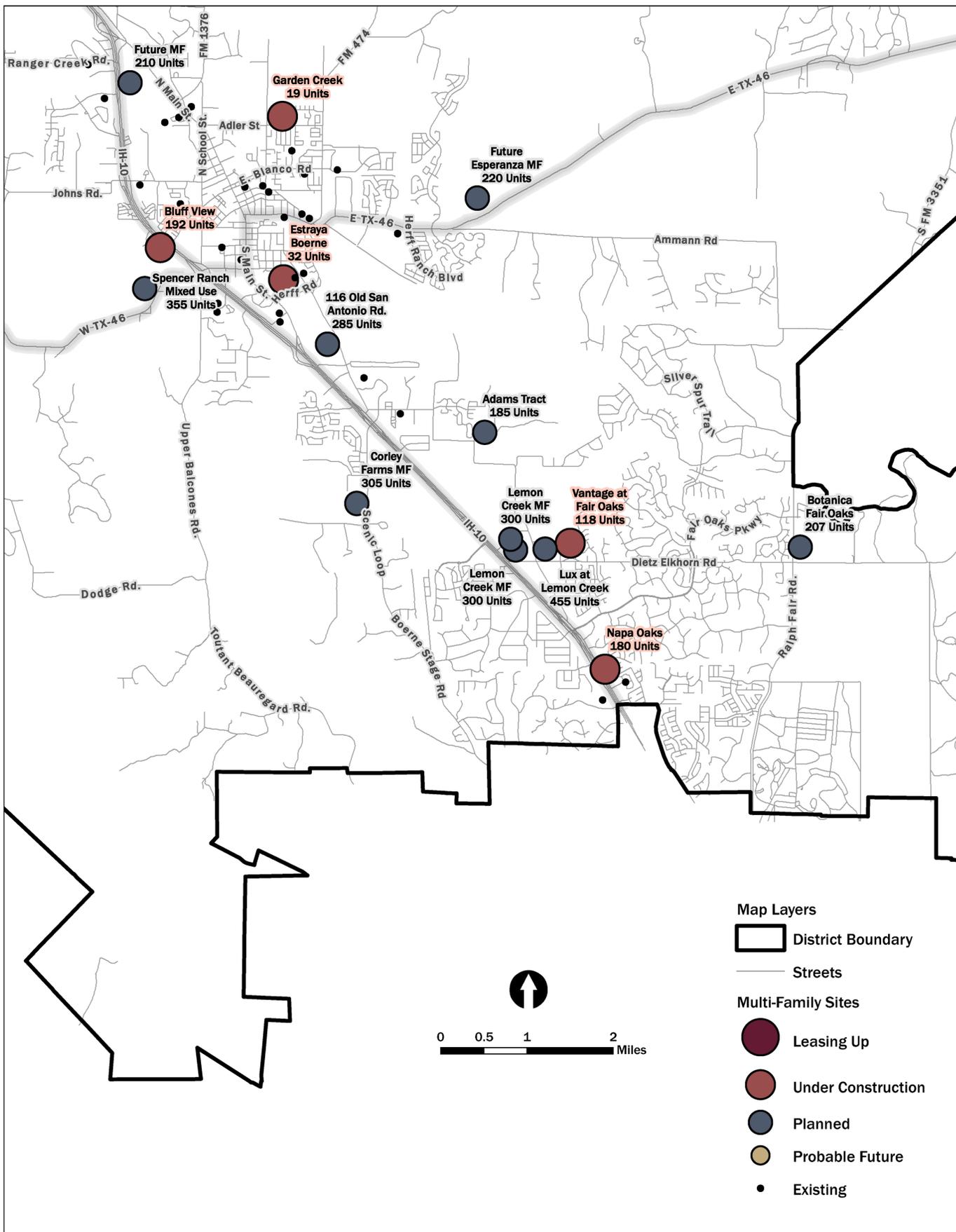
As more and more new multi-family developments have been approved in the area, denser residential development is becoming unpopular. New developments in the City of Boerne are being scrutinized heavily, but many development agreements are already in place with multi-family allocations. These will all likely move forward over time. Multi-family property construction in Boerne ISD is projected to remain somewhat stable throughout the 10-year period. Development in BISD is focused on the Interstate 10 Corridor in the short term.

Annual projections of new multi-family occupancies range between 200 and 675 units through 2033. Four properties were leasing up at the time of this study, and one other was under construction. Another eight multi-family complexes are planned, with an additional eight probable developments projected through Fall 2033. There are two known age-restricted developments planned.



Projected New Housing Occupancies - Multi-Family

October 2023 to October 2033
Boerne ISD





CHAPTER 04

STUDENT PROJECTIONS

Factors Incorporated into Student Projections

Three Scenarios of Growth

Projected Students by Planning Unit

Projected Students by Attendance Zone

PASA’s approach to developing student enrollment projections takes into consideration past rates of growth but relies primarily on forward-looking analyses, including:

- projected new housing – both in subdivisions and multi-family units
- amount of regeneration of older housing with younger families moving in
- economic and employment trends in the local area and nationally
- the continued enrollment growth in private and charter schools
- the changing distribution of students geographically throughout the District
- the effect of the aging of the student population – for all subdivisions and apartments.

Additional related data is available in Appendix 04.



Projected Enrollment 2033-34

Low Growth
16,386 students

Moderate Growth
17,796 students

High Growth
19,099 students

Factors Incorporated into Student Projections



New Housing Construction - New housing construction continues to drive the majority of enrollment growth in BISD, adding 350-550 students annually in the first two years. Beyond 2025, an annual 600-1,000 students are expected to be added in new homes.



Birth Rates - Births in the District continue to rise as the young adult population increases due to new housing options.



Incoming KG Class Size - Districtwide Kindergarten enrollment has fluctuated in recent years. Starting with a dramatic decrease in 2020 due to the pandemic, enrollment has been unstable for four years now. In 2023, Kindergarten enrollment decreased by 9.5%.



Aging of the Existing Student Population - Established neighborhoods often have declining school enrollments. This trend has not been noticed in mass, but PASA does monitor this phenomenon and adjusts projections when necessary.



New Charter and Private Schools - There are three private school expansions planned in or near Boerne ISD. St. Peter Catholic School (PK-8), Pinnacle Montessori (Grades TBD), and Cornerstone Christian (K-12) all are poised to enroll new students in 2024 and 2025.



Changes Since Previous Study

Current BISD enrollment is slightly smaller than previously projected. Also, long-term growth has been stunted by a few new factors incorporated into this study:

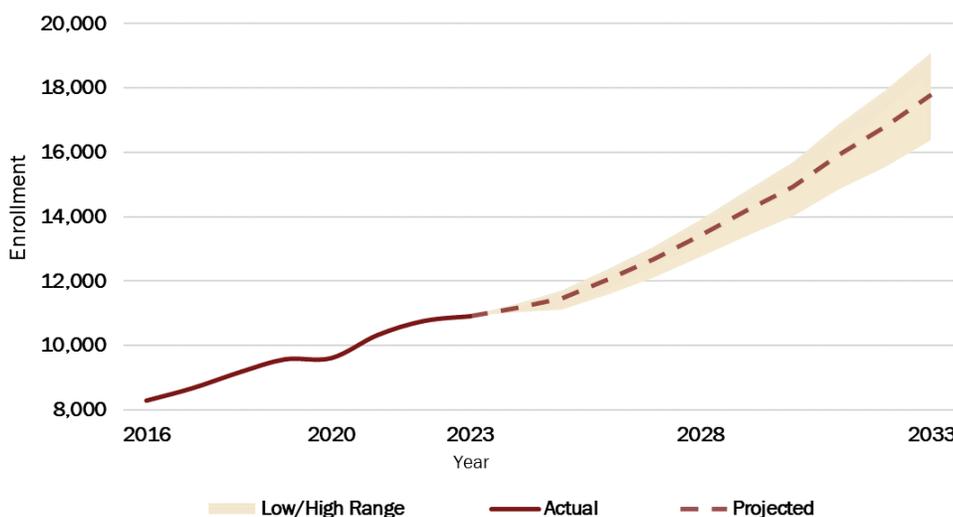
- Ranches at Creekside slowed due to unforeseen issues with the engineering team, Miralomas also slowed down, and Corley Farms did not start as quickly as projected.
- Kindergarten enrollment decreased by over 9% in 2023.
- Mortgage rates have doubled since the last study.
- Three private school expansions are expected to be completed by 2025.

Three Scenarios of Growth

PASA has projected three scenarios of growth: Low, Moderate, and High Growth. All three take a conservative stance, incorporating PASA's expertise to temper publicized optimism about new development. The Moderate Growth Scenario is considered the "most likely" scenario, based on the universe of best information available at the time of the study. PASA recommends that the District use the Moderate Growth Scenario for planning while understanding that changing factors in the future could mean that a shift to Low or High Growth Scenarios might be warranted.

The student projections model takes a holistic approach. In order to derive the three scenarios of growth, PASA needed to understand when and where new development might occur, the factors unique to Boerne ISD, and how they affect the potential development of new housing. These factors include job availability, economic trends, socioeconomic characteristics, quality of life indicators, construction activity, land development potential, charter and private school enrollment, and household size and age.

The graph shows the projected enrollment for the Moderate Growth Scenario, with the shaded region displaying the possible range between the Low and High Growth Scenarios.



13,420
2028-29 Projected Enrollment

17,796
2033-34 Projected Enrollment

Moderate Growth Scenario



Moderate Growth Scenario

Under the Moderate Growth Scenario, the District could add 2,510 students in the first five years and an additional 4,376 students in the last five years of this projection period. Therefore, under the Moderate Growth Scenario, by Fall 2028, Boerne ISD could have 13,420 students, and by Fall 2033, 17,796 students could be enrolled.

This is a most likely ten-year scenario that assumes no major revisions to any development plans and assumes that all planned developments move forward as anticipated.

The Moderate Growth Scenario assumes the following:



- New developments will continue to be developed, particularly along the Boerne Stage Corridor and south of I-10 along TX-46 and Johns Road; all planned developments continue building as planned



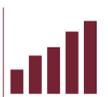
- Multi-family housing will continue to be developed but at a slower pace than has been seen in recent years; developments already entitled will continue to be developed.



- Births continue to rise in BISD and Kindergarten enrollment increases to over 1,100 by 2032.



- Charter school expansions in the northwestern suburbs will continue steadily, with no major expansions at this time; private school expansions will continue as planned through 2025.



- Mortgage rates stabilize around 7-8%; however, there continue to be fewer existing homes on the market as homeowners with sub-4% mortgages are unmotivated to sell.



- The ratios of students per household remain low in more remote neighborhoods such as Cordillera Ranch but stay elevated in the 0.45-0.65 range in more traditional suburban developments in the I-10 Corridor.



- Over the next year, unemployment rates will remain basically unchanged.

Boerne ISD Moderate Growth Scenario 2024-2033



	Historical Enrollment at PEIMS Snapshot —					Weighted Avg. Growth, Retention, Attrition: 2019-20 to 2022-23(ave.)	Projected Enrollment at PEIMS Snapshot Date										2028-2028	2028-2033
	2018	2019	2020	2021	2022		Oct. 27, 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Student Change
EE	67	80	83	87	69	77	79	82	87	92	98	104	110	117	124	131	21	33
PK	100	96	128	138	169	158	179	186	201	217	231	246	261	276	292	306	73	75
KG	591	664	578	707	771	697	730	742	853	876	907	953	994	1,073	1,114	1,145	210	238
1	685	680	678	680	790	803	733	759	819	947	972	1,003	1,056	1,105	1,194	1,236	169	264
2	607	731	627	767	723	815	815	742	812	883	1,020	1,042	1,079	1,139	1,193	1,286	205	266
3	659	656	702	673	802	736	823	821	782	862	937	1,078	1,104	1,147	1,212	1,265	201	328
4	728	713	646	800	725	841	780	859	892	855	942	1,020	1,177	1,209	1,257	1,324	101	382
5	710	795	716	713	848	758	885	809	924	966	925	1,015	1,103	1,276	1,312	1,360	167	435
6	700	767	812	793	764	886	799	957	878	1,012	1,057	1,008	1,112	1,210	1,401	1,437	171	380
7	720	717	782	879	824	797	922	850	1,022	946	1,089	1,133	1,086	1,200	1,308	1,510	292	421
8	728	762	754	842	908	845	820	970	898	1,089	1,007	1,154	1,207	1,159	1,282	1,393	162	386
9	784	821	815	856	920	964	921	913	1,083	1,007	1,219	1,124	1,292	1,354	1,301	1,435	255	216
10	706	799	837	828	876	909	970	934	927	1,103	1,024	1,235	1,143	1,316	1,380	1,322	115	298
11	694	686	789	792	802	845	889	956	921	917	1,089	1,008	1,219	1,131	1,303	1,363	244	274
12	691	632	670	772	772	779	824	874	940	909	903	1,069	993	1,203	1,117	1,283	124	380
TOTAL:	9,170	9,579	9,617	10,327	10,763	10,910	11,169	11,454	12,039	12,681	13,420	14,192	14,936	15,915	16,790	17,796	2,510	4,376
PCT. INCR.	5.56	4.46	0.40	7.38	4.22	1.37	2.37	2.55	5.11	5.33	5.93	5.75	5.24	6.55	5.50	5.99		
ACTUAL INCR.	483	409	38	710	436	147	259	285	595	642	739	772	744	979	875	1,006		
Enrollment by Grade Group																		
EE-5th	4,147	4,395	4,158	4,565	4,897	4,885	5,024	5,000	5,370	5,698	6,032	6,461	6,884	7,342	7,698	8,053		
6th-8th	2,148	2,246	2,348	2,514	2,496	2,528	2,541	2,777	2,798	3,047	3,153	3,295	3,405	3,569	3,991	4,340		
9th-12th	2,875	2,938	3,111	3,248	3,370	3,497	3,604	3,677	3,871	3,936	4,235	4,436	4,647	5,004	5,101	5,403		
% Change by Grade Group																		
EE-5th	0.076	0.060	-0.054	0.098	0.073	-0.002	0.028	-0.005	0.074	0.061	0.059	0.071	0.065	0.067	0.048	0.046		
6th-8th	0.035	0.046	0.045	0.071	-0.007	0.013	0.005	0.093	0.008	0.089	0.035	0.045	0.033	0.048	0.118	0.087		
9th-12th	0.043	0.022	0.059	0.044	0.038	0.038	0.031	0.020	0.053	0.017	0.076	0.047	0.048	0.077	0.019	0.059		
% Students in Each Grade Group																		
EE-5th	0.452	0.459	0.432	0.442	0.455	0.448	0.450	0.437	0.446	0.449	0.449	0.455	0.461	0.461	0.458	0.463		
6th-8th	0.234	0.234	0.244	0.243	0.232	0.232	0.228	0.242	0.232	0.230	0.235	0.232	0.228	0.224	0.238	0.244		
9th-12th	0.314	0.307	0.323	0.315	0.313	0.321	0.323	0.321	0.322	0.310	0.316	0.313	0.311	0.314	0.304	0.304		
Added Students by Grade Group																		
EE-5th	293	248	-237	407	332	-12	139	-24	370	328	334	429	423	458	356	365		
6th-8th	72	98	102	166	-18	32	13	236	21	249	106	142	110	164	422	349		
9th-12th	118	63	173	137	122	127	107	73	194	65	299	201	211	357	97	302		
% Added Students by Grade Group																		
EE-5th	0.607	0.606	-6.237	0.573	0.761	-0.082	0.5367	-0.0842	0.6325	0.5109	0.4520	0.5557	0.5685	0.4678	0.4069	0.3529		
6th-8th	0.149	0.240	2.684	0.234	-0.041	0.218	0.0502	0.8281	0.0359	0.3879	0.1434	0.1839	0.1478	0.1675	0.4823	0.3469		
9th-12th	0.244	0.154	4.563	0.193	0.280	0.864	0.4131	0.2561	0.3316	0.1012	0.4046	0.2604	0.2836	0.3647	0.1109	0.3002		



Low Growth Scenario

Under the Low Growth Scenario, the District could gain 1,840 students in the first five years, followed by a gain of 3,636 additional students in the last five years of the projection period. Thus, under these low growth assumptions, Boerne ISD could have 12,750 students by 2028 and 16,386 students by 2033.

The Low Growth Scenario assumes the following:

- Kindergarten enrollment will increase to approximately 1,000 by 2033.
- Mortgage rates slowly increase above 9% over the next 1–2 years, and the housing market cools even more.
- Beyond the three large private school expansions already known, an additional 1-3 large private or charter schools will open in or near BISD within the next six years.
- Unemployment rates will increase above 5.5%.

High Growth Scenario

Under the High Growth Scenario, the District could gain 3,001 students in the first five years, and 5,188 students would be expected to be added in the last five years of the projection period. Thus, under these high growth assumptions, Boerne ISD could have 13,911 students by 2028 and 19,099 students by 2033.

The High Growth Scenario also assumes the following:

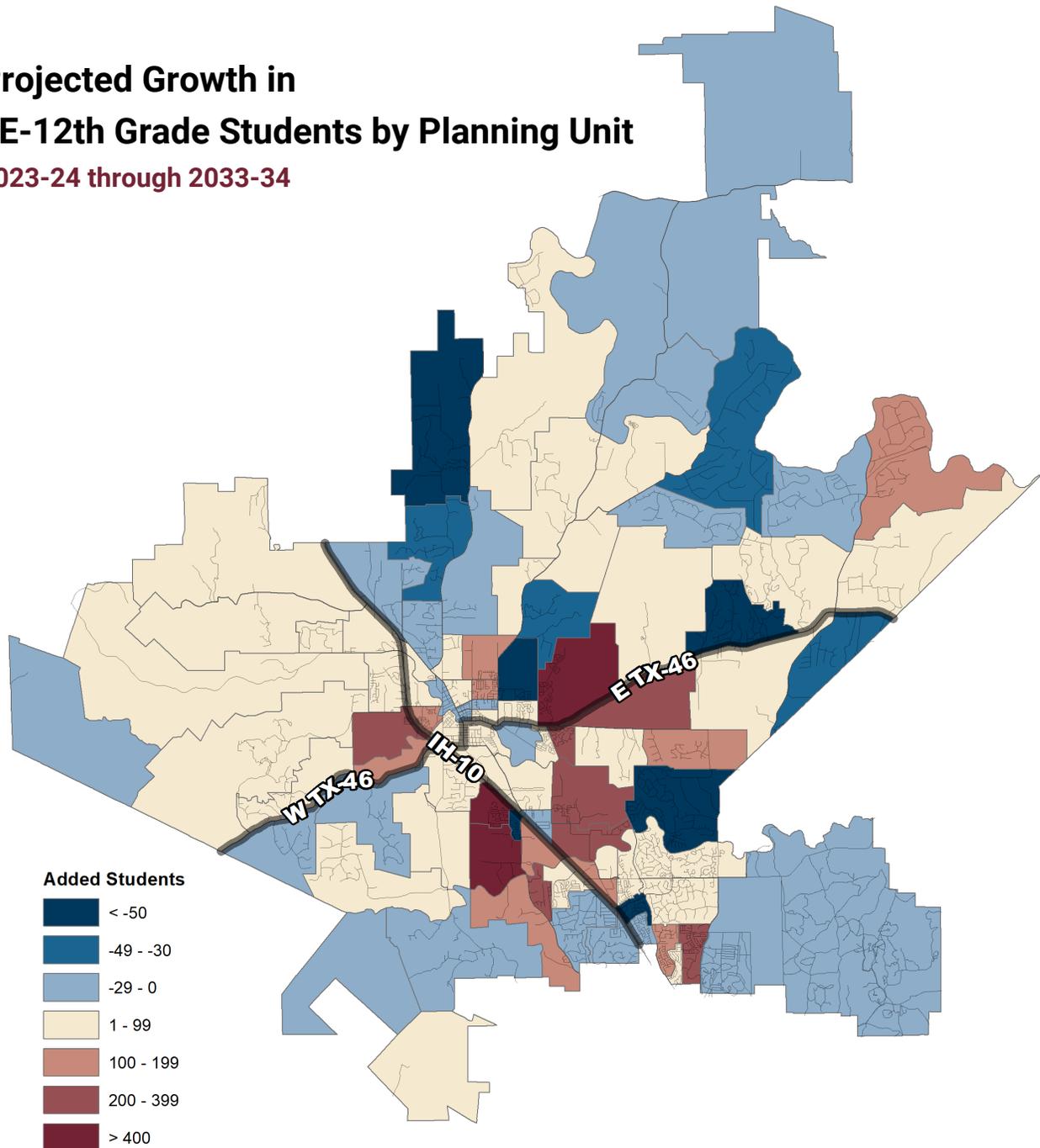
- Birth rates for mothers living in BISD accelerate over current rates.
- Kindergarten enrollment will increase to approximately 1,250 by 2033.
- Mortgage rates decrease below 5.5%, and housing construction ramps up.
- No charter schools will open within or near BISD within the next seven years.
- The ratio of students per new home increases.
- A new, large development is planned and begins along Johns Road or TX-46 in the next four years.



Projected Resident Students by Planning Unit

PASA projects the number of students expected to live in each Planning Unit each year for the next ten years under the Moderate Growth Scenario. Details of these projections are found in Appendix 04, while the map below illustrates which parts of the district are projected to gain or lose the most students.

Projected Growth in EE-12th Grade Students by Planning Unit 2023-24 through 2033-34



District leadership can use this data to understand areas of projected growth and decline in order to assess and make decisions about the future utilization of each campus.



Student Transfers

The data that PASA generates for long-range planning purposes represents the number of students projected to live within each attendance zone (resident students or geo-coded students) and does not necessarily indicate the number of students projected to attend each school due to inter- and intra-district transfers. For these purposes, transfers are defined as any student attending a school other than their school of residence for any reason (voluntary transfer requests, children of district employees, programmatic transfers, etc.). The transfer patterns of the current students in the 2023-24 school year are included by grade group in Appendix 04 and can be used in conjunction with the resident student projections for short-term planning purposes. However, PASA does not typically use these transfers in long-range facilities plans because the transfer patterns in any district can change markedly over a short period of time.

Capacities

As the District plans for future student population moving into the District, it is equally important to understand how many students can be accommodated in the existing facilities. The capacity of a school, while seemingly a simple measure, is a complicated and ever-changing figure. When architects design new Elementary schools, they may announce that the school has a capacity of 800 students, but this usually refers to the capacity of the core services, such as cafeteria capability. Secondly, the number of classrooms can be used to calculate capacity, but this introduces the issue of special programs (pull-out programs like Speech, OT/PT, Dyslexia, etc.) that require classroom space but do not provide full-time “seats” for students. The need for and location of these programs changes annually, so any capacity based on these programs will change accordingly.

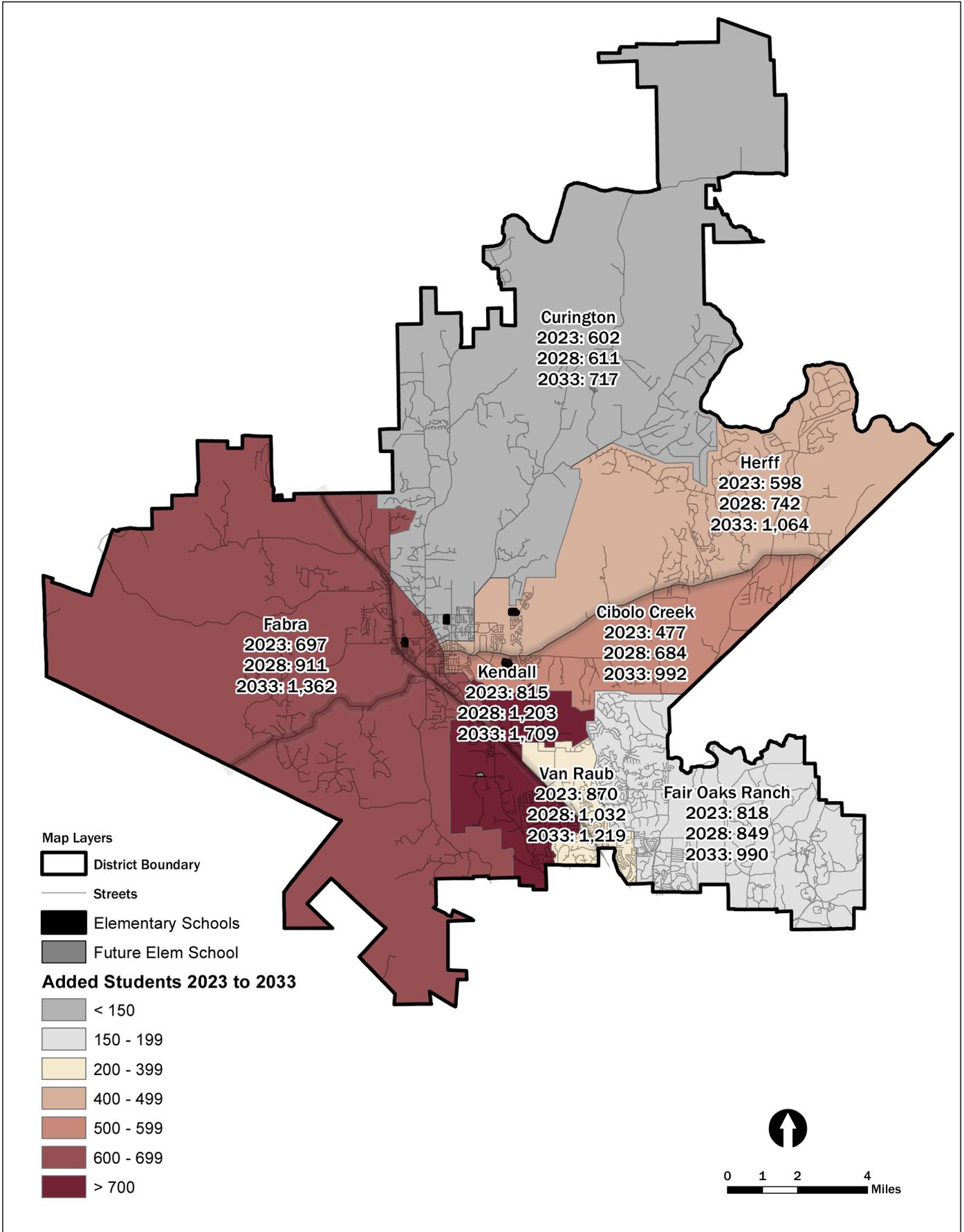
The Capacity used in this study is based on the design of the facility and includes only permanent space (temporary building capacity is not included).





Projected Growth in Resident Elementary School Students

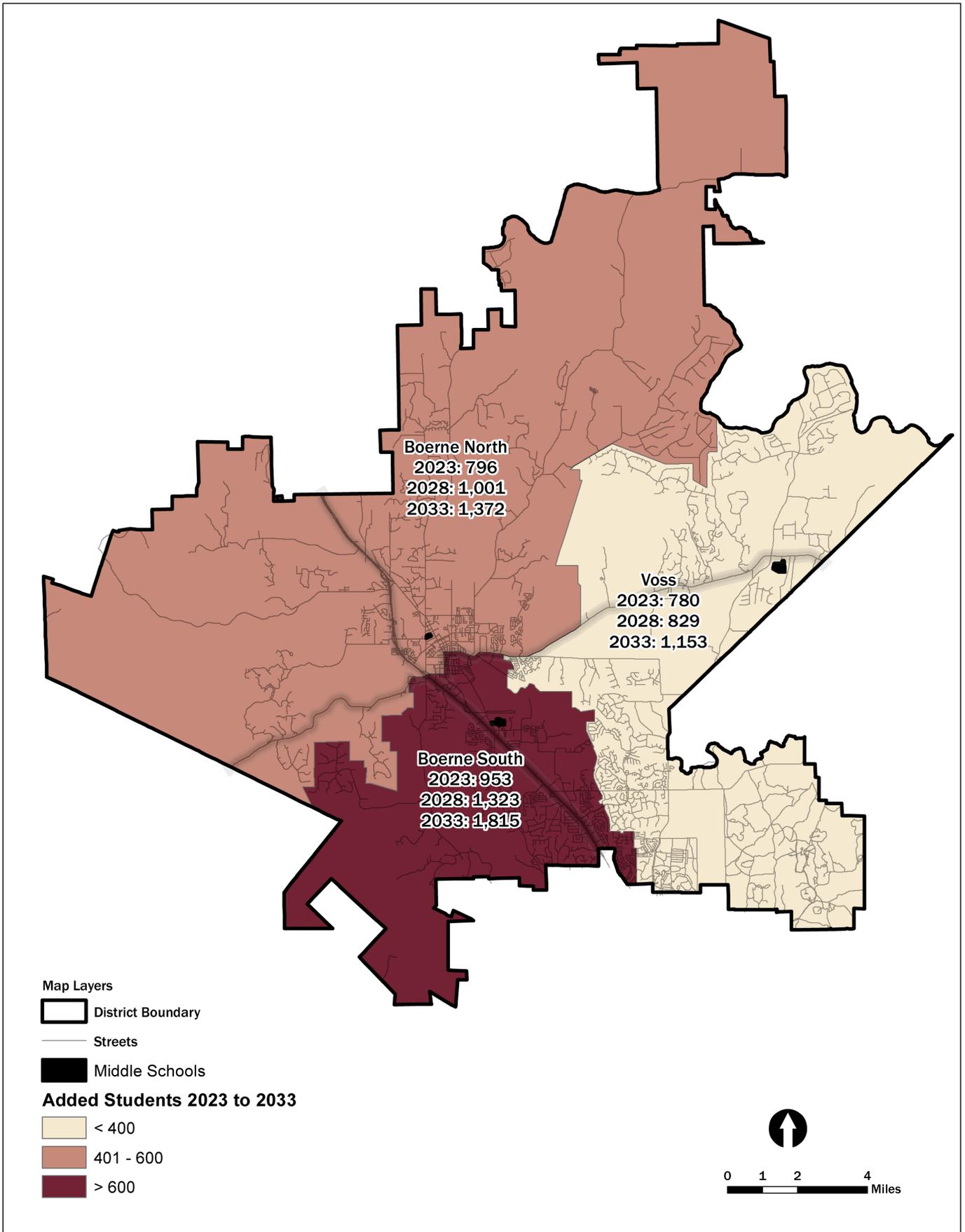
Projected Resident Students in 2023-24, 2028-29, and 2033-34
Boerne ISD





Projected Growth in Resident Middle School Students

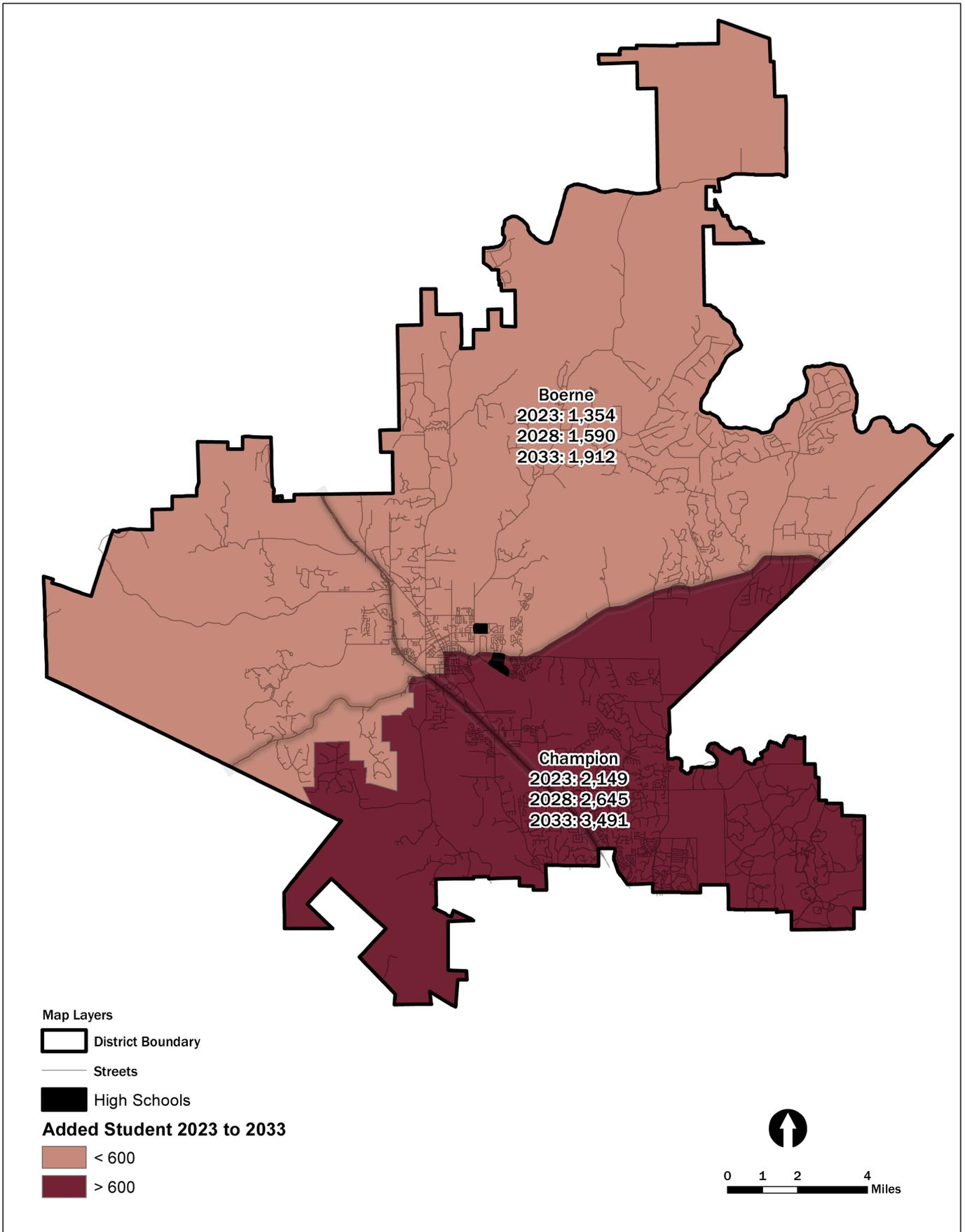
Projected Resident Students in 2023-24, 2028-29, and 2033-34
Boerne ISD





Projected Growth in Resident High School Students

Projected Resident Students in 2023-24, 2028-29, and 2033-34
Boerne ISD





Projected Resident Students by Campus

Elementary Schools	Capacity												Net Transfers 2023-24
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
Cibolo Creek	800	477	495	499	549	618	684	751	820	895	952	992	-40
Curington	700	602	603	584	607	588	611	639	664	688	704	717	36
Fabra	800	697	695	700	758	836	911	995	1,080	1,180	1,263	1,362	12
Fair Oaks Ranch	800	818	840	794	816	839	849	891	927	960	977	990	-13
Herff	800	598	601	599	647	701	742	804	868	936	999	1,064	25
Kendall	800	815	883	931	1,045	1,143	1,203	1,290	1,390	1,500	1,599	1,709	19
Van Raub	800	870	907	893	948	973	1,032	1,091	1,135	1,183	1,204	1,219	-39
Elem Total		4,877	5,024	5,000	5,370	5,698	6,032	6,461	6,884	7,342	7,698	8,053	

Middle Schools	Planned Capacity												Net Transfers 2023-24
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
Boerne North	1,100	796	819	902	911	984	1,001	1,031	1,043	1,102	1,248	1,372	29
Boerne South	1,300	953	962	1,081	1,108	1,240	1,323	1,402	1,453	1,515	1,678	1,815	-23
Voss	1,200	780	760	794	779	823	829	862	909	952	1,065	1,153	-6
MS Total		2,529	2,541	2,777	2,798	3,047	3,153	3,295	3,405	3,569	3,991	4,340	

High Schools	Planned Capacity												Net Transfers 2023-24
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
Boerne HS	1,900	1,354	1,378	1,415	1,460	1,483	1,590	1,630	1,704	1,778	1,804	1,912	72
Champion HS	2,600	2,149	2,226	2,262	2,411	2,453	2,645	2,806	2,943	3,226	3,297	3,491	-72
HS Total		3,503	3,604	3,677	3,871	3,936	4,235	4,436	4,647	5,004	5,101	5,403	



The table above shows the number of students projected to live in each 2023-24 attendance zone over the next ten years. The attendance zones in red show the largest enrollments, while those shaded in blue have smaller enrollments. Kendall ES, Boerne South MS, and Champion HS are projected to have the largest enrollments in the District in the coming years. These schools are projected to need relief either through building additional facilities or rezoning.

The capacities included in these tables reflect the planned expansions to be completed in the next few years at Boerne North, Boerne South, Boerne High School, and Champion High School. As discussed previously, these reflect permanent design capacity.

More details about these projections in map and table form can be found in Appendix 04.



Projected Utilization (Resident Students)

Elementary Schools	Capacity	Resident EE-5th Grade Students Compared to Capacity										
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Cibolo Creek	800	60%	62%	62%	69%	77%	86%	94%	103%	112%	119%	124%
Curington	700	86%	86%	83%	87%	84%	87%	91%	95%	98%	101%	102%
Fabra	800	87%	87%	88%	95%	105%	114%	124%	135%	148%	158%	170%
Fair Oaks Ranch	800	102%	105%	99%	102%	105%	106%	111%	116%	120%	122%	124%
Herff	800	75%	75%	75%	81%	88%	93%	101%	109%	117%	125%	133%
Kendall	800	102%	110%	116%	131%	143%	150%	161%	174%	188%	200%	214%
Van Raub	800	109%	113%	112%	119%	122%	129%	136%	142%	148%	151%	152%

Middle Schools	Planned Capacity	Resident 6th-8th Grade Students Compared to Capacity										
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Boerne North	1,100	80%	82%	82%	83%	89%	91%	94%	95%	100%	113%	125%
Boerne South	1,300	79%	80%	83%	85%	95%	102%	108%	112%	117%	129%	140%
Voss	1,200	65%	63%	66%	65%	69%	69%	72%	76%	79%	89%	96%

Middle Schools	Planned Capacity	Resident 9th-12th Grade Students Compared to Capacity										
		Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Boerne HS	1,900	80%	73%	74%	77%	78%	84%	86%	90%	94%	95%	101%
Champion HS	2,600	90%	86%	87%	93%	94%	102%	108%	113%	124%	127%	134%



Projected RESIDENT students compared to the planned permanent capacity of each school is illustrated in this table. This analysis is important for considering the population's long-term growth and decline and understanding which schools will need overcrowding relief and when. However, when planning for the short term, it is important to consider the transfers in and out of each school as an additional layer of information (shown on the previous page).

The planned opening of ES #8 in 2024-25 will address the current and projected overcrowding at several Elementary Schools. The projected growth in all grade groups through the next decade suggests the need for ES #9, MS #4, and HS #2 in the later years of this projection period.

More details about these projections in map and table form can be found in Appendix 04.





APPENDIX

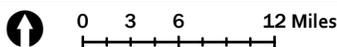
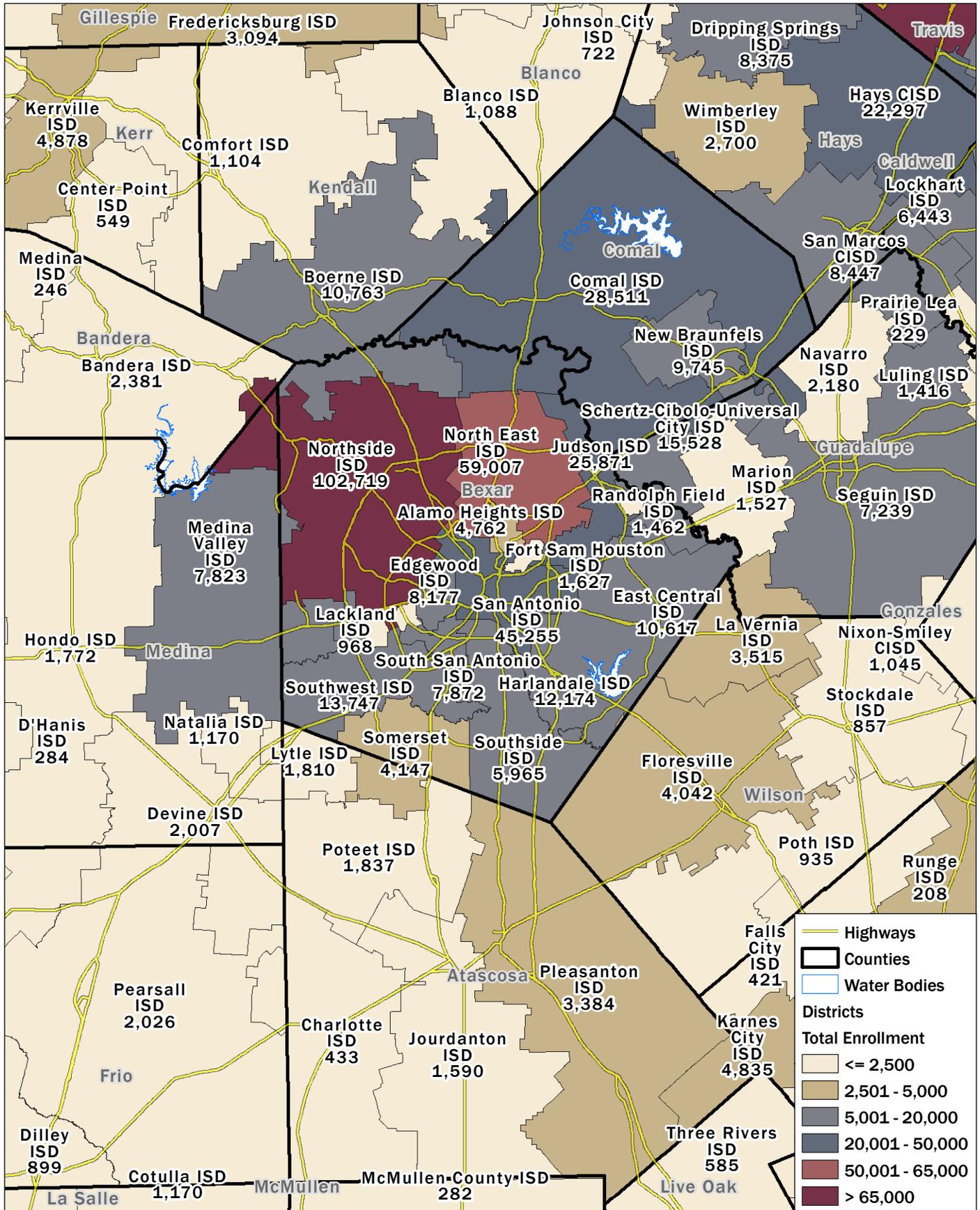
CHAPTER 01

Enrollment Changes

Kindergarten vs. Births

Socioeconomic Characteristics

Total School District Enrollment 2022-2023

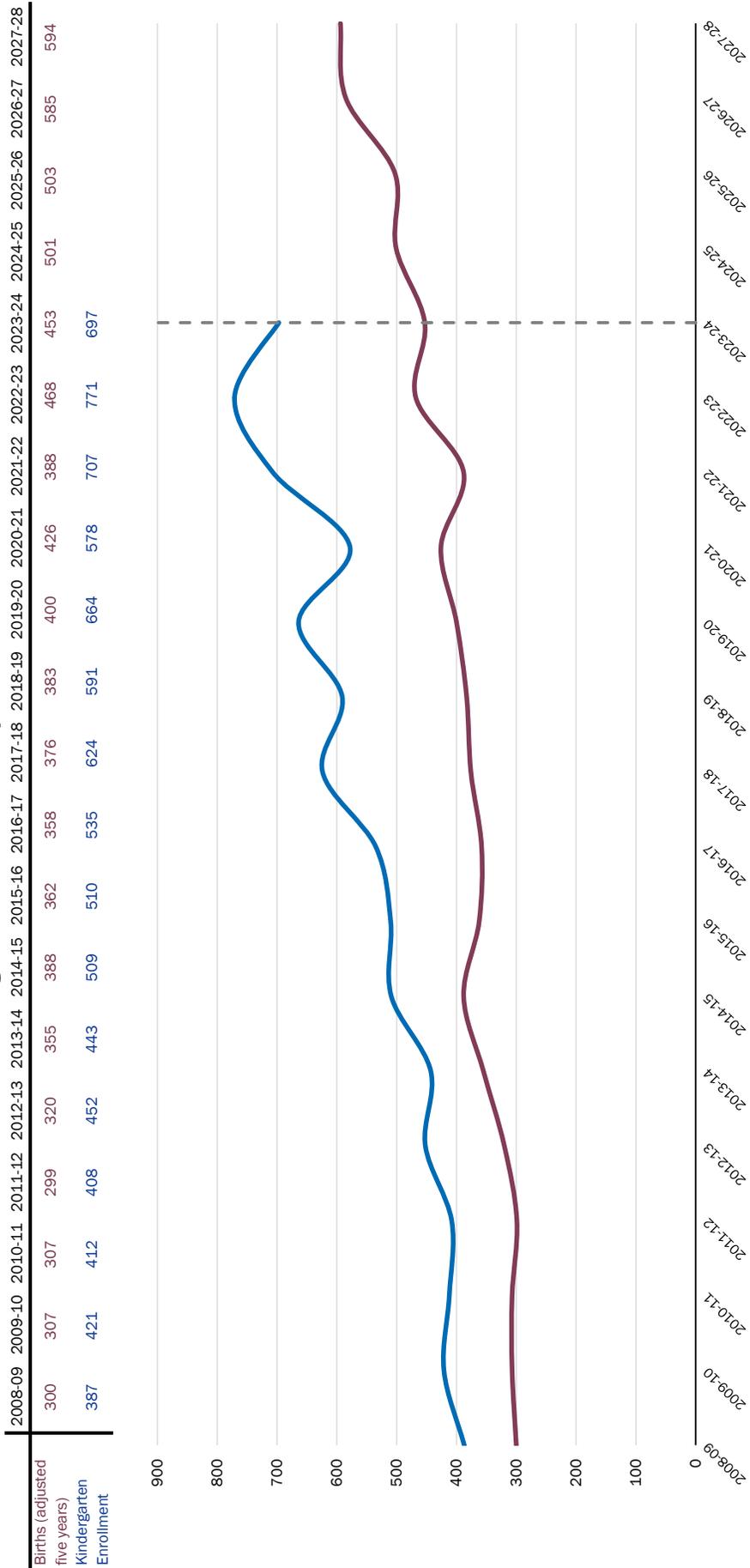


Source: Texas Education Agency



Boerne ISD

Kindergarten Enrollment Compared to Live Births



KINDERGARTEN START YEAR
— Births (adjusted five years) — Kindergarten Enrollment

Source: Texas Educational Agency, PEIMS Enrollment Reports; Texas Department of State and Health Services, Vital Statistics; Decennial Census of Population and Housing, US Census Bureau
 Enrollment for the current school year and projected enrollments are subject to change based on the official annual PEIMS report



**Boerne ISD
Historical Growth Trends by Grade and Grade Group**

	2012-13	% Chg	2013-14	% Chg	2014-15	% Chg	2015-16	% Chg	2016-17	% Chg	2017-18	% Chg	2018-19	% Chg	2019-20	% Chg	2020-21	% Chg	2021-22	% Chg	2022-23	% Chg
EE	33	26.92%	47	42.42%	34	-27.66%	49	44.12%	66	34.66%	55	-16.67%	67	21.82%	80	19.40%	47	-41.25%	87	85.11%	69	-20.69%
PK	37	42.31%	38	2.70%	15	-60.53%	21	40.00%	33	57.14%	55	66.67%	100	81.82%	96	-4.00%	128	33.33%	138	7.81%	169	22.46%
KG	452	10.78%	443	-1.99%	509	14.90%	510	0.20%	535	4.90%	624	16.64%	591	-5.29%	664	12.35%	578	-12.95%	707	22.32%	771	9.05%
1	445	1.37%	477	7.19%	505	5.87%	557	10.30%	555	-0.36%	555	0.00%	685	23.42%	660	-3.65%	678	2.73%	680	0.29%	790	16.18%
2	480	3.45%	455	-5.21%	515	13.19%	544	5.63%	602	10.66%	600	-0.33%	607	1.17%	731	20.43%	627	-14.23%	767	22.33%	723	-5.74%
3	524	14.66%	532	1.53%	500	-6.02%	562	12.40%	593	5.52%	659	11.13%	659	0.00%	656	-0.46%	702	7.01%	673	-4.13%	802	19.17%
4	488	2.74%	535	9.63%	578	8.04%	572	-1.04%	618	8.04%	650	5.18%	728	12.00%	713	-2.06%	646	-9.40%	800	23.84%	725	-9.38%
5	544	6.67%	525	-3.49%	594	13.14%	614	3.37%	609	-0.81%	656	7.72%	710	8.23%	795	11.97%	716	-9.94%	713	-0.42%	848	18.93%
6	557	-3.13%	568	1.97%	556	-2.11%	638	14.75%	662	3.76%	673	1.66%	700	4.01%	767	9.57%	812	5.87%	793	-2.34%	764	-3.66%
7	605	4.13%	592	-2.15%	588	-0.68%	596	1.36%	678	13.76%	683	0.74%	720	5.42%	717	-0.42%	782	9.07%	879	12.40%	824	-6.26%
8	603	7.10%	634	5.14%	623	-1.74%	620	-0.48%	643	3.71%	720	11.98%	728	1.11%	762	4.67%	754	-1.05%	842	11.67%	908	7.84%
9	622	8.55%	655	5.31%	698	6.56%	715	2.44%	687	-3.92%	683	-0.58%	784	14.79%	821	4.72%	815	-0.73%	856	5.03%	920	7.48%
10	575	2.50%	619	7.65%	635	2.58%	686	8.03%	707	3.06%	690	-2.40%	706	2.32%	799	13.17%	837	4.76%	828	-1.08%	876	5.80%
11	572	-1.72%	556	-2.80%	608	9.35%	640	5.26%	671	4.84%	711	5.96%	694	-2.39%	686	-1.15%	789	15.01%	792	0.38%	802	1.26%
12	557	8.58%	553	-0.72%	535	-3.25%	578	8.04%	641	10.90%	673	4.99%	691	2.67%	632	-8.54%	670	6.01%	772	15.22%	772	0.00%
Total:	7,094	5.05%	7,229	1.90%	7,493	3.65%	7,902	5.46%	8,300	5.04%	8,687	4.66%	9,170	5.56%	9,579	4.46%	9,581	0.02%	10,327	7.79%	10,763	4.25%
EE-5th	3,003	7.06%	3,052	1.63%	3,250	6.49%	3,429	5.51%	3,611	5.31%	3,854	6.73%	4,147	7.60%	4,395	5.98%	4,122	-6.21%	4,565	10.75%	4,897	7.27%
6th-8th	1,765	2.68%	1,794	1.64%	1,767	-1.51%	1,854	4.92%	1,983	6.96%	2,076	4.69%	2,148	3.47%	2,246	4.56%	2,348	4.54%	2,514	7.07%	2,496	-0.72%
9th-12th	2,326	4.35%	2,383	2.45%	2,476	3.90%	2,619	5.78%	2,706	3.32%	2,757	1.88%	2,875	4.28%	2,938	2.19%	3,111	5.89%	3,248	4.40%	3,370	3.76%
% EE-5th	42.33%		42.22%		43.37%		43.39%		43.51%		44.37%		45.22%		45.88%		43.02%		44.20%		45.50%	
% 6th-8th	24.88%		24.82%		23.58%		23.46%		23.89%		23.90%		23.42%		23.45%		24.51%		24.34%		23.19%	
% 9th-12th	32.79%		32.96%		33.04%		33.14%		32.60%		31.74%		31.35%		30.67%		32.47%		31.45%		31.31%	

Boerne ISD
Selected Socioeconomic Characteristics
Historical Comparison



	2016		2021	
Total Population	40,563		54,188	
Housing				
Total housing units	15,314		20,894	
Occupied housing units	14,236	93%	19,762	95%
Vacant housing units	1,078	7%	1,132	5%
Owner-occupied	10,974	72%	15,598	75%
Renter-occupied	3,262	21%	4,164	20%
Median Home Value	343,600		418,800	
Age				
Under 5 years	1,716	4%	2,905	5%
5 to 9 years	2,699	7%	4,289	8%
10 to 14 years	3,490	9%	4,752	9%
15 to 19 years	3,012	7%	3,747	7%
5 to 17 years	8,088		11,383	
20 to 24 years	1,582	4%	2,155	4%
25 to 34 years	3,674		5,322	
35 to 44 years	4,516	11%	7,331	14%
45 to 54 years	6,097	15%	7,308	13%
55 to 59 years	3,111	8%	3,975	7%
60 to 64 years	2,771	7%	3,100	6%
65 to 74 years	4,817	12%	5,373	10%
75 to 84 years	2,396	6%	2,939	5%
85 years and over	682	2%	992	2%
Median Age	44.1		40.4	
Class of Worker				
Private wage and salary	14,053	77%	19,214	78%
Government	2,432	13%	3,166	13%
Self-employed	1,859	10%	2,053	8%
Unpaid family workers	0	0%	101	<1%
Income and Benefits				
Total households	14,236		19,762	
less than \$10,000	427	3%	684	3%
\$10,000 to \$14,999	220	2%	221	1%
\$15,000 to \$24,999	787	6%	629	3%
\$25,000 to \$34,999	1,045	7%	958	5%
\$35,000 to \$49,999	1,316	9%	1,755	9%
\$50,000 to \$74,999	2,187	15%	2,309	12%
\$75,000 to \$99,999	1,844	13%	2,322	12%
\$100,000 to \$149,999	2,859	20%	3,956	20%
\$150,000 to \$199,999	1,400	10%	2,347	12%
\$200,000 or more	2,151	15%	4,581	23%
Median household income	\$89,216		\$111,098	

Boerne ISD
Selected Socioeconomic Characteristics
Historical Comparison



	2016		2021	
Educational Attainment				
Population 25 years & over	28,064		36,340	
Less than 9th grade	396	1%	1,018	3%
9th to 12th grade, no diploma	827	3%	841	2%
H.S. graduate	5,519	20%	4,735	13%
Some college, no degree	6,218	22%	7,570	21%
Associate's degree	1,923	7%	2,700	7%
Bachelor's degree	8,796	31%	12,304	34%
Graduate or professional degree	4,385	16%	7,172	20%
H.S. graduate or higher	26,841	96%	34,481	95%
Bachelor's degree or higher	13,181	47%	19,476	54%
Residence 1 year ago				
Population 1 year & over	40,221		53,742	
Same house	33,854	84%	46,156	86%
Different house in the U.S.	6,261	16%	7,586	14%
Same county	2,320	6%	7,249	13%
Different county	3,941	10%	3,694	7%
Same state	2,752	7%	3,555	7%
Different state	1,189	3%	2,499	5%
Abroad	106	<1%	1,056	2%
Commuting to work				
Workers 16 years & over	17,893		24,213	
Car, truck or van--drove alone	14,528	81%	17,626	73%
Car, truck or van--carpooled	1,460	8%	1,346	6%
Public transportation (excluding taxis)	47	<1%	5	<1%
Walked	222	1%	259	1%
Other means	245	1%	459	2%
Worked at home	1,391	8%	4,518	19%
Mean travel time to work (mins.)	30.6		29.5	

Source: US Census Bureau American Community Survey



APPENDIX

CHAPTER 02

**Students per Occupied
Housing Unit - Single-Family**

**Students per Occupied
Housing Unit - Multi-Family**

Student Trends by Development

Student Trends by Planning Unit

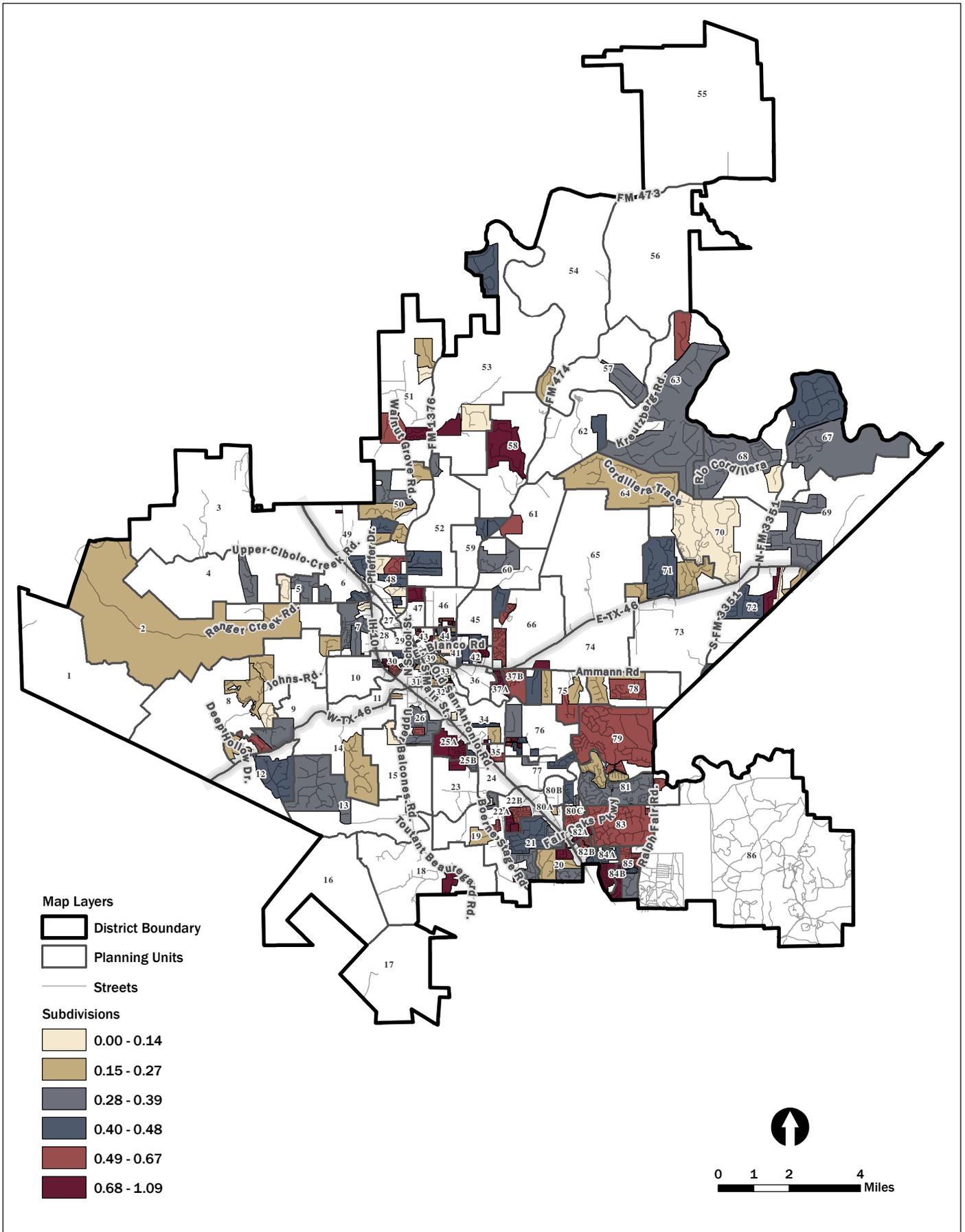
**Student Trends by Attendance
Zone**

Charter Schools

Private Schools

Students per Occupied Housing Unit

By Subdivision
Boerne ISD



Boerne ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
10	Foothills MHC		MHC	Existing	1980	\$58,280		0.36	36	100
11	Birch at Spencer Ranch		Subdivision	Developing	0	\$0			0	0
12	Diamond Ridge		Subdivision	Developing	2013	\$966,370		0.41	32	79
13	Skyview Acres		Subdivision	Existing	1996	\$429,380		0.32	47	147
14	Estancia at Thunder Valley		Subdivision	Developing	2010	\$1,786,545		0.17	6	36
15	Oak View		Subdivision	Existing	1991	\$642,050		0	0	9
17	Anaqua Springs Ranch		Subdivision	Developing	2020	\$1,365,680		0	0	3
18	Pecan Springs	Pecan Springs	Subdivision	Developing	2019	\$1,138,380		0.82	9	11
19	Bridlewood		Subdivision	Developing	2004	\$1,220,280		0.26	5	19
19	Chesmar Homes Tract		Subdivision	Developing					1	0
19	Leon Creek Estates		Subdivision	Existing	2017	\$727,900		0.74	26	35
2	Champee Springs Ranches		Subdivision	Developing	2007	\$2,072,520		0.19	12	62
20	Highlands Ranch		Subdivision	Developing	2003	\$1,011,660		0.27	22	82
20	Limestone Ranch		Subdivision	Existing	2007	\$747,510		0.7	96	137
20	Trailwood		Subdivision	Existing	1980	\$549,170		0.3	24	81
21	Country Bend		Subdivision	Existing	1994	\$640,000		0.36	66	183
21	Tarpon		Subdivision	Existing	1985	\$337,860		0.39	58	150
21	Windwood Estates		Subdivision	Existing	1981	\$635,530		0.44	92	207
22A	Fox Falls		Subdivision	Developing	1955	\$562,450		0.33	3	9
22A	Threshold Ranch		Subdivision	Developing	2016	\$881,235		0.52	14	27
22B	Balcones Creek		Subdivision	Existing	2017	\$795,940		1.09	133	122
22B	Balcones Creek Ranch		Subdivision	Developing	2017	\$557,460		0.57	257	454
22B	Preserves at Balcones		Subdivision	Developing	2022	\$355,470		0.68	36	53
23	Bluegrass		Subdivision	Developing	1993	\$668,765		0.73	11	15
23	Corley Farms	Corley Farms	Subdivision	Developing	1969	\$577,940			0	0
25A	Regent Park		Subdivision	Developing	2020	\$549,660		0.72	297	412
25B	Boerne Heights		Subdivision	Existing	2004	\$347,030		0.45	90	202
25B	Kendall Creek Estates		Subdivision	Existing	2006	\$482,175		0.36	37	104
26	Bristow of Upper Balcones		Subdivision	Developing	2015	\$1,072,245		0.66	21	32
26	Cottages Under the Oaks		Senior SF	Existing	0	\$0			0	
26	Menger Springs		Subdivision	Developing	2013	\$1,047,610		0.31	71	231
26	Newton & Taylor		Subdivision	Existing	1976	\$517,525		0.27	3	11
28	Pine View MHC		MHC	Existing	1972	\$910,960		0.68	13	19
29	Glynn Rose		Subdivision	Existing	1999	\$454,580		0.08	1	12
29	River View Oaks		Subdivision	Existing	1965	\$242,590		0.39	9	23
29	Topperwein		Subdivision	Existing	1955	\$377,020		0.37	15	41
30	Cibolo Crossing		Subdivision	Existing	1992	\$270,310		0.42	51	121
30	Grand Tree		Subdivision	Existing	2004	\$714,385		0.33	3	9
30	Villas at Hamptons Place		Subdivision	Existing	2006	\$324,490		0.72	122	170
30	Woods of Fredrick Crossing		Subdivision	Existing	2012	\$488,020		0.62	129	208

Boerne ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
31	Herff St. THs		Townhome	Existing	2002	\$297,890		0	0	7
31	Highland Park		Subdivision	Existing	1992	\$380,860		0.22	4	18
31	Irons & Grahams		Subdivision	Existing	1968	\$434,940		0.3	42	139
31	Moosehead Manor		Subdivision	Existing	1967	\$394,510		0.1	3	30
31	Ogrady St THs		Townhome	Existing	2004	\$321,430		0.29	2	7
31	Townsquare		Townhome	Existing	1995	\$379,530		0	0	6
31	Tusculum Oaks		Subdivision	Existing	1997	\$774,130		0.23	11	47
32	48A Old San Antonio MHC		MHC	Existing	1940	\$730,285		0.05	1	19
32	Alamo Fiesta RV		RV	Existing	0	\$4,500,000		0.09	19	204
32	Falls, The		Subdivision	Existing	2006	\$433,640		0	0	15
32	Menger Creek SF		Subdivision	Developing	2022	\$600,360		0	0	3
33	Burning Tree		Townhome	Existing	1976	\$176,390		0.96	25	26
33	Cibolo Creek Estates		Subdivision	Existing	1994	\$603,845		0.09	1	11
33	Cibolo Park		Subdivision	Existing	1968	\$425,320		0.13	11	84
33	Cottages on Oak Park THs		Townhome	Existing	2020	\$287,980		0	0	17
33	E. Highland Lofts		Townhome	Existing	2020	\$925,630		0.25	1	4
33	Evergreen Courts		Subdivision	Existing	1972	\$570,190		0.05	1	19
33	Green Meadows		Subdivision	Existing	1982	\$325,040		0.27	6	22
33	Heart of Boerne		Subdivision	Existing	1992	\$611,950		0.05	1	19
33	Herff Village THs		Townhome	Developing	2021	\$329,610		0.24	6	25
33	Kernaghan		Subdivision	Existing	1963	\$505,192		0.12	4	33
33	Oak Forest		Subdivision	Existing	1977	\$393,255		0.29	10	35
33	Oak Meadows		Subdivision	Existing	1983	\$390,170		0.12	4	32
33	Oak Park Addition		Subdivision	Existing	1968	\$427,355		0.18	19	103
33	Oak Park Addition THs		Subdivision	Developing	2022	\$572,470			0	0
33	Saddle Club Estates		Subdivision	Existing	1986	\$442,778		0.19	3	16
33	Siena Court		Subdivision	Developing	0	\$0			0	0
33	Village at 32 Herff		Subdivision	Developing	0	\$0			0	0
33	Whisper Glen		Subdivision	Existing	1994	\$339,485		0.63	32	51
34	Boerne Hollow		Subdivision	Existing	2014	\$413,070		0.82	40	49
34	Ray Ranch Estates		Subdivision	Existing	1987	\$688,400		0.19	3	16
34	Stonagate		Subdivision	Existing	1996	\$306,200		0.4	35	88
35	15 Cascade Caverns MHC		MHC	Existing	2003	\$350,000		1.03	63	61
35	Cascade MHC		MHC	Existing	1983	\$135,820		0.64	69	108
37A	Trails of Herff Ranch		Subdivision	Existing	2011	\$431,640		0.86	479	558
37B	Ranches at Creekside		Subdivision	Developing	2019	\$621,210		0.66	184	280
38	Weindler II		Subdivision	Existing	1991	\$401,445		0	0	8
38	Weindler I		Subdivision	Existing	1964	\$386,490		0.21	13	62
4	Sparkling Springs		Subdivision	Developing	2002	\$359,510		0.37	15	41
40	Rosewood Garden		Subdivision	Existing	2003	\$524,358		0.27	7	26

Boerne ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
40	Sunrise		Subdivision	Existing	1973	\$413,140		0.23	21	93
41	Boerne Village		Condo	Existing	2003	\$215,460		0	0	14
41	Cheevets		Subdivision	Existing	1980	\$632,050		0	0	14
41	Eastland Terrace		Subdivision	Existing	1976	\$367,550		0.39	16	41
41	Garden Estates		Subdivision	Existing	1980	\$297,225		0.27	20	75
41	Village Oaks		Subdivision	Existing	2000	\$661,080		0.2	5	25
41	Village Park		Townhome	Existing	2010	\$436,060		0.04	1	23
42	Champion Heights		Subdivision	Existing	2017	\$556,280		0.74	149	202
42	Collection at Boerne BTR		Subdivision	Developing					0	
42	Esser Addn		Subdivision	Existing	1982	\$582,990		0.47	28	59
42	Woods of Boerne		Subdivision	Existing	2017	\$538,640		0.58	105	182
43	Meadowbrook Estates		Subdivision	Existing	2002	\$683,460		0.82	9	11
43	Nagel/Werner		Subdivision	Existing	1983	\$366,910		0.7	21	30
43	Richter Addn		Subdivision	Existing	1968	\$332,890		0.14	2	14
43	Serenity Gardens		Subdivision	Existing	2003	\$477,390		0.39	9	23
43	Serenity Oaks Estates		Subdivision	Existing	2003	\$1,158,470		0.55	6	11
43	Woodside Village		Subdivision	Existing	2014	\$607,180		0.03	1	31
44	Chaparral Creek		Subdivision	Existing	1983	\$356,500		0.38	34	89
44	English Oaks		Subdivision	Existing	2006	\$498,300		0.36	46	128
44	Hidden Oaks		Subdivision	Existing	1999	\$348,390		0.41	12	29
44	Oak Grove		Subdivision	Existing	1986	\$325,635		0.78	38	49
44	Oak Knoll Estates		Subdivision	Existing	1995	\$442,930		0.27	13	49
44	Oak Retreat/Highlands		Subdivision	Existing	2004	\$384,905		0.27	15	55
44	Oak Terrace		Subdivision	Existing	1989	\$349,855		0.44	8	18
44	Stone Creek		Subdivision	Existing	2000	\$355,525		0.8	56	70
45	Brentwood		Subdivision	Existing	1993	\$381,310		0.4	93	234
46	Curry Creek		Subdivision	Existing	2006	\$397,130		0.82	33	40
46	Garden Creek		Subdivision	Existing	1992	\$284,840		0.59	19	32
46	Reserve at Saddlehorn		Subdivision	Existing	2016	\$393,190		0.81	30	37
46	Saddlehorn		Subdivision	Existing	2014	\$407,770		0.53	51	96
47	Acres North		Subdivision	Developing	1993	\$756,680		0.91	40	44
48	Bent Tree		Subdivision	Developing	2021	\$955,200		0.58	45	77
48	Chaparral Run		Subdivision	Existing	1995	\$855,375		0	0	9
48	Durango Reserve		Subdivision	Developing	2019	\$704,340		0.46	12	26
48	Elm Springs		Subdivision	Existing	1989	\$874,570		0.45	19	42
48	Kendall Oaks		Subdivision	Existing	1973	\$769,820		0.11	3	27
48	Overlook, The		Townhome	Developing	2021	\$241,885		0.06	2	32
48	Pfeiffer Ranch		Subdivision	Existing	2006	\$699,965		0.14	3	21
49	Fabra Oaks		Subdivision	Existing	1981	\$377,300		0.4	22	55
49	K-Bar M		Subdivision	Existing	1992	\$499,135		0.41	13	32

Boerne ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
49	Skyland Ranch		Subdivision	Existing	2000	\$1,200,000		0.2	2	10
49	Starview Estates		Subdivision	Existing	1998	\$292,690		0.88	7	8
5	Lake Country		Subdivision	Existing	1996	\$665,910		0.31	30	98
5	Lakeview Estates		Subdivision	Existing	1988	\$551,645		0.09	3	32
50	Fox Chase Farms		Subdivision	Existing	1986	\$495,630		0.2	9	44
50	Inspiration Hill		Subdivision	Existing	1994	\$649,890		0.39	14	36
50	Mountain Spring Farms		Subdivision	Existing	1993	\$820,321		0.23	13	57
50	Walnut Grove		Subdivision	Existing	1988	\$533,600		0.16	4	25
51	Indian Knoll		Subdivision	Existing	1976	\$746,085		0	0	9
51	Rector		Subdivision	Existing	1980	\$723,310		0.25	5	20
51	Walnut Hills		Subdivision	Existing	1995	\$164,360		0.8	158	197
51	Wasp Acres		Subdivision	Existing	1988	\$585,520		0.57	25	44
52	Cherry Ridge		Subdivision	Existing	1990	\$809,320		0.4	4	10
52	Sabrina Park		Subdivision	Existing	1977	\$540,990		0.33	6	18
52	Steel Valley		Subdivision	Existing	1984	\$504,904		0.44	14	32
52	Twin Canyon Ranch		Subdivision	Developing	2005	\$662,390		0.47	9	19
53	Bergenplatz Ranches		Subdivision	Developing	2006	\$945,240		0.1	3	30
53	Cypress Bend		Subdivision	Developing	2001	\$712,930		0.4	32	81
53	Heritage Hills		Subdivision	Developing	2022	\$778,870		1	8	8
54	River Trail		Subdivision	Developing	1983	\$250,165		0.23	17	74
57	River Ranch Estates		Subdivision	Existing	1995	\$256,635		0.36	28	78
58	Sabanas Creek Ranch		Subdivision	Developing	2021	\$1,380,425		0.69	34	49
59	Cedar Hollow		Subdivision	Existing	1986	\$503,170		0.4	8	20
59	Dove Country		Subdivision	Existing	1998	\$586,980		0.48	11	23
6	Cibolo Oaks		Subdivision	Existing	1990	\$361,125		0.44	41	94
6	Shoreline Park		Subdivision	Developing	2022	\$247,100		0.32	19	59
60	Friendly Hills		Subdivision	Existing	1978	\$783,520		0.35	22	63
60	Spring Creek Estates		Subdivision	Existing	2005	\$648,395		0.48	15	31
61	Sleepy Hollow		Subdivision	Existing	1998	\$665,160		0.62	5	8
62	Mark Twain		Subdivision	Existing	1996	\$499,740		0.44	8	18
63	La Cancion		Subdivision	Developing	2016	\$982,190		0.6	9	15
63	River Mountain Ranch		Subdivision	Developing	2005	\$789,925		0.28	140	500
64	Cordillera Ranch I		Subdivision	Developing	2004	\$1,243,350		0.21	43	208
66	Bravada		Subdivision	Developing	2022	\$570,380		0.59	34	58
66	Esperanza		Subdivision	Developing	2021	\$612,435		0.6	270	449
66	Regency at Esperanza		Senior SF	Developing	2022	\$267,960		0	0	0
67	Springs, The		Subdivision	Developing	2021	\$878,950		0.31	11	36
67	Waterstone		Subdivision	Developing	2007	\$954,595		0.45	88	194
68	Cordillera Ranch III		Subdivision	Developing	2008	\$1,507,465		0.28	89	319
68	Sendero Ridge		Subdivision	Developing	2018	\$2,607,285		0.12	1	8

Boerne ISD

Students per Occupied Unit - Single Family



PU	Name	MPC	Class	Phase	Year Built	Median Value	Median Market Value	Students per Home	# of Students	# of Occupied Homes
69	North Barcoff Estates		Subdivision	Existing	1995	\$639,670		0.35	66	187
7	Cardinal MHC		MHC	Existing	1970	\$86,430		0.67	12	18
7	Creekside Place		Subdivision	Existing	1998	\$469,370		0.04	1	28
7	Ranger Creek		Subdivision	Existing	1993	\$383,590		0.33	123	369
7	Schwope		Subdivision	Existing	1986	\$312,670		0.2	2	10
7	Williams Estates/Deer Path		Subdivision	Developing	1994	\$509,880		0.36	8	22
70	Cordillera Ranch II	Cordillera Ranch	Subdivision	Developing	2010	\$1,618,800		0.12	47	396
71	Coveney Ranch		Subdivision	Developing	2006	\$1,242,555		0.21	18	87
71	Los Indios		Subdivision	Existing	1995	\$309,290		0.21	6	29
71	Pleasant Valley		Subdivision	Existing	1985	\$419,230		0.42	75	180
72	Dresden Wood		Subdivision	Existing	1994	\$387,860		0.1	4	39
72	Kendall Woods Estates		Subdivision	Developing	2003	\$690,415		0.43	55	127
72	Meadow Springs		Subdivision	Existing	2008	\$676,680		0.77	24	31
72	Sage Oaks		Subdivision	Existing	1996	\$594,300		0.17	3	18
72	Silver Hills		Subdivision	Existing	1994	\$249,560		0.47	8	17
74	Schwarz Ranch		Subdivision	Existing	1996	\$796,410		0.75	6	8
75	Ammann Ranch Estates		Subdivision	Developing	2007	\$1,231,990		0.27	6	22
75	Cibolo Ridge		Subdivision	Existing	2000	\$1,095,605		0.59	19	32
75	Gemini Oaks		Subdivision	Existing	1999	\$931,720		0.25	4	16
75	Woodland Ranch Estates		Subdivision	Existing	1993	\$1,022,500		0.43	6	14
76	Bluffs of Southglen	Southglen	Subdivision	Developing	2021	\$409,860		0.43	35	82
76	Cascade Meadows	Southglen	Subdivision	Existing	1976	\$472,470		0.45	5	11
76	Caverns	Southglen	Subdivision	Existing	2019	\$428,110		0.85	34	40
76	Enclave	Southglen	Subdivision	Existing	2020	\$408,360		0.46	72	157
76	Kendall Ranch Estates		Subdivision	Existing	1982	\$639,110		0.3	10	33
76	Oaks at Southglen	Southglen	Subdivision	Existing	2018	\$525,280		0.75	27	36
76	Springs	Southglen	Subdivision	Existing	2018	\$415,000		0.58	26	45
76	Trails	Southglen	Subdivision	Existing	2020	\$501,945		0.58	21	36
77	Arocha		Subdivision	Existing	1993	\$754,060		0.29	2	7
77	Kendall Pointe		Subdivision	Existing	1996	\$734,740		0.43	48	111
78	Ammann Farms		Subdivision	Existing	1993	\$629,320		0.16	3	19
78	Homestead		Subdivision	Developing	1993	\$875,460		0.2	9	45
78	Stone Creek Ranch		Subdivision	Developing	2014	\$1,196,220		0.62	92	148
79	Cibolo Trails		Subdivision	Developing	2012	\$625,650		0.15	20	137
79	Fair Oaks Ranch I		Subdivision	Existing	2001	\$797,330		0.55	318	574
79	River Valley		Subdivision	Existing	2019	\$768,640		0.67	76	113
79	Trailside		Subdivision	Existing	2015	\$465,510		0.56	28	50
8	Coterie Place		Subdivision	Developing	1993	\$449,750		0	0	18
8	Deer Lake		Subdivision	Existing	1987	\$321,500		0.15	3	20
8	Heartland at Tapatio	Tapatio Springs	Subdivision	Developing	0	\$0			0	0

Boerne ISD



Students per Occupied Unit - Single Family

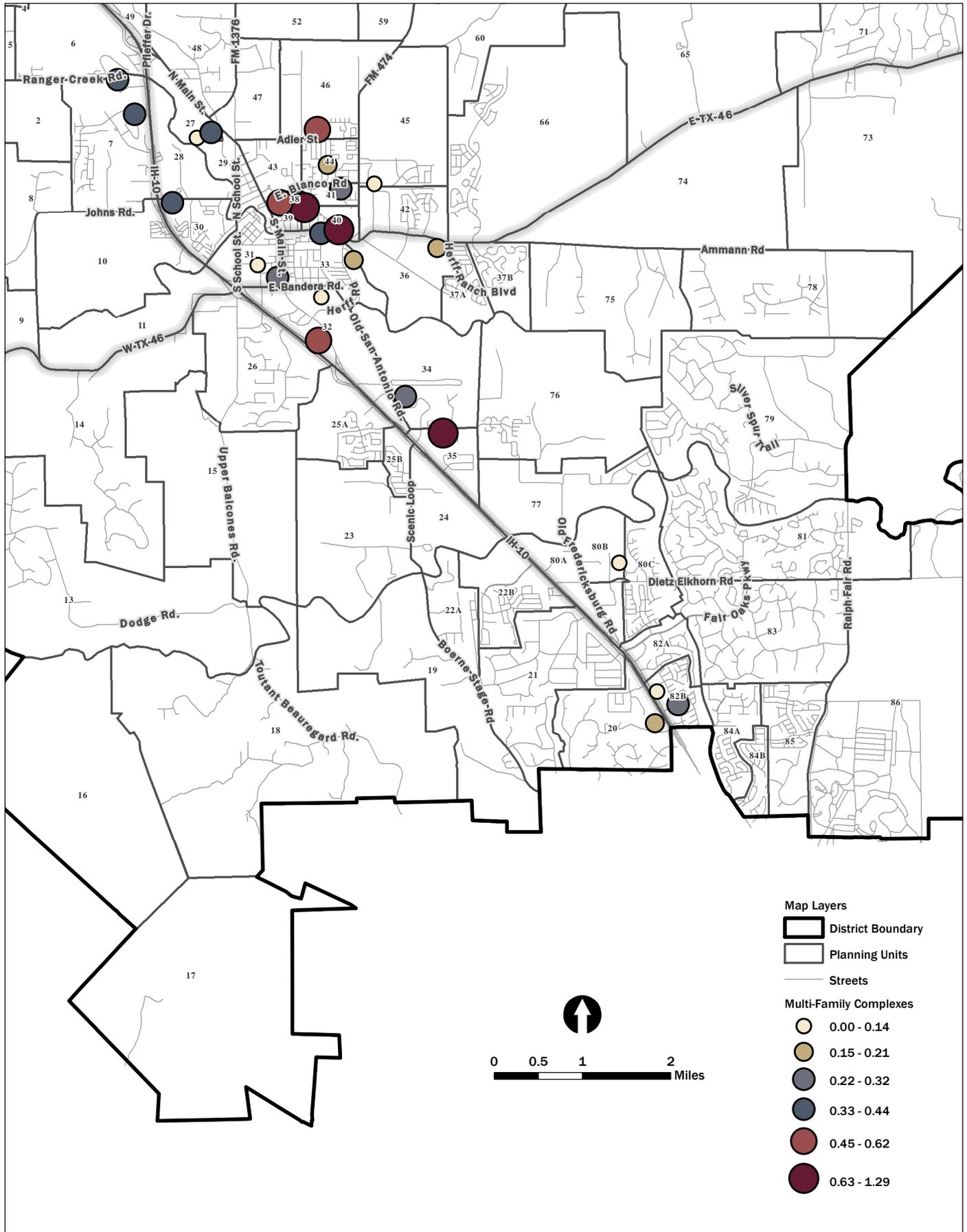
PU	Name	MPC	Class	Phase	Year Built	Median Market Value	Students per Home	# of Students	# of Occupied Homes
8	Highlands at Tapatio Springs	Tapatio Springs	Subdivision	Developing	2016	\$738,301	0.15	14	94
8	Ridge at Tapatio Springs	Tapatio Springs	Subdivision	Developing	2005	\$750,760	0.03	2	61
8	Ridgeview		Condo	Existing	2000	\$294,250	0.07	2	29
8	Tapatio Springs	Tapatio Springs	Subdivision	Developing	1998	\$649,945	0.21	24	113
8	Windmill Hills THs		Townhome	Existing	1998	\$262,770	0.1	2	21
80A	Old Fredericksburg Estates		Subdivision	Existing	1996	\$764,640	0.2	2	10
80B	Row at Dietz Elkhorn		Condo	Developing	0	\$0		0	0
80C	Elkhorn Ridge		Subdivision	Developing	2020	\$529,505	0.48	103	215
80C	Enchanted Oaks		Subdivision	Existing	1994	\$674,280	0.3	6	20
80C	Front Gate		Subdivision	Developing	2018	\$630,750	0.5	243	488
81	Arbors at Fair Oaks		Subdivision	Developing	2021	\$702,495	0.57	24	42
81	Blackjack Oaks		Subdivision	Existing	1995	\$664,470	0.27	70	257
81	Fair Oaks Ranch II		Subdivision	Existing	1992	\$642,840	0.35	336	955
81	Fairways		Condo	Existing	1985	\$0	0.08	1	12
82A	Fair Oaks Ranch III		Subdivision	Existing	1984	\$612,650	0.39	11	28
82A	Greenwood		Subdivision	Existing	2005	\$694,450	0.59	20	34
82A	Woods, The		Subdivision	Existing	2002	\$697,370	0.68	96	141
82B	Colle at Napa Oaks	Napa Oaks	Subdivision	Developing	2017	\$588,000	0.63	53	84
82B	Napa Oaks	Napa Oaks	Subdivision	Existing	2012	\$530,000	0.58	95	163
82B	Ridge Creek		Subdivision	Existing	2013	\$497,800	0.43	52	122
82B	Villas at Napa Oaks	Napa Oaks	Subdivision	Existing	2019	\$447,250	0.71	49	69
83	Chartwell		Subdivision	Existing	1997	\$477,135	0.5	15	30
83	Windmere/Fair Oaks Ranch		Subdivision	Existing	1992	\$720,000	0.49	253	513
84A	Fallbrook		Subdivision	Developing	2017	\$560,000	0.83	317	381
84A	Village Green		Subdivision	Developing	2004	\$861,220	0.45	72	160
84B	Sablechase		Subdivision	Existing	2013	\$540,000	0.8	367	461
85	Bluffs	Stone Haven	Subdivision	Existing	2011	\$327,300	0.48	103	216
85	Cielo Ranch		Subdivision	Existing	2020	\$430,040	0.49	255	525
85	Enclave	Stone Haven	Subdivision	Existing	2013	\$419,920	0.61	106	175
85	Jackson Woods		Subdivision	Existing	1986	\$781,455	0.33	13	39
85	Terrace	Stone Haven	Subdivision	Existing	2016	\$404,530	0.42	77	185
9	Deep Hollow		Subdivision	Developing	1998	\$700,350	0.26	10	39
9	Indian Springs		Subdivision	Developing	2008	\$668,120	0.6	9	15
9	Miralomas	Miralomas	Subdivision	Developing	2020	\$601,280	0.31	26	85

Weighted Ratio: 0.46 **9,351** **20,240**
Weighted Ratio for Subdivisions of More than 20 Homes: 0.47 **9,116** **19,443**

*Median year built and median market value derived from appraisal district parcel data.

Students per Occupied Housing Unit

By Multi-Family Complexes
Boerne ISD



Boerne ISD

Students per Occupied Unit - Multi-Family



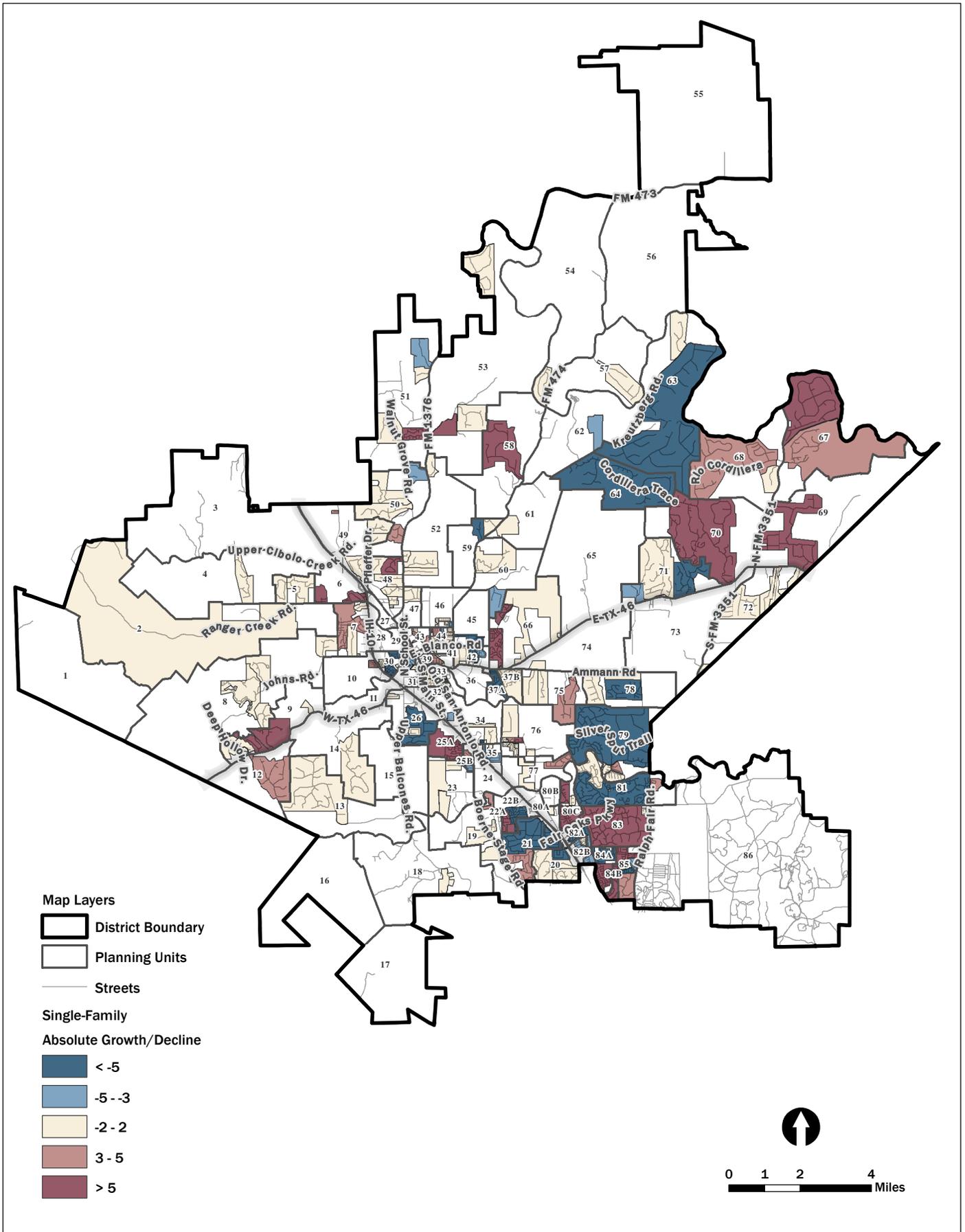
PU Name	Street	Class	Phase	Year Built	Notes	Total		Students per Occupied Unit	
						Students	Units	Units	Occupied
10 Bluff View		Apartment	Developing		0	192			
20 Rustico	27595 I-10 W	Apartment	Existing	2016	50	292	260	0.19	
26 Cibolo House		Senior MF	Existing	0	0				
26 Overlook, The		Senior MF	Existing	2003	0				
27 Stone Creek Village	1000 Diamond Dr	Apartment	Existing	2007	51	130	116	0.44	
27 Terraces at Cibolo	518 Fabra St	Senior MF	Existing	2008	0	150	144	0	
30 Boerne Park Meadows	140 Calk Ln	Senior MF	Existing	2002	0	100			
30 Carrington Place	825 Johns Rd	Apartment	Existing	2004	67	172	153	0.44	
31 Main St. Villas	1218 S Main St	Apartment	Existing	1968	8	28	25	0.32	
31 Wanda & Highland		Apartment	Existing	1985	3	24	21	0.14	
32 Estraya Boerne	20 Old San Antonio Rd	Apartment	Developing	2022	36	288	256	0.14	
32 Franklin Park		Senior MF	Existing	2016	0				
32 Heritage Place		Senior MF	Existing	1999	0				
32 Vistas	125 Crosspoint	Apartment	Existing	1970	55	100	89	0.62	
33 Legacy at Cibolo	701 Oak Park Dr	Apartment	Existing	2019	33	238	212	0.16	
33 Rainbow Senior		Senior MF	Existing	0	0				
33 Trails at River Road	711 River Rd	Apartment	Existing	2000	34	107	95	0.36	
34 Roots at Boerne, The	135 Old San Antonio Rd	Apartment	Existing	2017	72	288	256	0.28	
35 Abington Ranch	19 Cascade Caverns Rd	Apartment	Existing	2019	36	48	43	0.84	
37A Ranch at Cibolo Creek	1681 River Rd	Apartment	Existing	2013	22	116	103	0.21	
38 Boerne Oaks	400 E Rosewood Ave	Apartment	Existing	1985	17	44	39	0.44	
38 Courtyards	214 Rosewood Ave	Apartment	Existing	1972	4	9	8	0.5	
40 Oaks	1010 River Rd	Apartment	Existing	1974	26	36	32	0.81	
40 Riverview		Senior MF	Existing	1993	0				
40 Rosewood	306 Plant St	Apartment	Existing	1969	27	24	21	1.29	
41 Arbors of Boerne	216 Ivy Ln	Apartment	Existing	1990	19	88	78	0.24	
44 Woodland, The	150 Medical Dr	Apartment	Existing	2007	19	120	107	0.18	
45 Boerne THS	116 Bentwood Dr	Apartment	Existing	1980	11	100	89	0.12	
46 Garden Creek	110 Bluebonnet Cir	Apartment	Developing	2020	27	69	50	0.54	
47 Boerne LIVIN	151 Shooting Club Rd	Senior MF	Existing	2020	0	162			
7 Country View	1 Doeskin Dr	Apartment	Existing	1993	28	75	67	0.42	
7 Ranger Creek Meadows	17 Ranger Creek Rd	Apartment	Existing	1998	8	24	21	0.38	
80B Vantage at Fair Oaks		Apartment	Developing	2022	19	288	170	0.11	
82B Hills at Fair Oaks	8700 Starr Ranch Rd	Apartment	Existing	2011	79	288	256	0.31	
82B Napa Oaks		Apartment	Developing		3	300	120	0.02	
Total Units:						3,900			
General Population Complexes with More than 85% Occupancy:						705	2,639	2,347	0.27

MN-based Roers Company is now developing (19% 1-br, 44% 2-br, 37% 3-br) this property with 4% TDHCA tax credits to provide housing for residents making at or below 60% of the area median income

*Year built value derived from appraisal district parcel data.

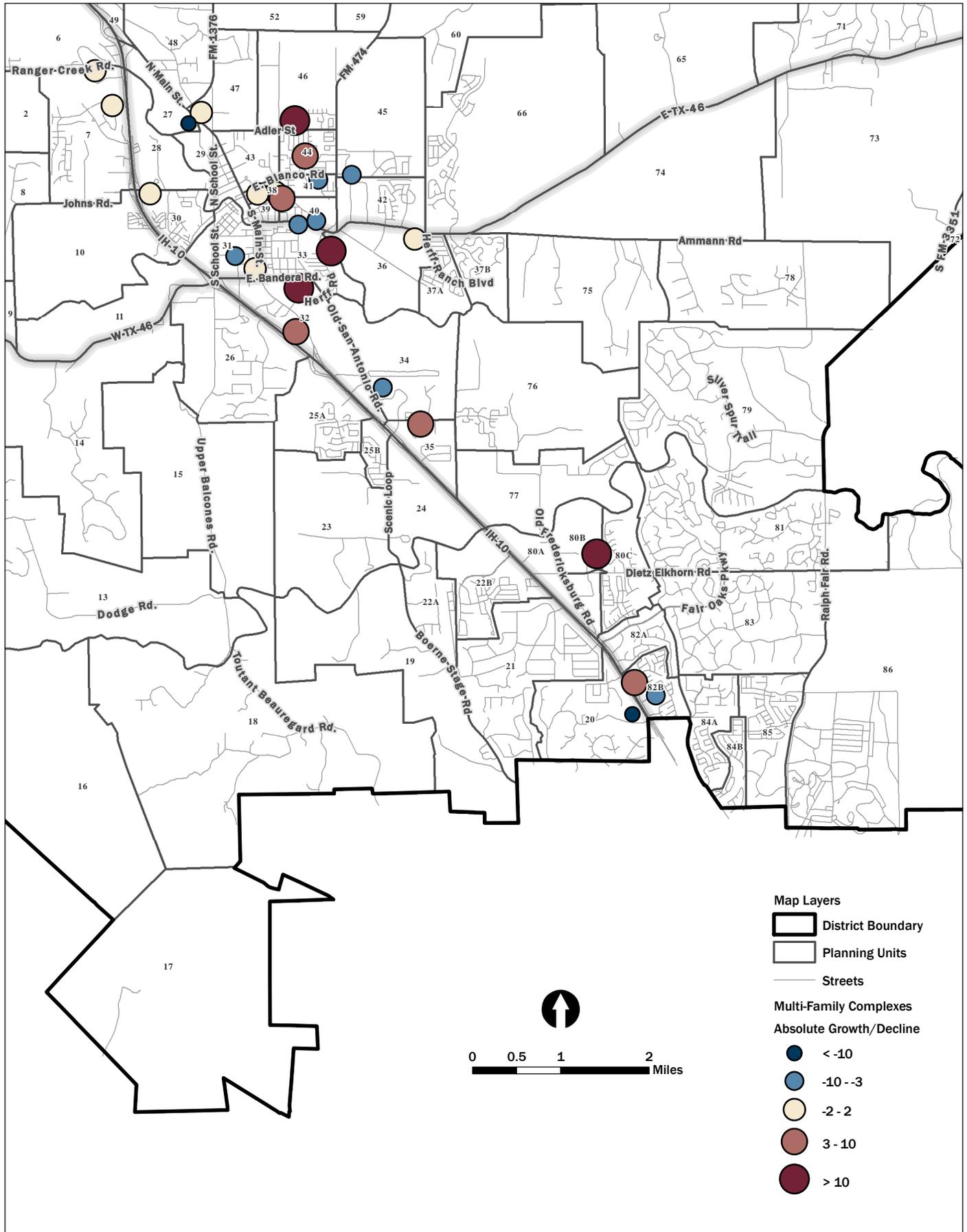
Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Subdivisions, Fall 2022 to Fall 2023
Boerne ISD



Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Multi-Family Complexes, Fall 2022 to Fall 2023
Boerne ISD





Boerne ISD

Student Trends by Development

Gain/Loss from 2022/23 to 2023/24: Existing Single Family- 81 Students; Actively-Building Single Family- 226 Students; Apartments- 48 Students; Mobile Home Communities- 12 Students

PU Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2021				Fall 2022				Fall 2023				Fall 2021 to Fall 2022				Fall 2022 to Fall 2023					
						EE-42	EE-5	6-12	EE-42	EE-5	6-12	EE-42	EE-5	6-12	EE-42	EE-5	6-12	Abs. Chng.	Pct. Chng.	EE-5th	6th-12th	Abs. Chng.	Pct. Chng.	EE-12th	6th-12th	Abs. Chng.	Pct. Chng.
20 Highlands Ranch	Subdivision	Existing	82	\$1,011,660	2003	27	6	21	24	5	19	22	4	18	-3	-11%	-1	-17%	-2	-10%	-2	-8%	-1	-3%	-1	-5%	
82B Hills at Fair Oaks	Apartment	Existing	256	\$0	2011	80	34	46	83	38	45	79	39	40	3	4%	4	12%	-1	-2%	-4	-5%	1	3%	-5	-11%	
78 Homestead	Subdivision	Developing	45	\$875,460	1993	9	0	9	9	3	6	9	4	5	0	0%	3	100%	3	33%	0	0%	1	33%	-1	-17%	
51 Indian Knoll	Subdivision	Existing	9	\$746,085	1976	1	0	1	1	0	1	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
9 Indian Springs	Subdivision	Developing	15	\$668,120	2008	7	0	7	3	9	3	9	3	6	-4	-57%	0	0%	-4	57%	0	0%	0	0%	3	100%	
50 Inspiration Hill	Subdivision	Existing	36	\$649,890	1994	9	3	6	12	5	7	14	8	17	3	33%	6	67%	1	17%	6	17%	3	6%	-1	-14%	
31 Irons & Grahams	Subdivision	Existing	139	\$434,940	1968	39	20	19	45	18	27	42	17	25	6	15%	-2	-10%	8	42%	-3	-7%	-1	6%	-2	-7%	
85 Jackson Woods	Subdivision	Existing	39	\$781,455	1986	9	2	7	9	2	7	13	4	9	0	0%	0	0%	0	0%	4	44%	2	100%	2	29%	
49 K-Bar M	Subdivision	Existing	32	\$499,135	1992	17	8	9	13	4	9	13	5	8	-4	-24%	-4	-50%	0	0%	0	0%	1	25%	-1	-14%	
26B Kendall Creek Estates	Subdivision	Existing	104	\$482,170	2006	55	17	38	41	13	28	37	13	24	-14	-25%	-4	-24%	-10	-26%	-4	-10%	0	0%	-4	-14%	
48 Kendall Oaks	Subdivision	Existing	27	\$769,820	1973	4	1	3	3	1	2	3	1	2	-1	-25%	0	0%	-1	63%	0	0%	0	0%	0	0%	
77 Kendall Pointe	Subdivision	Existing	111	\$734,740	1996	50	19	31	44	15	29	48	12	36	-6	-12%	-4	-21%	-2	-6%	-4	9%	-3	-20%	7	24%	
76 Kendall Ranch Estates	Subdivision	Existing	33	\$659,110	1982	9	4	5	11	5	6	10	5	5	2	22%	1	25%	1	20%	1	9%	0	0%	-1	-17%	
72 Kendall Woods Estates	Subdivision	Developing	127	\$690,415	2003	62	15	47	55	14	41	55	14	41	-7	-11%	-1	-7%	-6	-13%	0	0%	0	0%	0	0%	
33 Kemaughan	Subdivision	Existing	33	\$505,192	1963	3	0	3	3	0	3	4	0	4	0	0%	0	0%	0	0%	0	0%	1	33%	0	0%	
63 La Cancion	Subdivision	Existing	15	\$982,190	2016	8	3	5	8	2	6	9	2	7	0	0%	-1	-33%	1	20%	1	13%	0	0%	1	17%	
5 Lake Country	Subdivision	Existing	98	\$665,910	1996	31	11	20	28	15	13	30	17	13	-3	-10%	-4	-36%	-7	-35%	2	7%	2	13%	0	0%	
5 Lakeview Estates	Subdivision	Existing	32	\$551,645	1988	5	1	4	4	1	3	3	0	3	-1	-20%	0	0%	-1	25%	-1	25%	-1	-100%	0	0%	
33 Legacy at Cibolo	Apartment	Existing	212	\$25,830,000	2019	25	12	13	22	13	9	33	18	15	-3	-12%	1	8%	-4	-31%	11	50%	5	38%	6	67%	
19 Leon Creek Estates	Subdivision	Existing	35	\$727,900	2017	33	16	17	31	12	19	26	10	16	-2	-6%	-4	-25%	2	12%	-2	-16%	-2	-17%	-3	-16%	
20 Limestone Ranch	Subdivision	Existing	137	\$747,510	2007	113	42	71	112	43	69	96	34	62	-1	-1%	2	2%	-2	200%	3	5	83%	3	60%	2	200%
71 Los Indios	Subdivision	Existing	29	\$309,290	1995	6	5	1	11	8	3	6	3	3	5	83%	3	60%	2	200%	5	100%	5	100%	0	0%	
31 Main St. Villas	Apartment	Existing	25	\$870,290	1988	4	0	4	8	5	3	8	5	3	4	100%	5	100%	-1	-25%	0	0%	0	0%	0	0%	
72 Mark Twain	Subdivision	Existing	18	\$499,740	1996	24	16	8	12	6	8	4	4	4	6	100%	4	200%	2	50%	2	50%	2	100%	-2	-33%	
72 Meadow Springs	Subdivision	Existing	31	\$676,680	2008	24	16	8	26	17	9	24	12	12	2	8%	1	6%	1	13%	1	6%	1	13%	3	33%	
43 Meadowbrook Estates	Subdivision	Existing	11	\$683,460	2002	12	3	9	9	2	7	9	1	8	-3	-25%	-1	-33%	-2	-22%	0	0%	0	0%	-1	-50%	
32 Menger Creek SF	Subdivision	Existing	3	\$600,360	2022	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
26 Menger Springs	Subdivision	Developing	231	\$1,047,610	2013	92	18	74	84	15	69	71	16	55	-8	-9%	-3	-17%	5	-7%	-13	-15%	1	7%	-14	-20%	
9 Miralomas	Subdivision	Existing	85	\$601,280	2020	17	11	6	18	10	8	26	14	12	1	3%	-1	-9%	2	33%	2	44%	4	40%	4	50%	
31 Moosehead Manor	Subdivision	Existing	30	\$394,510	1967	8	3	5	5	3	2	3	2	1	-3	-38%	0	0%	-3	60%	-2	-40%	-1	-33%	-1	-50%	
50 Mountain Spring Farms	Subdivision	Existing	57	\$820,321	1993	14	4	10	13	6	7	13	5	8	-1	-7%	2	50%	-3	30%	0	0%	-1	-17%	1	14%	
43 Nages/Werner	Subdivision	Existing	30	\$366,910	1983	18	10	8	16	9	7	21	12	9	-2	-11%	-1	-10%	-1	-13%	5	31%	3	33%	2	29%	
82B Napa Oaks	Subdivision	Existing	163	\$530,000	2012	122	58	64	98	43	55	95	40	55	24	20%	-15	-26%	9	-14%	-3	-3%	3	7%	0	0%	
82B Napa Oaks	Apartment	Developing	120			0	0	0	0	0	0	3	2	1	0	0%	0	0%	0	0%	3	100%	2	100%	1	100%	
26 Newton & Taylor	Subdivision	Existing	11	\$517,525	1976	3	2	1	3	2	1	3	2	1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
69 North Barcoft Estates	Subdivision	Existing	187	\$639,670	1995	58	23	35	55	26	29	66	30	36	-3	-5%	-3	-13%	-6	-38%	11	20%	4	15%	7	24%	
33 Oak Forest	Subdivision	Existing	35	\$393,255	1977	15	7	8	10	5	5	10	3	7	-5	-33%	-2	-29%	-3	-38%	0	0%	-2	-40%	2	40%	
44 Oak Grove	Subdivision	Existing	49	\$325,635	1986	30	15	15	32	17	15	38	22	16	2	7%	2	13%	0	0%	6	19%	5	29%	1	7%	
44 Oak Knoll Estates	Subdivision	Existing	49	\$442,930	1995	14	4	10	14	6	8	13	7	6	0	0%	2	50%	-2	-20%	-1	-7%	1	17%	-2	-25%	
33 Oak Meadows	Subdivision	Existing	32	\$390,170	1983	8	3	5	6	2	4	4	2	2	-2	-25%	-1	-33%	-1	-20%	-2	-33%	0	0%	-2	-50%	
33 Oak Park Addition	Subdivision	Existing	103	\$427,355	1988	20	6	14	18	8	10	19	6	13	-2	-10%	-2	-33%	-4	-29%	0	0%	0	0%	0	0%	
44 Oak Retreat/Highlands	Subdivision	Developing	55	\$384,905	2004	17	5	12	16	3	13	15	5	10	-1	-6%	-2	-40%	1	8%	-1	-6%	2	67%	-3	-23%	
44 Oak Terrace	Subdivision	Existing	18	\$349,895	1989	5	2	3	4	2	2	8	5	3	-1	-20%	0	0%	-1	-33%	4	100%	3	150%	1	50%	
15 Oak View	Subdivision	Existing	9	\$642,050	1991	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
40 Oaks	Apartment	Existing	32	\$1,016,080	1974	30	15	15	30	15	15	26	11	13	2	200%	-1	-100%	3	100%	-1	-33%	0	0%	-1	-33%	
76 Oaks at Southglen	Subdivision	Existing	36	\$525,280	2018	28	15	13	23	11	12	27	14	13	-5	-18%	-4	-27%	-1	-8%	-4	17%	-3	27%	0	0%	
31 Ogrady St THS	Townhome	Existing	7	\$321,430	2004	1	0	1	2	0	2	0	2	0	1	100%	0	0%	1	100%	0	0%	0	0%	0	0%	
80A Old Fredericksburg Estates	Subdivision	Existing	10	\$764,640	1996	1	0	1	2	1	1	2	1	1	1	100%	1	100%	0	0%	0	0%	0	0%	0	0%	
26 Overlook, The	Senior MF	Existing	0	\$64,917,830	2003	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
48 Overlook, The	Townhome	Existing	32	\$241,885	2021	1	1	0	3	2	0	3	2	2	2	200%	-1	-100%	3	100%	-1	-33%	0	0%	-1	-33%	
18 Pecan Springs	Subdivision	Developing	11	\$1,138,380	2019	4	3	1	9	7	2	9	7	2	5	125%	4	133%	1	100%	0	0%	0	0%	0	0%	
48 Pfeiffer Ranch	Subdivision	Existing	21	\$699,965	2006	5	1	4	3	0	3	3	1	2	-2	-40%	-1	-100%	-1	-25%	0	0%	1	100%	-1	-33%	
28 Pine View MHC	MHC	Existing	19	\$910,990	1972	12	7	5	15	8	7	13	6	7	3	25%	1	14%	2	40%	-2	-13%	-2	-25%	0	0%	
71 Pleasant Valley	Subdivision	Existing	180	\$419,230	1985	71	36	35	76</																		



Boerne ISD

Student Trends by Development

Gain/Loss from 2022/23 to 2023/24: Existing Single Family - 81 Students; Actively-Building Single Family: 226 Students; Apartments: 48 Students; Mobile Home Communities: -12 Students

Table with columns: PU Name, Class, Phase, Total Units, Median Market Value, Median Year Built, and multiple columns for Fall 2021, Fall 2022, Fall 2023, Fall 2021 to Fall 2022, and Fall 2022 to Fall 2023. Each of these latter four sections contains sub-columns for EE-12th, EE-5th, and 6th-12th grades, with further sub-columns for Abs. Chng., Pct. Chng., and Pct. Abs. Chng.



Boerne ISD

Student Trends by Development

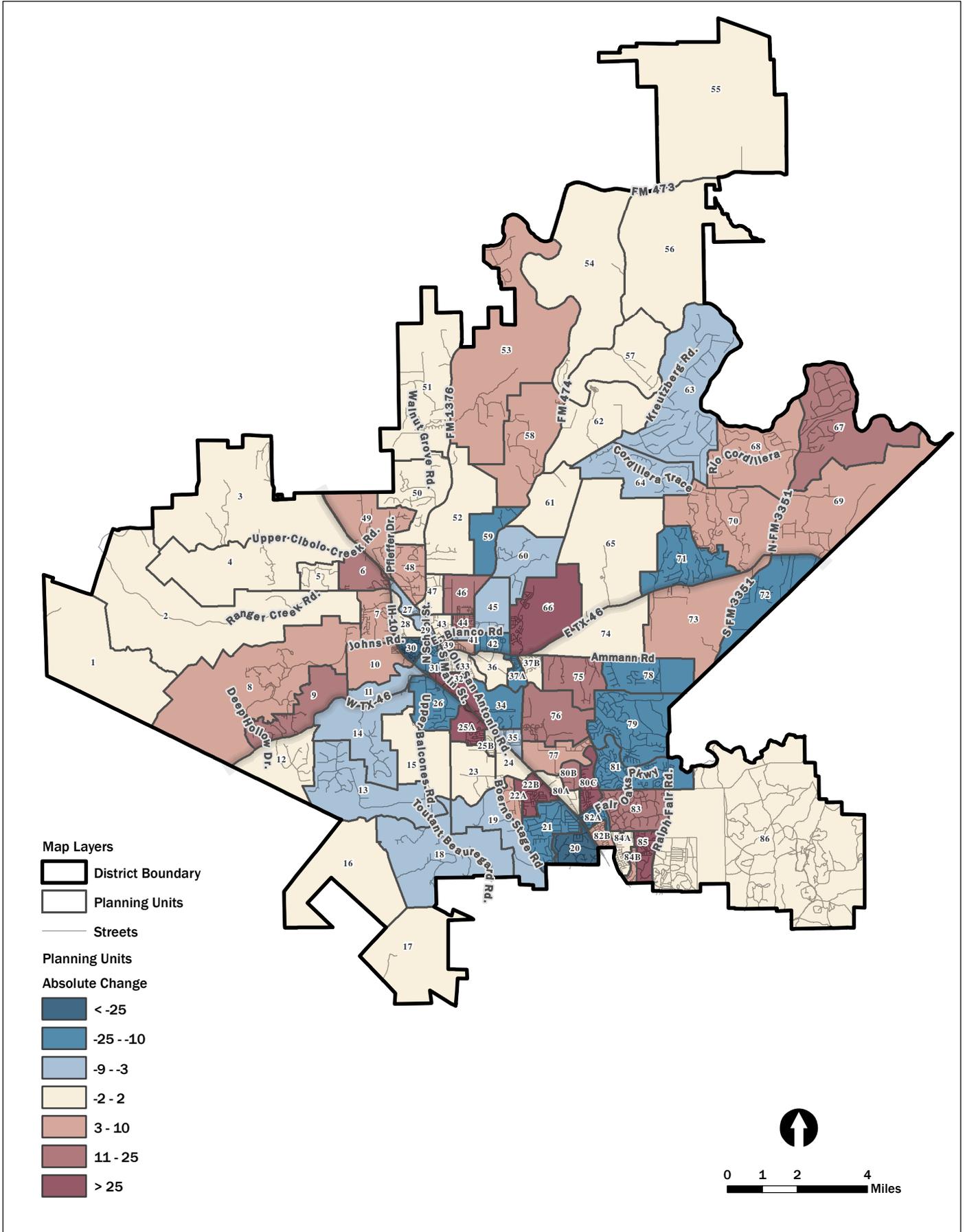
Gain/Loss from 2022/23 to 2023/24: Existing Single Family - 81 Students; Actively-Building Single Family: 226 Students; Apartments: 48 Students; Mobile Home Communities: -12 Students

PU Name	Class	Phase	Total Units	Median Market Value	Median Year Built	Fall 2021			Fall 2022			Fall 2023			Fall 2021 to Fall 2022			Fall 2022 to Fall 2023										
						EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	Abs. Chng.	Pct. Chng.	EE-5th	6th-12th	Abs. Chng.	Pct. Chng.	EE-12th	6th-12th	Abs. Chng.	Pct. Chng.				
20 Trailwood	Subdivision	Existing	81	\$549,170	1980	23	13	10	23	14	9	24	11	13	0	0%	1	8%	1	4%	1	4%	3	21%	4	44%		
31 Tusculum Oaks	Subdivision	Existing	47	\$774,130	1997	11	5	6	13	5	8	11	5	6	2	18%	0	0%	2	33%	0	0%	-2	-15%	0	0%	-2	-25%
52 Twin Canyon Ranch	Subdivision	Developing	19	\$662,390	2005	7	3	4	8	3	5	9	4	5	1	14%	0	0%	0	0%	1	25%	1	13%	1	33%	0	0%
80B Vantage at Fair Oaks	Apartment	Developing	170	\$0	2022	0	0	0	0	0	0	19	9	10	0	0%	0	0%	0	0%	0	0%	19	100%	9	100%	10	100%
33 Village at 32 Herff	Subdivision	Developing	0	\$0	2004	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
84A Village Green	Subdivision	Developing	160	\$661,060	2000	85	23	62	82	22	60	72	25	47	-3	-4%	-1	-4%	-2	-3%	0	0%	-10	-12%	3	14%	-13	-22%
41 Village Oaks	Subdivision	Existing	25	\$661,060	2000	5	0	5	5	0	5	5	0	5	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
41 Village Park	Townhome	Existing	23	\$436,060	2010	0	0	0	0	0	0	1	0	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	1	100%
30 Villas at Hamptons Place	Subdivision	Existing	170	\$324,490	2006	131	49	82	124	58	66	122	49	73	-7	-5%	9	18%	-16	-20%	0	0%	-2	-2%	-9	-16%	7	11%
82B Villas at Napa Oaks	Subdivision	Existing	69	\$447,250	2019	48	27	21	41	17	24	49	17	32	-7	-15%	-10	-37%	3	14%	8	20%	0	0%	8	20%	0	0%
32 Vistas	Apartment	Existing	89	\$6,606,770	1970	36	23	13	49	27	22	55	32	23	13	36%	4	17%	9	69%	6	12%	5	19%	1	5%	1	5%
50 Walnut Grove	Subdivision	Existing	25	\$533,600	1988	12	6	6	8	4	4	2	2	2	-4	-33%	-2	-33%	-2	-33%	3	2%	2	3%	1	1%	8	5%
51 Walnut Hills	Subdivision	Existing	197	\$164,360	1985	147	63	84	150	65	85	158	70	88	3	2%	2	3%	1	1%	8	5%	5	8%	3	4%	3	4%
51 Wanda & Highland	Apartment	Existing	21	\$150,290	1985	7	4	3	6	5	1	3	0	3	-1	-14%	1	25%	-2	-67%	-3	-50%	-5	-100%	2	200%	2	200%
51 Wasp Acres	Subdivision	Existing	44	\$585,520	1988	23	13	10	25	13	12	25	12	13	2	9%	0	0%	2	20%	0	0%	0	0%	-1	-8%	1	8%
67 Waterstone	Subdivision	Existing	194	\$954,595	2007	84	44	40	76	40	36	88	36	52	-8	-10%	-4	-9%	-4	-10%	12	16%	4	-10%	16	44%	16	44%
39 Weinder I	Subdivision	Existing	62	\$386,490	1964	14	5	9	14	3	11	13	3	10	0	0%	-2	-40%	2	22%	0	0%	-1	-7%	0	0%	-1	-9%
38 Weinder II	Subdivision	Existing	8	\$401,445	1991	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
33 Whisper Glen	Subdivision	Existing	51	\$339,485	1994	29	12	17	38	22	16	32	18	14	9	31%	10	83%	-1	-6%	0	0%	-6	-16%	4	-13%	4	133%
7 Williams Estates/Deer Path	Subdivision	Developing	22	\$509,880	1994	8	5	3	7	4	3	8	1	7	-1	-13%	-1	-20%	0	0%	1	14%	-3	-75%	4	133%	4	133%
83 Windermere/Fair Oaks Ranch	Subdivision	Existing	513	\$720,000	1992	243	130	113	245	128	117	253	129	124	2	1%	-2	-2%	4	4%	8	3%	1	1%	7	6%	0	0%
8 Windmill Hills This	Townhome	Existing	21	\$262,770	1998	1	0	1	2	0	2	2	0	2	1	100%	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%
21 Windwood Estates	Subdivision	Existing	207	\$635,530	1981	94	35	59	102	40	62	92	29	63	8	9%	5	14%	3	5%	5	14%	-10	-10%	-11	-28%	1	2%
75 Woodland Ranch Estates	Subdivision	Existing	14	\$1,022,500	1993	5	3	2	6	4	2	6	3	3	1	20%	1	33%	0	0%	1	20%	1	33%	0	0%	1	50%
44 Woodland, The	Apartment	Existing	107	\$9,121,300	2007	9	4	5	14	6	8	19	7	12	5	56%	2	50%	3	60%	5	36%	1	17%	4	50%	4	50%
42 Woods of Boerne	Subdivision	Existing	182	\$538,640	2017	116	49	67	124	54	70	105	50	55	8	7%	5	10%	3	4%	7	5%	10%	3	4%	-7	-15%	
30 Woods of Fredrick Crossing	Subdivision	Existing	208	\$488,020	2012	126	47	79	139	54	85	129	47	82	13	10%	7	15%	6	8%	8	8%	-10	-7%	7	-13%	-3	-4%
82A Woods, The	Subdivision	Existing	141	\$697,370	2002	111	53	58	105	43	62	96	37	59	-6	-5%	-10	-19%	4	7%	9	9%	-9	-9%	6	-14%	-3	-5%
43 Woodside Village	Subdivision	Existing	31	\$607,180	2014	4	0	4	3	0	3	1	0	1	-1	-25%	0	0%	-1	-25%	0	0%	-2	-67%	0	0%	-2	-67%
Total:			9,489	4,154	5,335	9,924	4,480	5,444	10,105	4,484	5,621	435	5%	326	8%	109	2%	181	2%	4	0%	4	0%	177	3%	3%	3%	

*Median year built and median market value derived from appraisal district parcel data.

Student Trends by Planning Units, EE-12th Grade

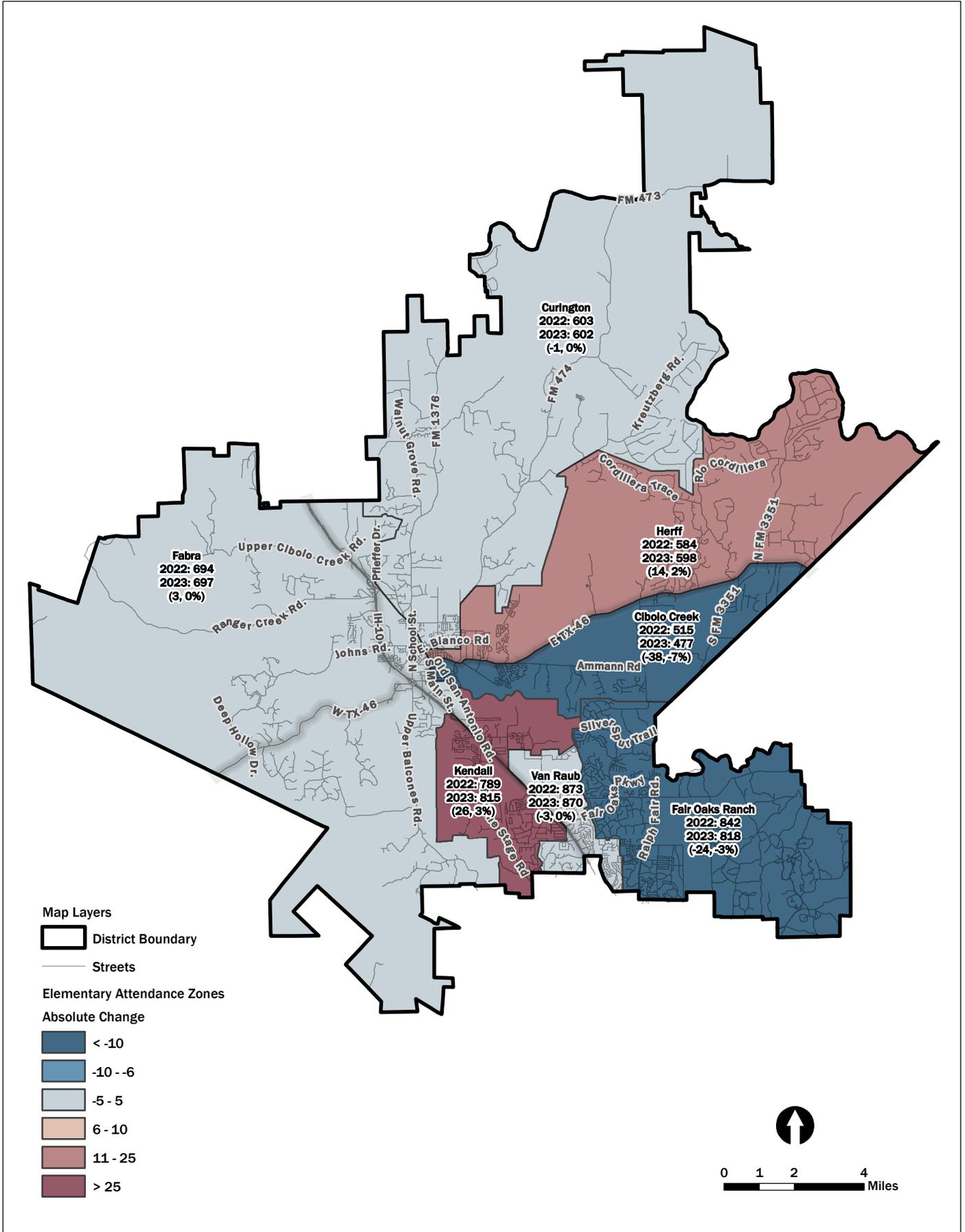
Absolute Change in Geocoded Students, Fall 2022 to Fall 2023
Boerne ISD



Student Trends by Elementary Attendance Zone, EE-5th Grade

Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

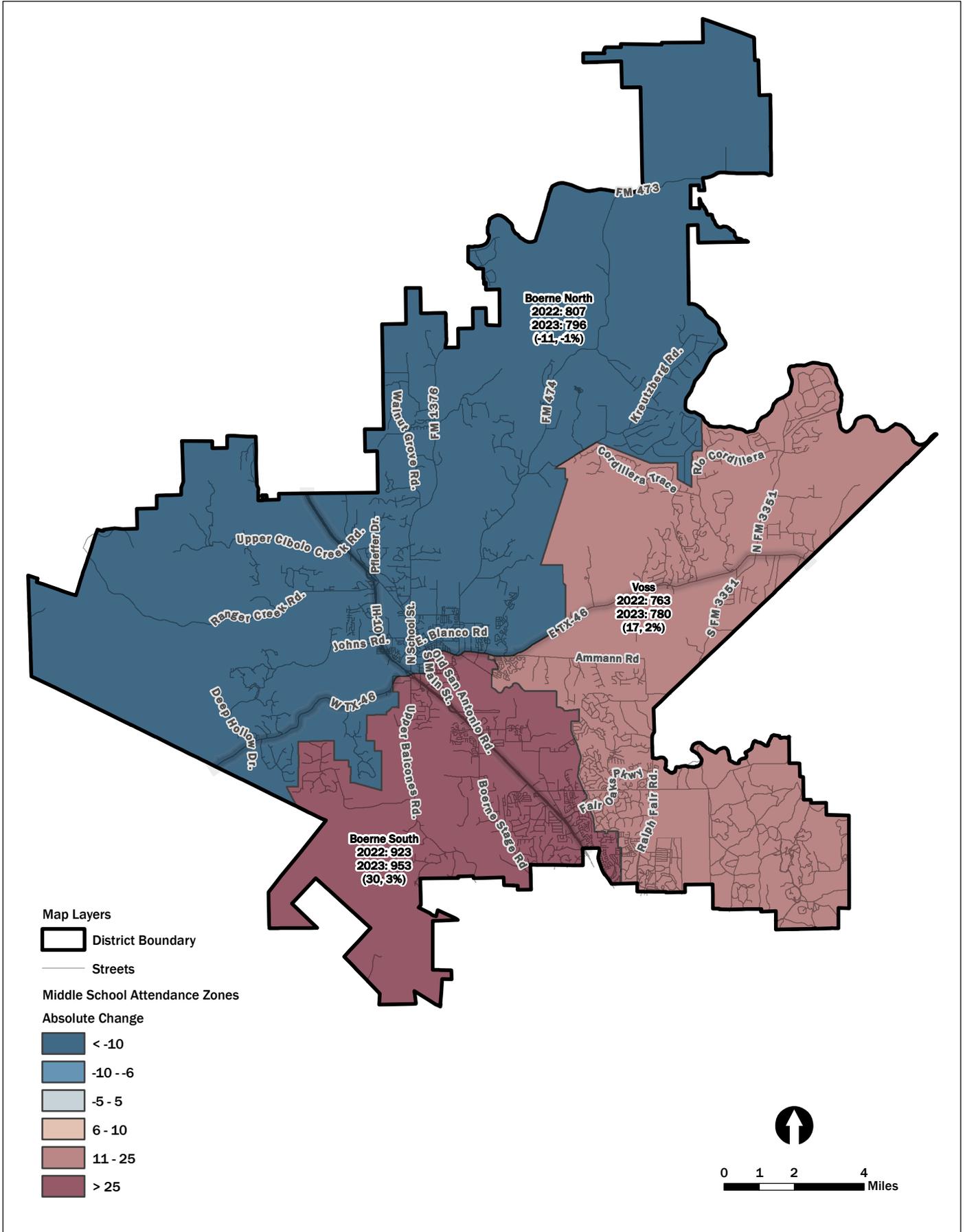
Boerne ISD



Student Trends by Middle School Attendance Zone, 6th-8th Grade

Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

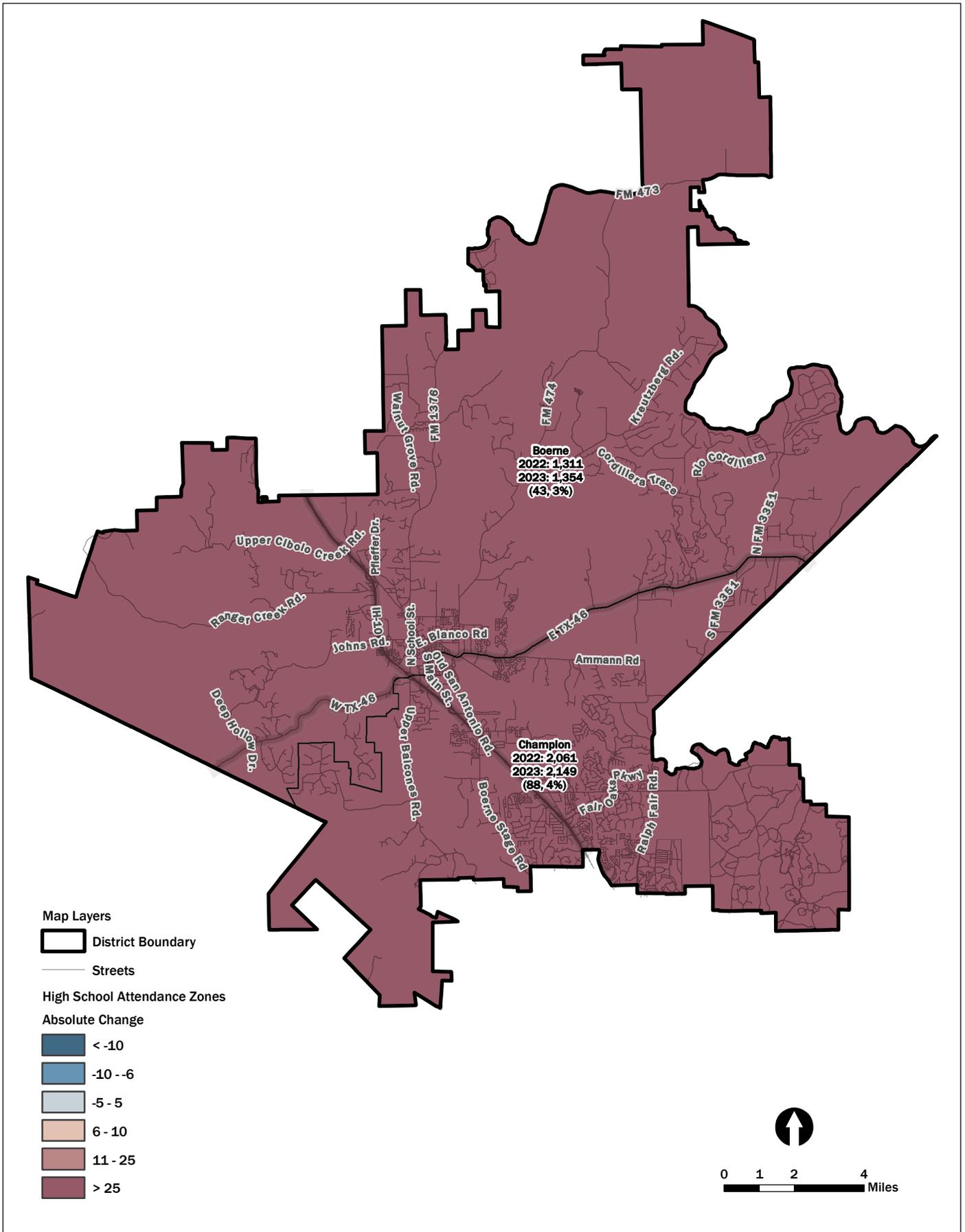
Boerne ISD



Student Trends by High School Attendance Zone, 9th-12th Grade

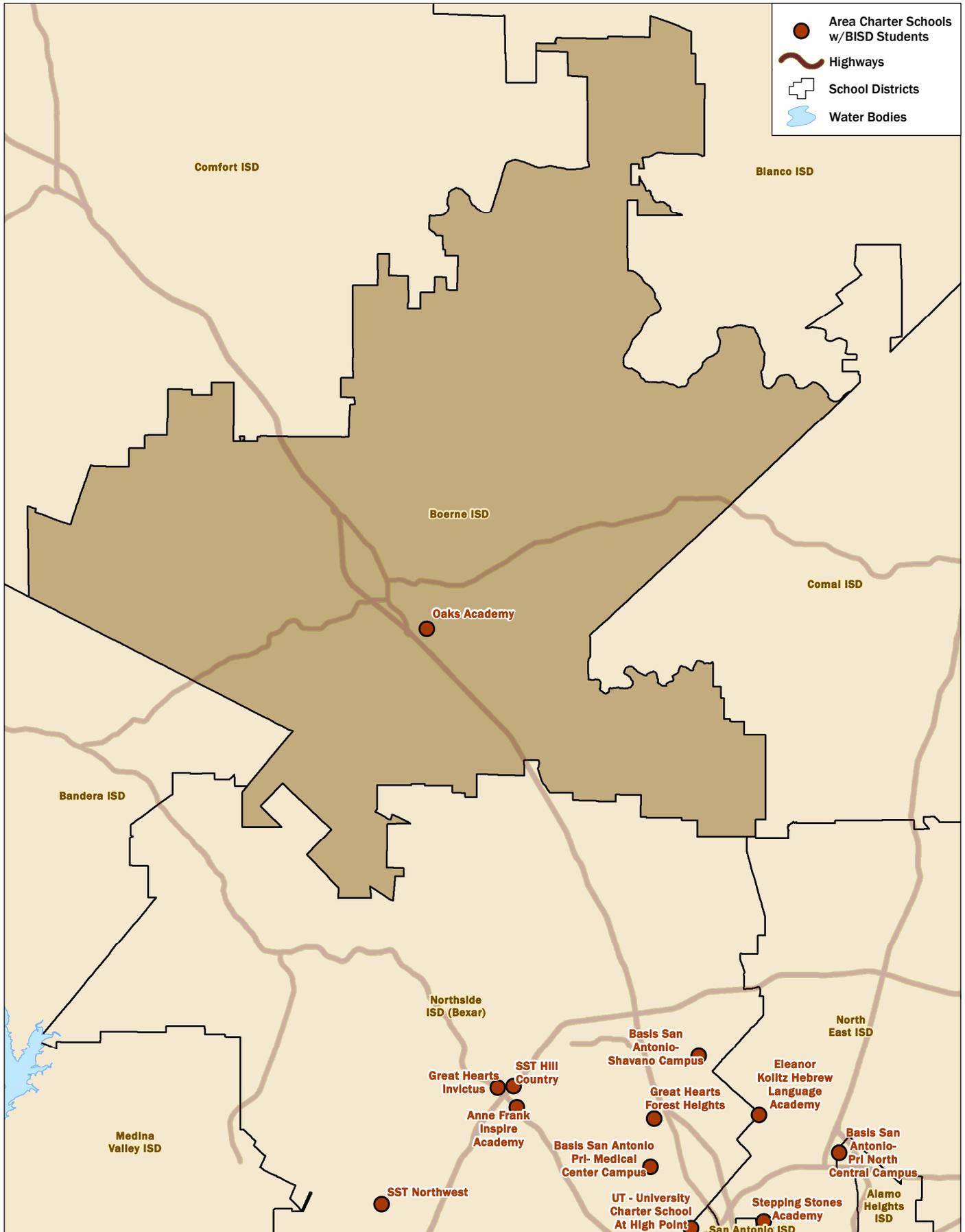
Absolute Change in Geocoded Students, Fall 2022 to Fall 2023

Boerne ISD



Charter Schools

Boerne ISD



**Boerne ISD
Charter School Enrollment
2023-24**



School Name	Address	Grades	Current Enrollment					Projected Enrollment		Notes		
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	BISD Students		2028-29	BISD Students In 5 Yrs.
BASIS SAN ANTONIO-SHAVANO CAMPUS	4114 Lockhill Selma Rd, San Antonio, Texas, 78230	06-12	1,058	1,049	1,050	976	1,018	1,018	10	1,018	10	
GREAT HEARTS FOREST HEIGHTS	5538 Research Dr, San Antonio, Texas, 78240	KG-08	0	617	740	798	1,050	1,050	26	1,050	26	
OAKS ACADEMY	121 Old San Antonio Rd, Boerne, Texas, 78006	KG-12	82	90	70	70	45	45	48	45	48	
TOTAL OF ALL OTHER CHARTERS ENROLLING < 5 STUDENTS									85		85	
TOTAL									159		159	

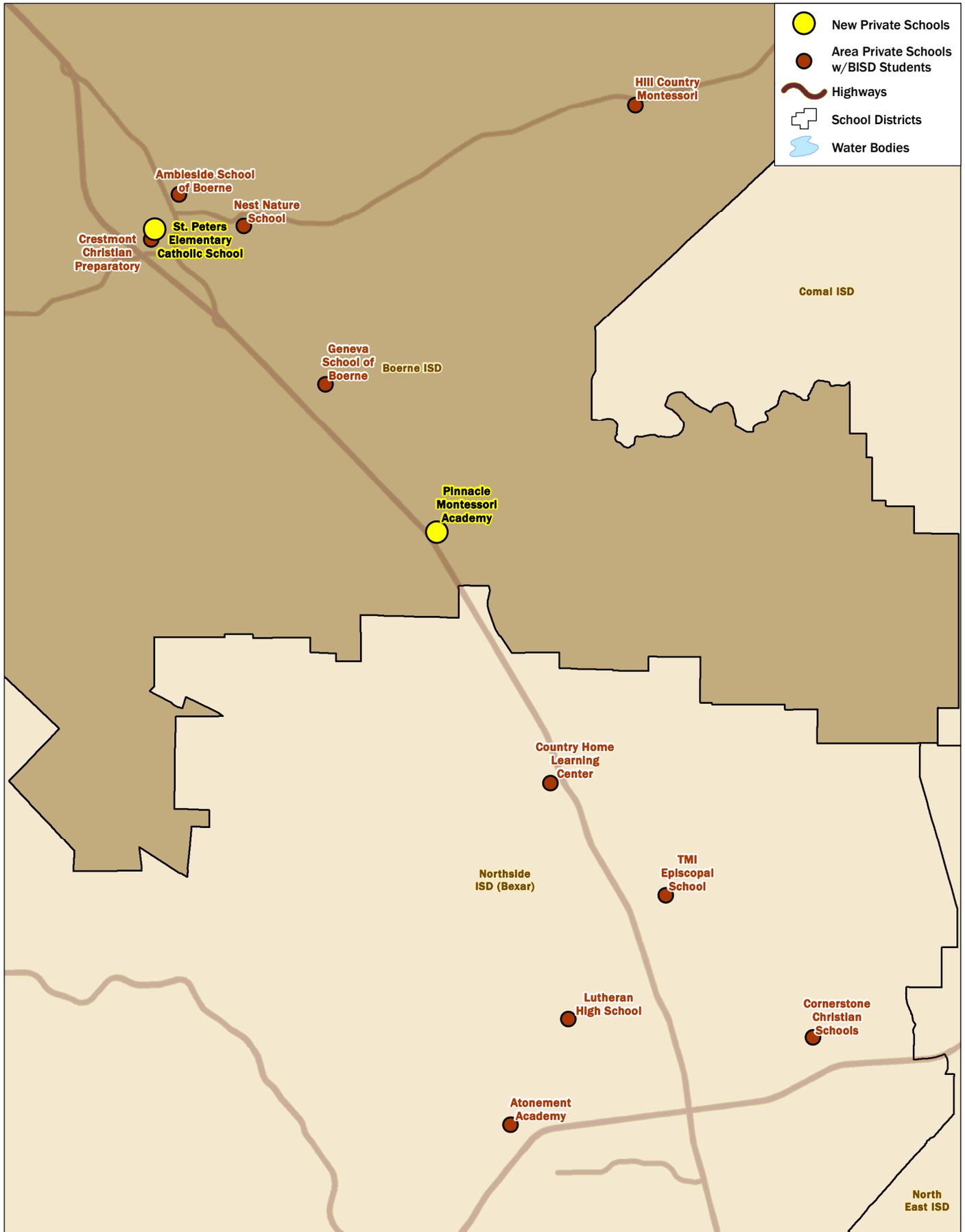
Sources: Texas Education Agency (TEA) and PASA surveys; TEA hides enrollments <10 due to FERPA privacy regulations. PASA estimated students per school in this situation. New campuses or schools enrolling >50 residents from this school district last fall were contacted by PASA to understand projected enrollment in five years. All other schools' projected enrollment equals last fall's enrollment.

Private Schools

Boerne ISD



0 0.5 1 2 Miles



**Boerne ISD
Private School Enrollment
2023-24**



School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th BISD Students	Enrolled in 5 yrs.	KG-12th BISD Students	
Ambleside School of Boerne	210 Turner St, Boerne, TX 78006	PK-8th	38	26	60	41	
Atonement Academy	15415 Red Robin Rd, San Antonio, TX 78255	PK-12th	350	35	400	40	
Cornerstone Christian Schools	17702 NW Military Hwy, San Antonio, TX 78257	KG-12th	2,100	315	2,500	375	
Country Home Learning Center	23907 Cielo Vista Dr, San Antonio, TX 78255	PK Only		-		-	PK Only
Crestmont Christian Preparatory	631 S School St, Boerne, TX 78006	KG-12th	125	85	200	136	
Geneva School of Boerne	113 Cascade Cavern, Boerne, TX 78015	KG-12th	684	547	700	560	
Hill Country Montessori	50 Stone Wall Dr, Boerne, TX 78006	PK-8th	97	36	97	36	
Lutheran High School	18104 Babcock Rd, San Antonio, TX 78255	9th-12th	135	7	150	8	
Nest Nature School	140 City Park Rd, Boerne, TX 78006	PK Only		-		-	PK Only
Pinnacle Montessori Academy	28324 Leslie Pfeiffer Dr, Fair Oaks Ranch, TX 78015	PK-3rd		-	225	45	Currently under construction and plans to open in January of 2024
St. Peters Apostle Elementary Catholic School	416 W Highland Dr, Boerne, TX 78006	PK-8th		-	500	450	Will open with PK-5th, adding a grade level each year until reaching capacity at PK-8th. Capacity will be between 400-600. Construction planning to start in the summer 2024 and opening in the Fall of 2025.
TMI Episcopal School	20955 W Tejas Trail, San Antonio, TX 78257	6th-12th	580	96	620	102	
TOTAL				1,147		1,793	





APPENDIX

CHAPTER 03

Table: Housing Totals by Type

Table: Housing Projections Detail

Map: Planning Units

**Map: Development Grid Overview &
Development Overview Grids**

Map: Jurisdictions

Map: Development Density

Map: Inhibitors of Development

Map: Ownership Change

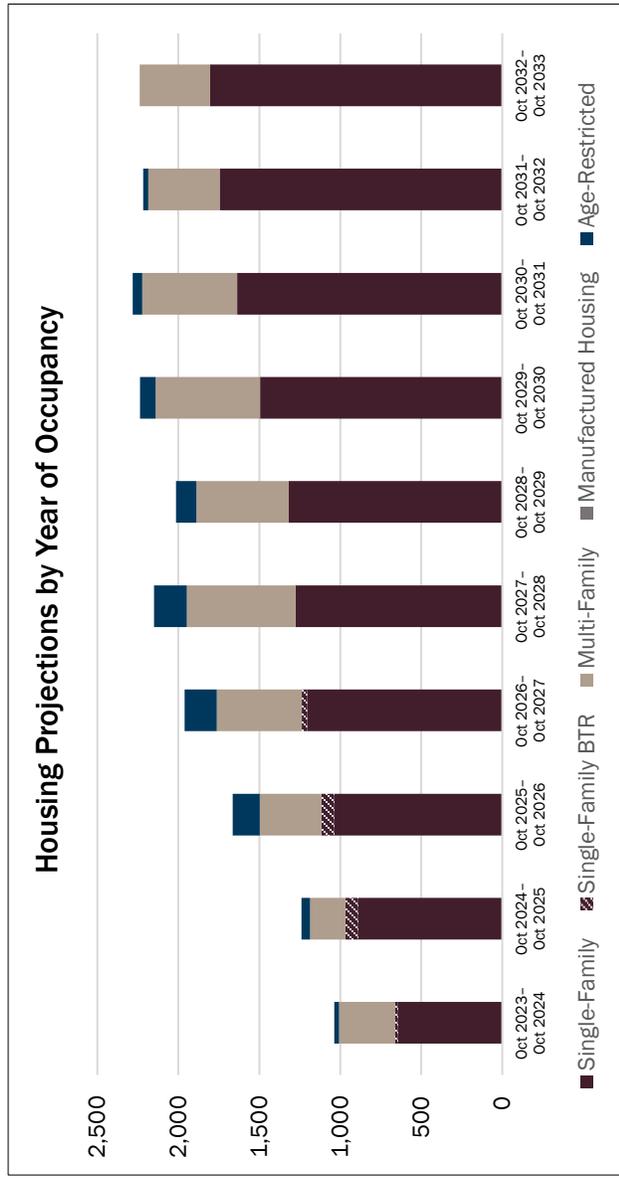
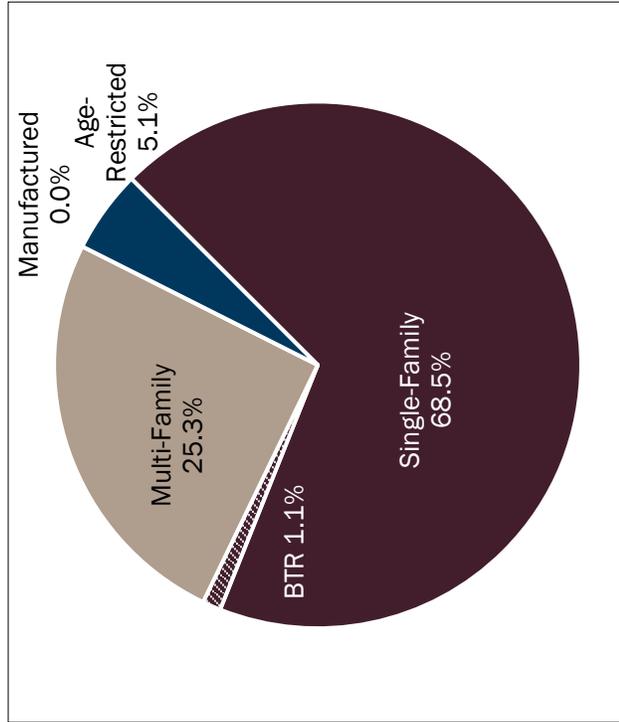
Table: Land Use Index

Projected Housing Occupancies by Housing Type

Boerne ISD, October 2023 – October 2033



Housing Type	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2033
Single-Family	644	889	1,037	1,204	1,277	1,318	1,496	1,637	1,745	1,804	13,051
Single-Family BTR	20	80	80	34	0	0	0	0	0	0	214
Multi-Family	344	217	380	525	670	570	645	585	440	435	4,811
Manufactured Housing	0	0	0	0	0	0	0	0	0	0	0
Age-Restricted	30	53	167	199	204	126	96	60	31	0	966
Total	1,038	1,239	1,664	1,962	2,151	2,014	2,237	2,282	2,216	2,239	19,042



Projected Housing Occupancies

Boerne ISD, October 2023–October 2033



PU	Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies												Projected Students per Home			
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028		Oct 2028- Oct 2033	Build-Out Post 2033	
1	Northrup Pipe Creek Ranch	SF Ybell Holdings LLC now owns the ranch (Dallas businessman Lynn Northrup Jr. died in 2016), the remainder of the +/- 5,000 ac. ranch is in Bandera County; the ranch is accessed via TX.16 in Bandera Co.; a potential buyer could subdivide the ranch into smaller 50-200-acre tracts	0	0	0	0	0	0	1	2	2	1	2	2	3	4	4	4	16	20	50	0.22
2	Champee Springs Ranches	SF Good access to I-10 off Ranger Creek Rd.; ~400-600 acres directly across from new SF housing; PASA estimates KWU could serve ~800 additional homes in this area	107	62	0	1	44	1	1	2	2	1	0	1	1	0	1	7	3	10	35	0.22
2	Potential Future SF	SF Long-term potential for large lot development in this PU	0	0	0	0	0	0	0	1	1	2	2	3	5	25	30	35	38	42	175	0.39
3		SF 1,075 acres of mostly undeveloped land exists along Upper Cibolo Creek Rd. east of the Sparkling Springs subdivision; some residential development is likely long-term	0	0	0	0	0	0	0	1	1	2	2	2	3	4	5	4	17	21	0	0.35
4	Sparkling Springs	SF Accessed via Ranger Creek Rd. with utility access nearby from CoB and KWU so dev. is likely but no known plans as of now	64	41	0	3	20	3	3	2	3	2	1	1	2	1	1	13	6	19	4	0.37
5	Bergmann Tract	SF Accessed via Ranger Creek Rd. with utility access nearby from CoB and KWU so dev. is likely but no known plans as of now	0	0	0	0	0	0	0	0	1	2	3	5	8	10	10	3	36	39	0	0.38
5	Towell Tract	SF Accessed via Ranger Creek Rd. with utility access nearby from CoB and KWU so dev. is likely but no known plans as of now	0	0	0	0	0	0	0	0	2	3	5	6	7	8	5	33	38	0	0.38	
6	Shoreline Park	SF Builder: K.B. Homes; KWU = utilities	360	59	10	7	151	38	55	72	85	51	0	0	0	0	301	0	301	0	0.39	
7	Williams Estates/Deer Path	SF	25	22	0	0	3	0	1	0	0	0	1	0	0	1	1	1	2	1	0.36	

Projected Housing Occupancies

Boerne ISD, October 2023–October 2033



PU	Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies												Projected Students per Home		
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028		Oct 2028- Oct 2033	Oct 2023- Oct 2033
8	Canyon View	SF A new concept for this tract suggests over 200 lots; A court case was created because of a narrow strip of land that was found to exist between Wild Turkey Blvd. and the E.W southern border of the tract; the trial court ruled in favor of the Tapatio Springs HOA however the appeals court reversed the decision; the land was originally part of the 11,000+ ac. 711 Ranch Builder: Trophy Homes - has 1 U.C.	223	0	0	0	0	0	0	3	8	10	14	18	20	22	11	84	95	128	0.24
8	Coterie Place	SF Builder: Trophy Homes - has 1 U.C.	19	18	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0.05
8	Fairway Hills	SF Stakes out along street; Previously planned as a 132-unit condo complex, now newly approved for 53 townhomes	53	0	0	0	0	5	10	11	10	10	10	5	0	0	28	25	53	0	0.08
8	Future SF	SF	0	0	0	0	0	0	0	0	0	1	2	3	6	0	12	12	12	0	0.19
8	Heartland at Tapatio Highlands at Tapatio Springs	SF Builder: Vena Homes	29	0	0	9	20	8	1	0	0	0	0	0	0	29	0	29	0	0	0.08
8	Potential Future SF	SF Numerous land owners have tracts along Johns Rd. that could also develop but no known plans at this time	371	94	0	2	53	7	10	16	17	18	20	21	22	24	53	105	158	119	0.15
8	Ridge at Tapatio Springs	SF	90	61	0	0	29	3	5	4	4	3	3	2	1	18	10	28	1	0.05	
8	Tapatio Springs	SF	140	113	1	1	25	2	3	4	3	2	1	2	1	15	7	22	5	0.21	
9	Deep Hollow	SF	43	39	0	0	4	1	0	0	1	0	0	1	0	2	1	3	1	0.25	
9	Future Miralomas	SF	1,098	0	0	0	0	0	0	0	0	1	3	6	9	0	19	19	12	0.31	
9	Future Miralomas	SF	0	0	0	0	0	0	0	0	0	1	2	2	3	0	8	8	0	0.31	
9	Future SF	SF The northern half of the former Smith Tract is being subdivided into 1.1 lots along Deep Hollow	11	0	0	0	0	1	1	2	2	3	1	0	1	4	7	11	0	0.26	
9	Indian Springs	SF Unit 3 (The Summit) has been platted for 80 lots; Builder: Sitterle Homes	25	15	0	0	10	1	2	1	1	0	1	0	1	5	2	7	3	0.60	
9	Miralomas	SF	433	85	3	3	92	17	19	21	23	25	25	25	25	91	125	216	132	0.31	

Projected Housing Occupancies

Boerne ISD, October 2023–October 2033



PU	Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies												Projected Students per Home			
				Occ.	Av.	VDL	Oct 2023–Oct 2024	Oct 2024–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Oct 2032–Oct 2033	Oct 2023–Oct 2028	Oct 2028–Oct 2033		Oct 2023–Oct 2033	Built-Out Post 2033	
10	10/46 Boerne Ventures Tract	SF The 117-acre Winn tract sold to 10/46 Boerne Ventures (Kählig); residential/comm development is likely here long-term	0	0	0	0	0	0	0	10	25	35	40	40	40	50	55	35	220	255	0	0.45
10	Bluff View	MIF MN-based Roers Company is now developing (19% 1-br, 44% 2-br, 37% 3-br) this property with 4% TDHCA tax credits to provide housing for residents making at or below 60% of the area median income	192	0	0	0	15	162	15	0	0	0	0	0	0	0	0	192	0	192	0	0.31
10	Bower Tract	SF Nearly 800 acres of land will have a primary collector street cut through from Spencer Ranch + IH-10 frontage; PASA expects these tracts to ultimately develop since utility connections are available with KWU; Matkin may continue to buy more land here; PASA projects 3,000 homes could connect to KWU in this PU and develop in the next two decades;	0	0	0	0	0	0	0	0	10	20	25	40	45	60	10	190	200	0	0.49	
11	Birch at Spencer Ranch	SF Clearing & leveling of the first phase	209	0	0	0	5	38	47	62	56	1	0	0	0	0	208	1	209	0	0.48	
11	Carriker Tract	SF The first roads are being constructed now; a maximum of 356 units are possible here per development agreements	0	0	0	0	0	0	0	0	0	5	10	12	14	18	0	59	59	0	0.42	
11	Spencer Ranch Mixed Use	MIF Several tracts in this PU about 1X-46; residential is possible long-term but no known plans at this time	0	0	0	0	0	0	30	75	75	75	75	25	0	0	180	175	355	0	0.19	
12	Diamond Ridge	SF	118	79	0	0	1	2	3	4	4	3	3	2	2	1	14	11	25	14	0.41	
14	Estancia at Thunder Valley	SF	0	0	0	0	0	0	0	1	2	2	2	6	9	11	3	30	33	0	0.28	
14	Estancia at Thunder Valley	SF	80	36	0	0	2	2	3	4	3	3	2	2	1	2	14	10	24	20	0.17	

Projected Housing Occupancies

Boerne ISD, October 2023–October 2033



PU	PU Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies												Projected Students per Home								
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028		Oct 2028- Oct 2033	Oct 2023- Oct 2033	Build-Out Post 2033					
15		SF Approximately 550 acres exist west of Upper Balcones Rd. that has long-term residential potential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.33
15	Future SF/WCID No. 3	SF LTB Interests Ltd (Biedenharn Ranch) has ~185 ac. in this PU along and east of Upper Balcones; this is part of newly created WCID 3 and is likely to become SF residential long-term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.57
15	Isbell	SF B. Miller has three parcels (~504 ac. in total) for sale with access to Upper Balcones Rd.; the property has a development agreement with CoB and is allowed 430 water connections and MF/comm; the original plat called for 200 SF lots; this plan went dormant nearly 7 years ago;	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.37
15	Potential Future SF	SF Approximately 530 acres exist east of Upper Balcones Rd. that has long-term residential potential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.60
17		SF Bexar Ranch LP (Bitter Tract) has ~3,185.6 ac. (40% of which is in BISSD) that front TX-16 but no known plans for this ranch and the NISD portion would likely develop first if sold; TCW Helotes Ranch Ltd has 1,189 ac. mostly all in BISSD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.67
17	Anaqua Springs Ranch	SF SAWS approved a USA for 425 water EDUs (9/2023); 75% of this tract is in BISSD; PASA expects continued development of 1-acre homesites	8	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.23
17	Pecan Springs	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.69



Projected Housing Occupancies

Boerne ISD, October 2023–October 2033

PU	PU Name	Land Use Notes	Total Units	Lot/Unit Status				Projected Housing Occupancies												Projected Students per Home							
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033		Oct 2023- Oct 2033	Build-Out Post 2033					
18		Over 2,000 acres of undeveloped land exists in this PU; these tracts are along or west of Tautant Beaugard Rd. and have long-term potential for single-family development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.42	
18	Pecan Springs	SF	22	11	0	1	10	1	2	2	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.80
19		SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.54
19		SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.56
19	Bridlewood	SF	22	19	0	0	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.26
19	Chesmar Homes Tract	SF	132	0	0	0	0	0	20	32	32	18	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0.62
19	Future SF/WCID No. 3	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.54
20	Highlands Ranch	SF	86	82	0	0	4	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.27
21	Windsong	SF	151	0	0	0	0	0	0	0	30	30	40	40	11	0	0	0	0	0	0	0	0	0	0	0	0.50
22A	Fox Falls	SF	213	9	10	11	62	36	54	62	51	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.50
22A	Reyes Tract	SF	0	0	0	0	0	0	0	0	0	25	35	40	45	50	55	25	225	250	0	0	0	0	0	0	0.52
22A	Threshold Ranch	SF	44	27	0	0	17	1	3	3	3	2	2	1	0	1	12	5	17	0	0	0	0	0	0	0	0.52
22B	Balcones Creek Ranch	SF	456	454	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.55
22B	Preserves at Balcones	SF	110	53	12	28	17	48	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.68
23	Bluegrass	SF	16	15	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.70
23	Corley Farms	SF	669	0	2	6	232	45	75	105	147	147	132	50	0	0	0	0	0	0	0	0	0	0	0	0	0.59

Projected Housing Occupancies

Boerne ISD, October 2023–October 2033



PU	Name	Land Use Notes	Total Units	Lot/Unit Status				Projected Housing Occupancies												Built-Out Post 2033	Projected Students per Home				
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033						
23	Corley Farms MF	MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.18
23	Future Corley Farms	SF	496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.59
23	Future SF/WCID No. 3	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.59
23	Potential Future SF	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.59
24		MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.20
24	Duennenberg Tract	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.62
25A		MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.19
25A	Regent Park	SF	902	412	20	23	10	74	111	138	127	40	0	0	0	0	0	0	0	0	0	0	0	0	0.70
26	Bristow of Upper Balcones	SF	36	32	0	0	4	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.61
26	Future Duplexes	SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
26	Harris Tract	MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.20
26	Menger Springs	SF	245	231	0	1	13	1	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.31

Projected Housing Occupancies

Boerne ISD, October 2023–October 2033



PU	Name	Land Use Notes	Total Units	Lot/Unit Status				Projected Housing Occupancies											Projected Students per Home									
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028		Oct 2028- Oct 2033	Oct 2023- Oct 2033	Built-Out Post 2033						
26	Miller Tract	SF Over 280 acres along Upper Balcones could evolve into residential over time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.49	
27	Potential Residential	SF tracts along the west side of N. Main have potential development but commercial uses shown in CoB land use plan; MF remains highly likely long-term but some SF could also be developed here	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.31
28	Future MF	MF A new street is in and multi-family/commercial is planned along I-10 adjacent to Cibolo Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.21
28	Schwoppe Tract	SF Ovre 150 acres along Johns Road could evolve into residential but no known plans at this time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.41
29		SF Over 60 acres exists along Cibolo Creek; this could evolve into residential over time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.40
30		SF The potential exists for townhomes west of Fabra ES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.19
30		SF Zoned for MF however modern city planning ordinances do not favor MF development here; former plan called for apartments to be named "Retreat at Woods of Frederick Creek"	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.24
30	Roberts Tract	SF Infill development is possible along W. San Antonio Ave.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.46
31	1.16 Bess St.	C 10-12 condos are planned on 2 acres	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.34
31	502 S. School St.	SF Platted for 12 lots with a future cul-de-sac	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.50
31	Potential Future SF	SF Numerous tracts west of S. School St. are for sale; PASA expects a mix of commercial and residential uses over time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.31



Projected Housing Occupancies

Boerne ISD, October 2023–October 2033

Land Use: [SF] Single-Family; [MF] Multi-Family; [C] Condo; [M] Mobile Homes; [RV] RV Park; Developing SF/C/M/RV: Developing MF: Age-Restricted; Planned; Potential: Lot/Unit Status: [Occ] Occupied; [AV] Available; [UC] Under Construction; [VDL] Vacant/Developed Lots

PU	Name	Land Use Notes	Total Units	Lot/Unit Status				Projected Housing Occupancies												Built-Out Post 2033	Projected Students per Home	
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033			Oct 2023- Oct 2033
42	Collection at Boerne BTR	SF Embrey is developing BTR duplex units ranging between 700 and 1,300 sq. ft.; clearing, leveling, & adding in infrastructure	214	0	0	0	0	20	80	80	34	0	0	0	0	0	0	214	0	214	0	0.29
43	EMB717 Investments Tract	SF	0	0	0	0	0	0	0	0	2	2	3	3	4	3	2	4	15	19	0	0.24
43	Santi	SF a small subdivision has been platted at 322 N. Plant	12	0	0	0	0	3	4	4	4	1	0	0	0	0	0	12	0	12	0	0.32
44	Bungalow Court	SF Small bungalow cluster approved for this small lot at 320 N. Esser	7	0	0	0	0	2	3	2	0	0	0	0	0	0	0	7	0	7	0	0.28
46		SF Over 240 acres along FM 474 has potential for development but no known plans at this time	0	0	0	0	0	0	0	0	0	0	8	15	25	35	35	0	118	118	0	0.64
46	Garden Creek	MF Leasing up: 72% occupied	69	50	0	0	0	19	0	0	0	0	0	0	0	0	0	19	0	19	0	0.54
47	Aces North	SF	51	44	0	0	7	1	1	1	1	0	0	1	0	0	1	3	2	5	2	0.85
47	Coyell Tract	SF Long-term, SF residential is likely along Adler	0	0	0	0	0	0	0	0	0	5	10	20	25	30	35	5	120	125	0	0.65
48	Bent Tree	SF Builder: Texas Homes	93	77	1	5	10	5	6	5	3	4	3	1	0	0	0	12	4	16	0	0.46
48	Durango Reserve	SF Builders: B.W. Baker & Ebner Homes	85	26	0	3	16	3	4	4	4	3	3	3	3	3	3	18	15	33	26	0.46
48	Overlook, The	SF Builder: UrbanLux Builders	37	32	0	0	5	2	3	0	0	0	0	0	0	0	0	5	0	5	0	0.08
49		SF Access to IH-10 makes this PU excellent for SF development but utility infrastructure improvements are needed so no short-term development is projected	0	0	0	0	0	0	0	1	3	5	7	10	13	17	4	52	56	0	0.54	
51		SF Numerous tracts exist in this PU and have potential to be broken up into smaller homesites; expect scattered development to continue in the area	0	0	0	0	0	0	0	1	2	3	2	3	2	3	3	3	13	16	0	0.59
52	Twin Canyon Ranch	SF Potential for more acreage	25	19	0	0	6	0	0	1	1	1	0	1	0	0	2	1	3	3	3	0.47
53		SF communities exists in this PU especially along FM 1376 and Seewald Rd.	0	0	0	0	0	0	1	2	3	4	3	4	4	5	6	20	26	0	0.68	
53	Bergenplatz Ranches	SF	33	30	0	0	3	0	0	1	0	0	1	0	0	0	1	1	2	1	2	0.19
53	Cypress Bend	SF	101	81	0	1	19	1	2	3	2	1	2	1	2	1	9	6	15	5	0.40	



Projected Housing Occupancies

Boerne ISD, October 2023–October 2033

PU	Name	Land Use Notes	Development										Projected Housing Occupancies										Projected Students per Home
			Total Units	Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033	Oct 2023- Oct 2033	Built-Out Post 2033		
53	Heritage Hills	SF	18	8	0	2	8	2	3	4	1	0	0	0	0	0	0	10	10	0	0	0.96	
54	River Trail	SF	102	74	0	0	28	1	2	3	3	2	2	1	1	1	11	7	18	10	0.23		
57		SF	0	0	0	0	0	0	0	0	1	1	2	3	3	2	14	16	0	0	0.45		
58		SF	0	0	0	0	0	0	0	0	2	2	3	3	4	4	4	17	21	0	0.59		
58	Sabinas Creek Ranch	SF	130	49	1	8	72	9	10	11	12	11	8	6	4	3	2	53	23	76	5	0.66	
59		SF	0	0	0	0	0	0	1	0	1	1	0	1	2	2	3	8	11	0	0.49		
60		SF	0	0	0	0	0	0	0	1	0	1	1	0	2	1	2	6	8	0	0.55		
61		SF	0	0	0	0	0	0	0	0	1	1	0	1	2	2	3	8	10	0	0.54		
62		SF	0	0	0	0	0	0	0	0	1	0	1	2	2	3	1	11	12	0	0.55		
63	La Cancion	SF	27	15	0	0	12	0	1	1	0	1	0	1	0	1	0	3	2	5	7	0.51	
63	River Mountain Ranch	SF	588	500	0	4	84	5	7	9	11	12	10	8	7	6	5	44	36	80	8	0.29	
64	Cordillera Ranch I	SF	411	208	0	2	55	4	7	11	12	13	14	16	17	18	19	84	131	72	0.20		
65		SF	0	0	0	0	0	1	2	4	6	8	10	12	12	14	16	21	64	85	0	0.51	
66	1700 River Road	MF	0	0	0	0	0	0	0	0	0	35	50	55	55	40	15	35	215	250	0	0.18	
66	Bravada	SF	185	58	27	40	60	69	57	1	0	0	0	0	0	0	0	127	0	127	0	0.62	
66	Esperanza	SF	485	449	27	6	3	29	7	0	0	0	0	0	0	0	0	36	0	36	0	0.62	
66	Future Esperanza	SF	2,219	0	0	0	5	55	110	125	140	145	145	145	155	180	195	435	820	1,255	964	0.60	
66	Future Esperanza MF	MF	0	0	0	0	0	0	0	0	40	45	45	45	45	0	0	85	135	220	0	0.18	
66	Potential Future SF	SF	0	0	0	0	0	0	0	0	0	0	5	10	15	20	0	50	50	0	0.54		

Projected Housing Occupancies

Boerne ISD, October 2023–October 2033



PU	PU Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies												Projected Students per Home				
				Occ.	Av.	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028	Oct 2028- Oct 2033		Oct 2023- Oct 2033	Built-Out Post 2033		
66	Regency at Esperanza	SF Toil Brothers is currently developing this 55+ section; future sections will be located SSE as the development progresses	511	0	2	10	55	30	50	60	65	70	75	70	70	60	31	0	275	236	511	0	0.00
67	Springs, The	SF	965	36	2	6	112	21	23	26	30	35	40	45	45	45	45	45	135	220	355	574	0.31
67	Waterstone	SF	225	194	0	1	30	2	4	5	5	4	3	2	2	2	2	1	20	10	30	1	0.42
68	Cordillera Ranch III	SF	361	319	0	2	40	6	9	10	8	6	2	1	0	0	0	0	39	3	42	0	0.29
68	Sendero Ridge	SF	12	8	0	0	4	0	1	1	1	0	1	0	0	0	0	0	3	1	4	0	0.12
69		SF	0	0	0	0	0	0	0	1	4	6	9	13	16	19	22	11	79	90	0	0	0.34
70		SF	0	0	0	0	0	0	0	0	0	2	4	8	12	14	15	2	53	55	0	0	0.42
70	Cordillera Ranch II	SF	534	396	1	12	125	17	19	21	20	20	20	20	17	14	13	97	84	181	6	0.16	
70	Future Cordillera Ranch	SF	0	0	0	0	0	0	0	0	0	4	8	12	16	18	24	4	78	82	70	0	0.27
71	Coveney Ranch	SF	94	87	0	0	7	0	1	0	1	0	0	1	0	0	1	2	2	4	3	0	0.20
72		SF	0	0	0	0	0	0	0	0	0	2	3	5	8	12	14	2	42	44	0	0	0.45
72	Kendall Woods Estates	SF	137	127	0	0	10	0	1	0	1	0	0	1	0	1	0	2	2	4	6	0	0.41
73		SF	0	0	0	0	0	0	0	0	1	4	9	12	15	18	21	5	75	80	0	0	0.49

Projected Housing Occupancies

Boerne ISD, October 2023–October 2033



PU	Name	Land Use Notes	Total Units	Lot/Unit Status			Projected Housing Occupancies												Projected Students per Home						
				Occ.	Av.	UC	VDL	Oct 2023- Oct 2024	Oct 2024- Oct 2025	Oct 2025- Oct 2026	Oct 2026- Oct 2027	Oct 2027- Oct 2028	Oct 2028- Oct 2029	Oct 2029- Oct 2030	Oct 2030- Oct 2031	Oct 2031- Oct 2032	Oct 2032- Oct 2033	Oct 2023- Oct 2028		Oct 2028- Oct 2033	Oct 2023- Oct 2033	Built-Out Post 2033			
77	Massey Tract	SF Over 250 acres remain undeveloped north of Balcones Creek; upwards of 800 lots could be developed here over time	0	0	0	0	0	0	0	0	0	0	0	0	0	10	15	20	25	35	0	105	105	0	0.51
78	Fair Oaks Meadows	SF Ongoing litigation between the developer and CoFOR regarding the development of 341 acres along Ammann Road; Developer is Craig Glendenning; previously owned by Russell Pfeiffer and often referred to as "Pfeiffer Tract" and "Boerne Ranch Estates"; a 2013 dev. agreement limits the dwelling unit count to 645; a lawsuit regarding an expanded water service area was settled in 2018	0	0	0	0	0	10	30	45	50	50	50	50	50	50	50	50	50	50	85	250	335	0	0.53
78	Homestead	SF	46	45	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	0.20
78	Stone Creek Ranch	SF	241	148	0	2	27	3	14	15	14	10	5	2	1	50	32	82	0	0	0	0	0	0	0.62
79	Cibola Trails	SF	142	137	0	1	4	1	1	0	1	0	0	0	0	3	2	5	0	0	0	0	0	0	0.15
79	Oak Bend Estates	SF	0	0	0	0	0	0	1	3	2	3	4	2	4	4	15	19	2	0	0	0	0	0	0.45
80A	Hicks Tract	MF	0	0	0	0	0	0	0	0	45	45	45	45	45	0	225	225	0	0	0	0	0	0	0.17
80A	Lemon Creek MF	MF	300	0	0	0	0	0	100	100	0	0	0	0	0	300	0	0	0	0	0	0	300	0	0.16
80A	Lemon Creek MF	MF	0	0	0	0	0	0	0	75	100	100	25	0	0	75	225	300	0	0	0	0	0	0	0.09
80B	Lux at Lemon Creek	MF	0	0	0	0	0	35	125	125	45	0	0	0	0	410	45	455	0	0	0	0	0	0	0.16
80B	Row at Dietz Elkhorn	C	54	0	0	0	34	6	8	10	12	10	8	0	0	46	8	54	0	0	0	0	0	0	0.18

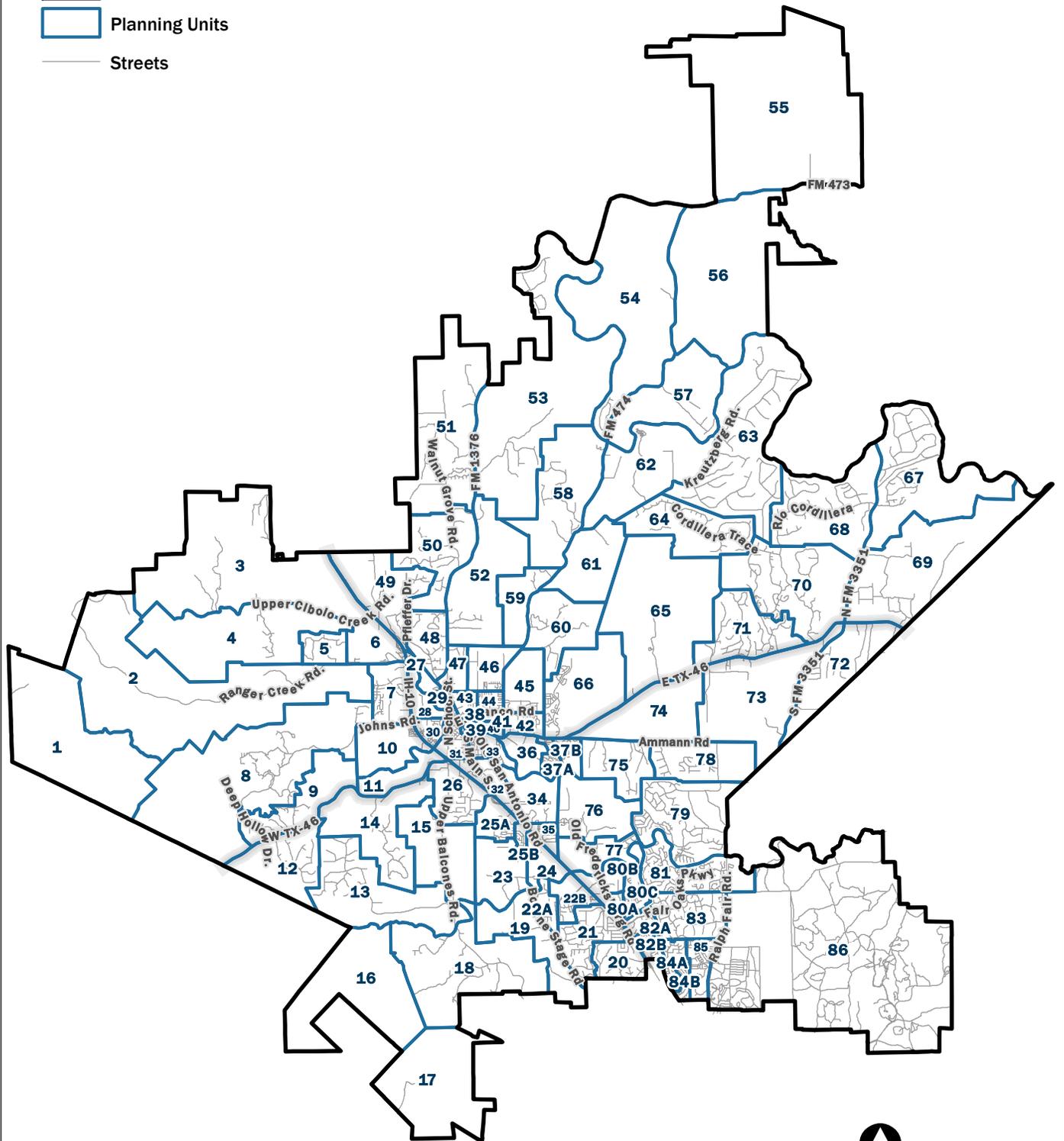
Planning Units

Boerne ISD



Map Layers

- District Boundary
- Planning Units
- Streets



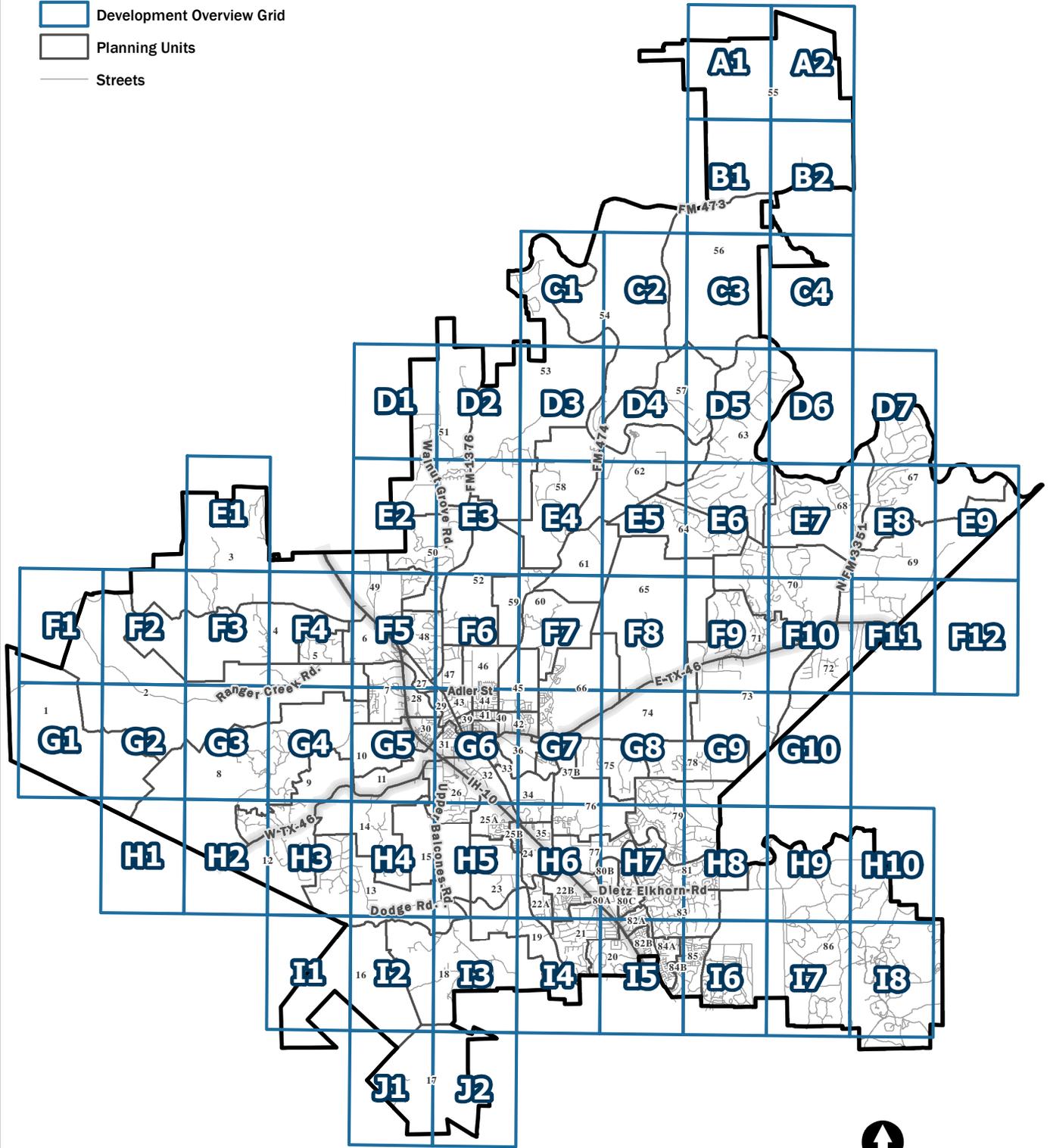
Development Overview Grid

Boerne ISD



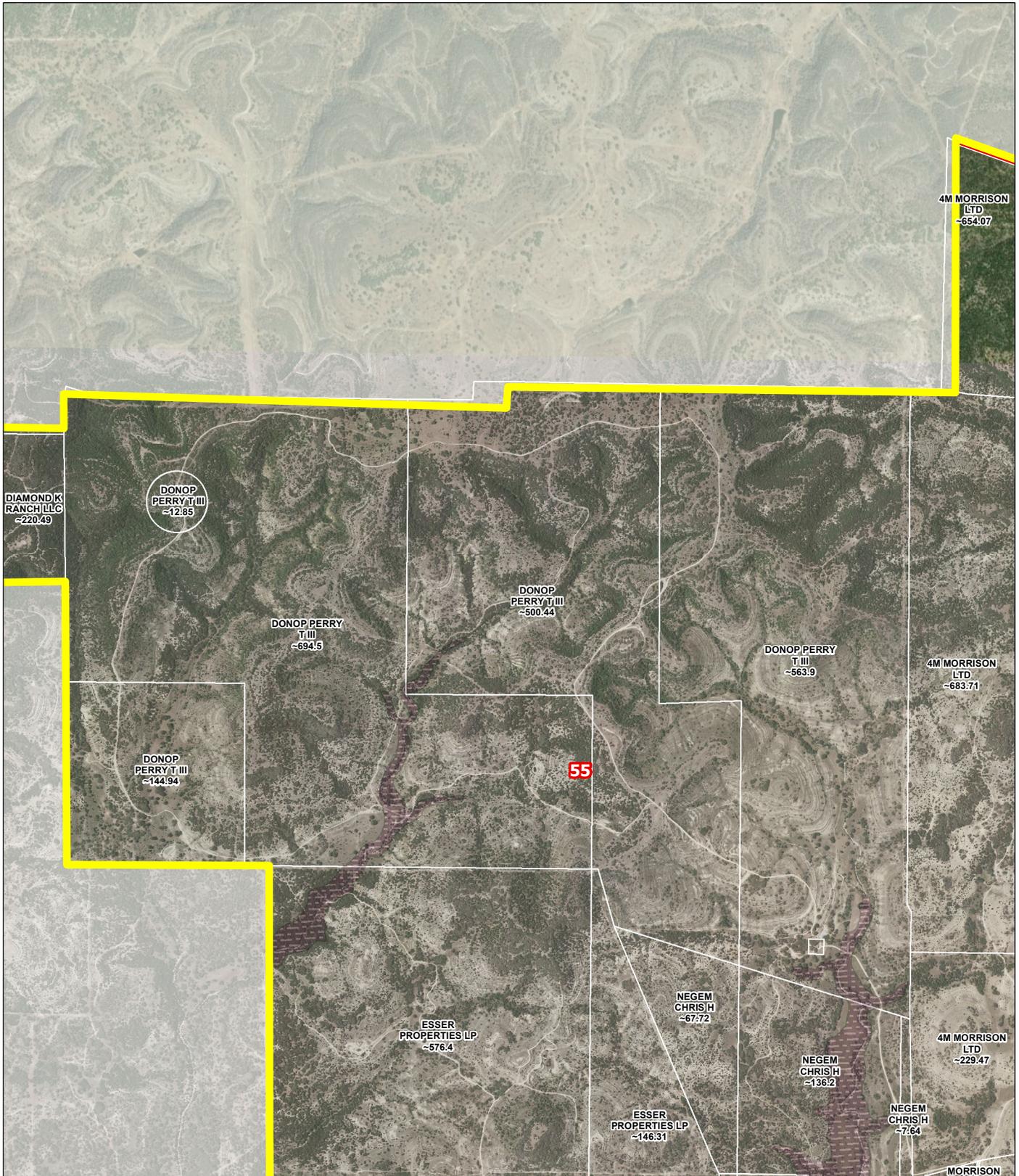
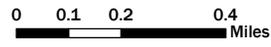
Map Layers

- District Boundary
- Development Overview Grid
- Planning Units
- Streets

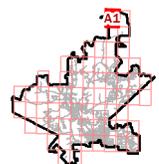


Residential Development Overview

Map Grid: A1

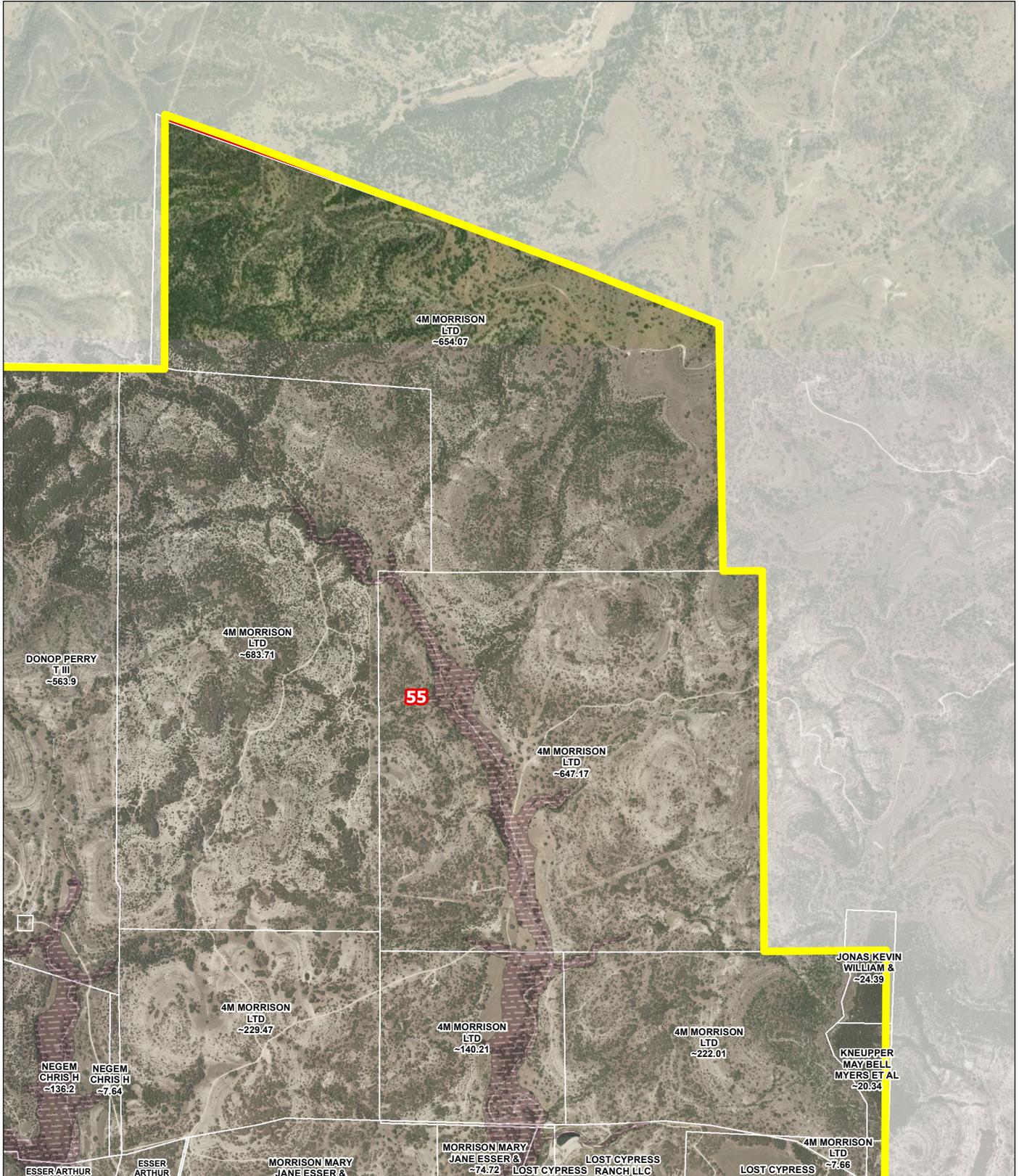
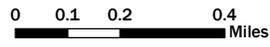


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: A2



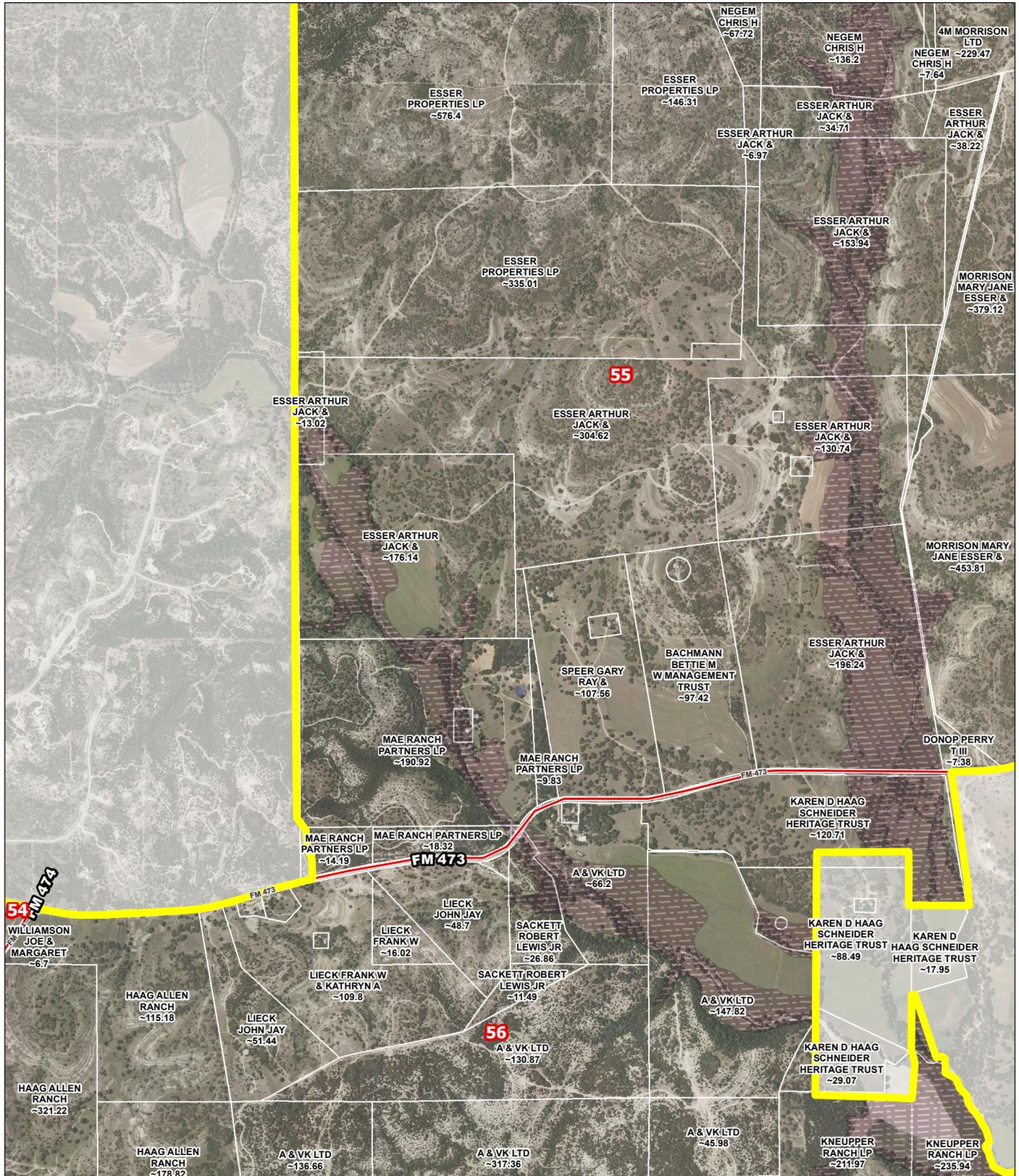
Map Layers District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates	Single-Family Existing Developing Planned MPC	Multi-Family Existing Developing Planned District Property District Facility Vacant District Land	Other Land Uses Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone	Flood Zones 500 Year 100 Year Floodway
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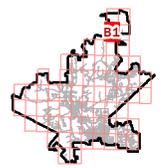
Residential Development Overview

Map Grid: B1

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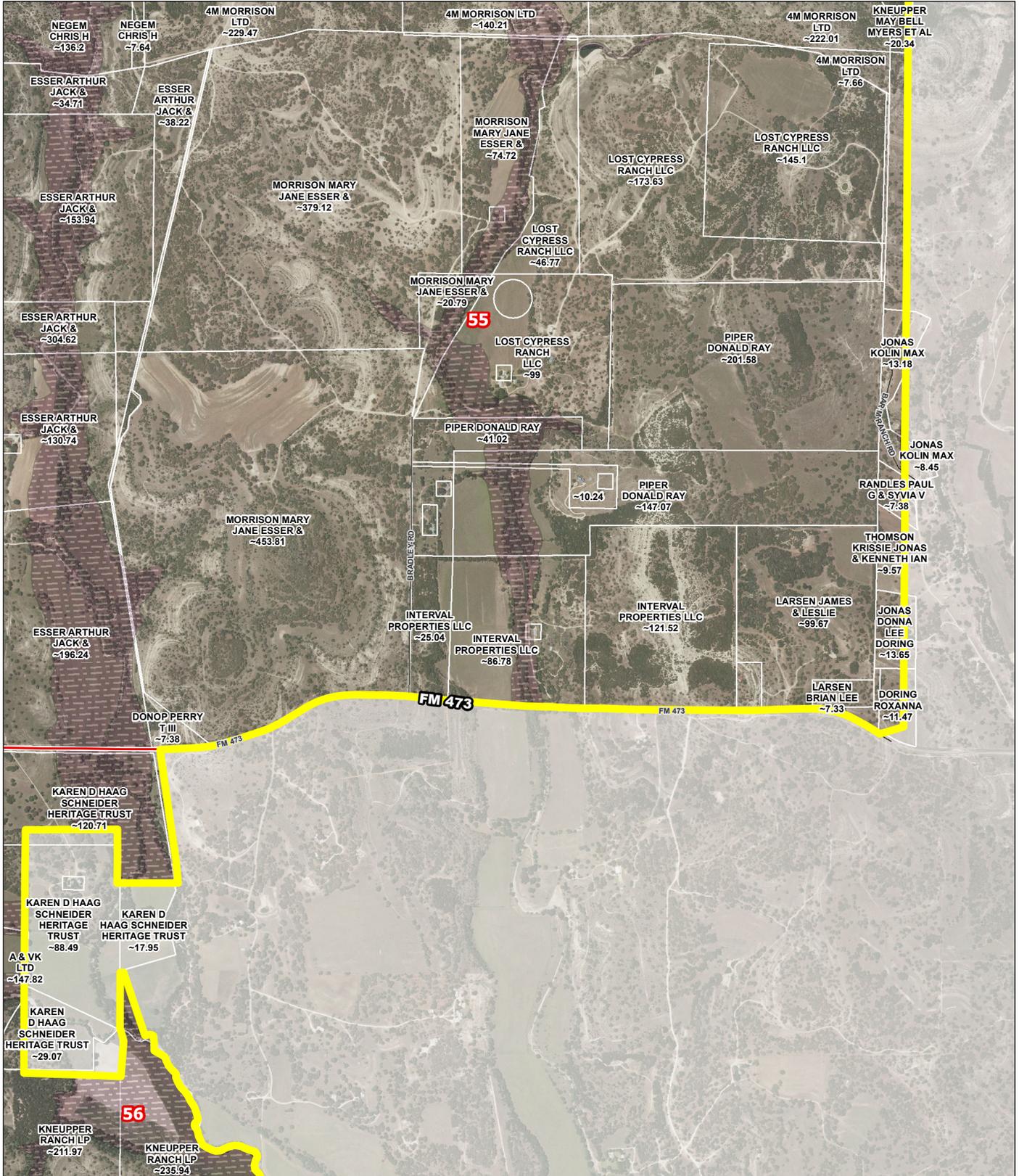
Map Layers Yellow line: District Boundary Red line: Planning Units Orange line: Active Oil and Gas Pipelines Black line: Rail Lines Dashed line: County Line Grey box: Municipalities Double line: Restricted Access Gates	Single-Family Blue box: Existing Green box: Developing Yellow box: Planned Light blue box: MPC	Multi-Family Yellow box: Existing Green box: Developing Yellow box: Planned Pink box: District Property Pink box: District Facility Pink box: Vacant District Land	Other Land Uses Grey box: Industrial/Commercial Green box: Park/Recreation Green box: Preserve Grey box: Development Reserve Grey box: Institutional Purple box: Age-Restricted Purple box: Edwards Aquifer (Approx) Purple box: Contributing Zone Blue box: Recharge Zone	Flood Zones Green box: 500 Year Red box: 100 Year Grey box: Floodway
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Residential Development Overview

Map Grid: B2

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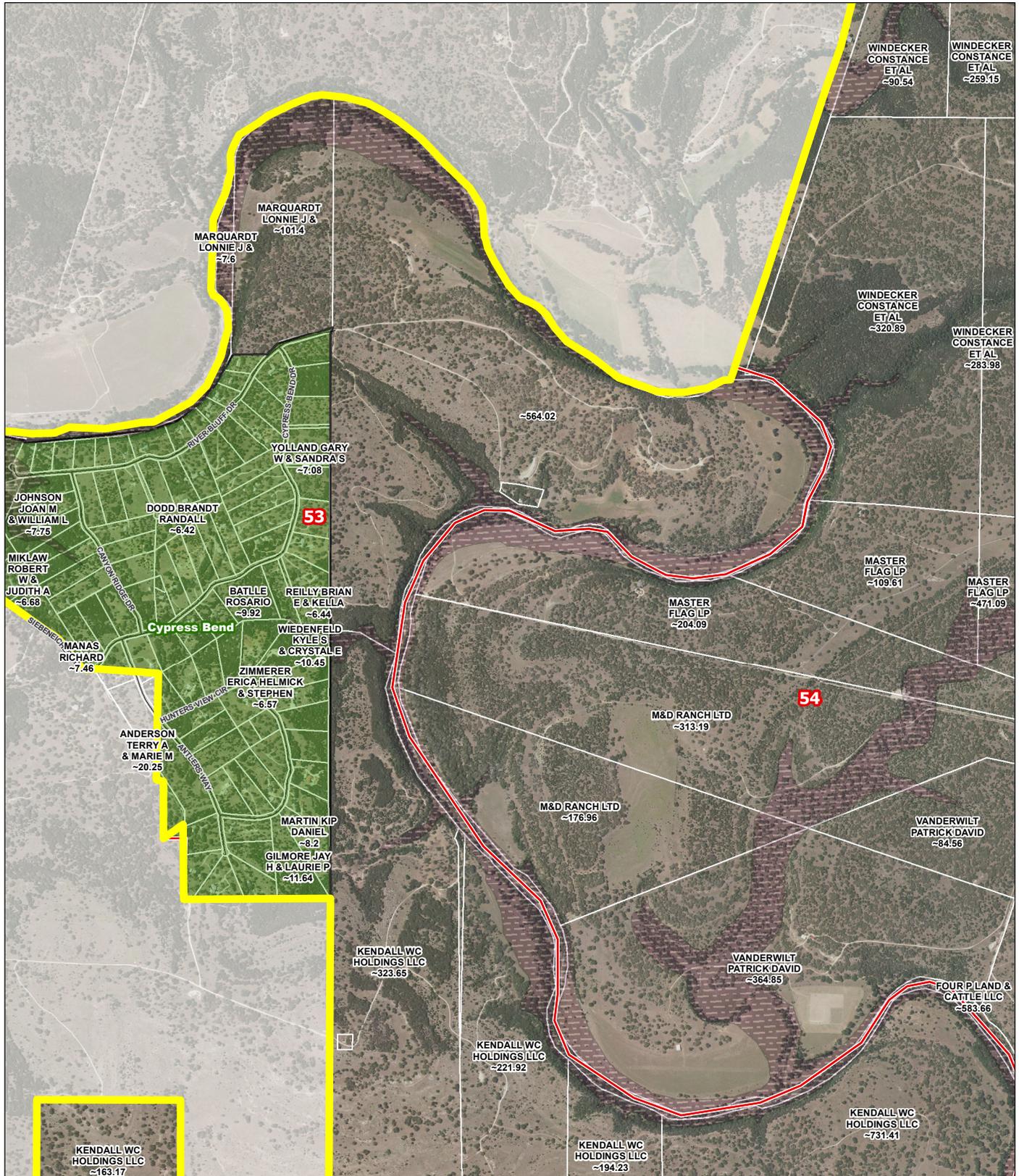


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway

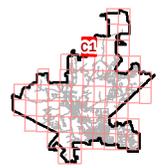


Residential Development Overview

Map Grid: C1

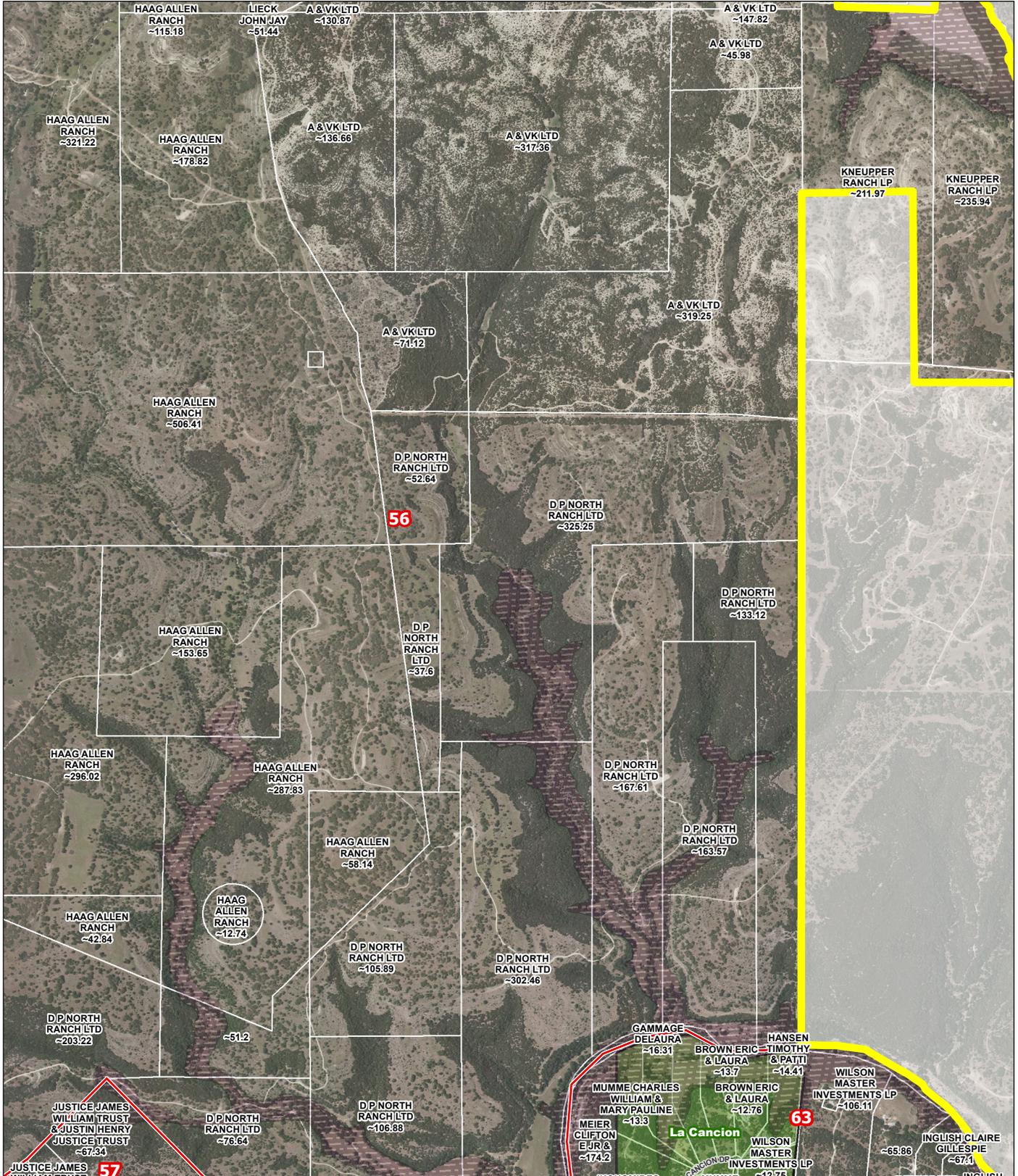


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Facility	Development Reserve	
County Line	MPC	Vacant District Land	Institutional	
Municipalities			Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

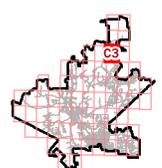


Residential Development Overview

Map Grid: C3

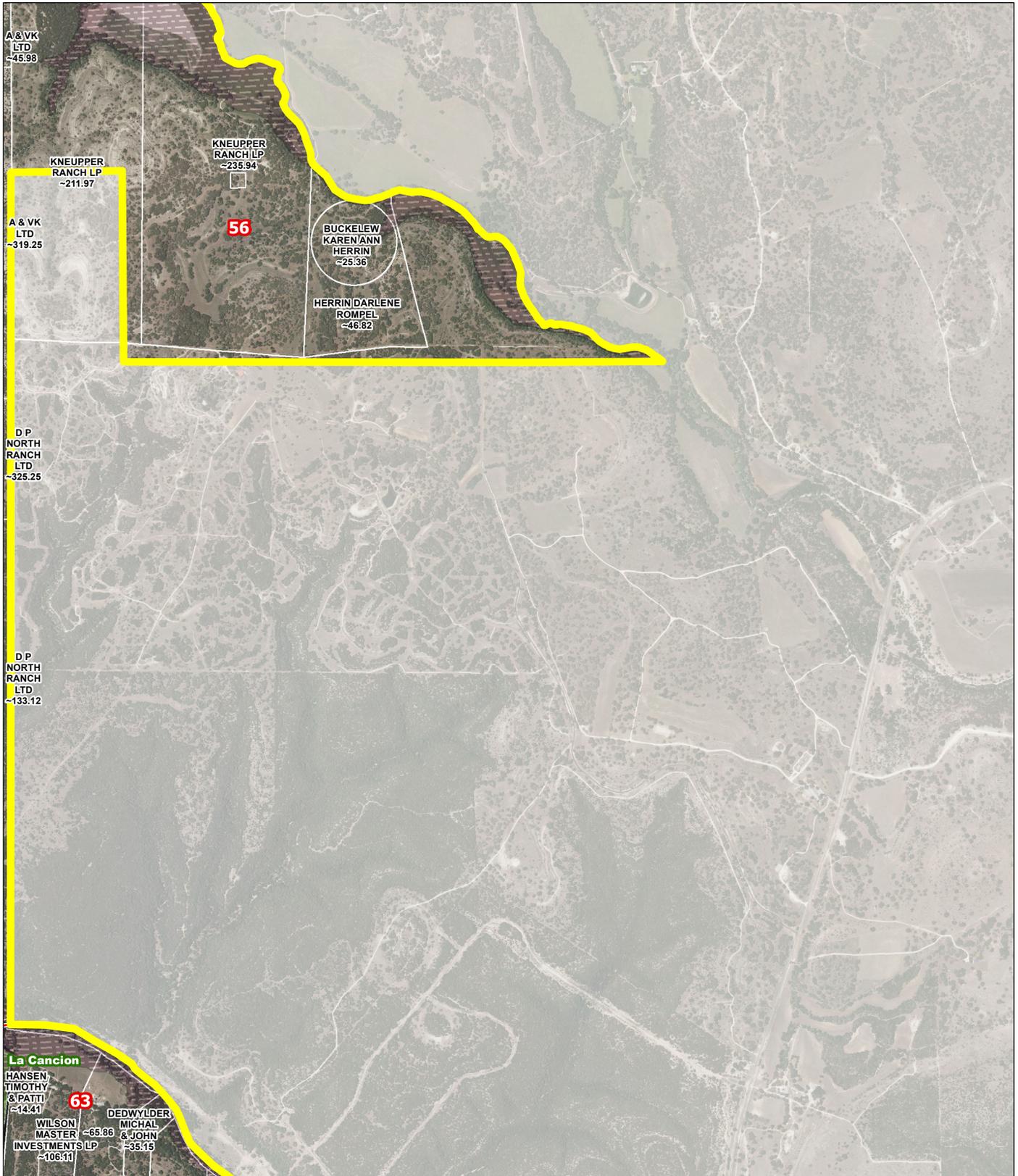
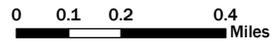


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Facility	Development Reserve	
County Line	MPC	Vacant District Land	Institutional	
Municipalities			Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

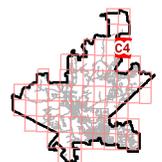


Residential Development Overview

Map Grid: C4



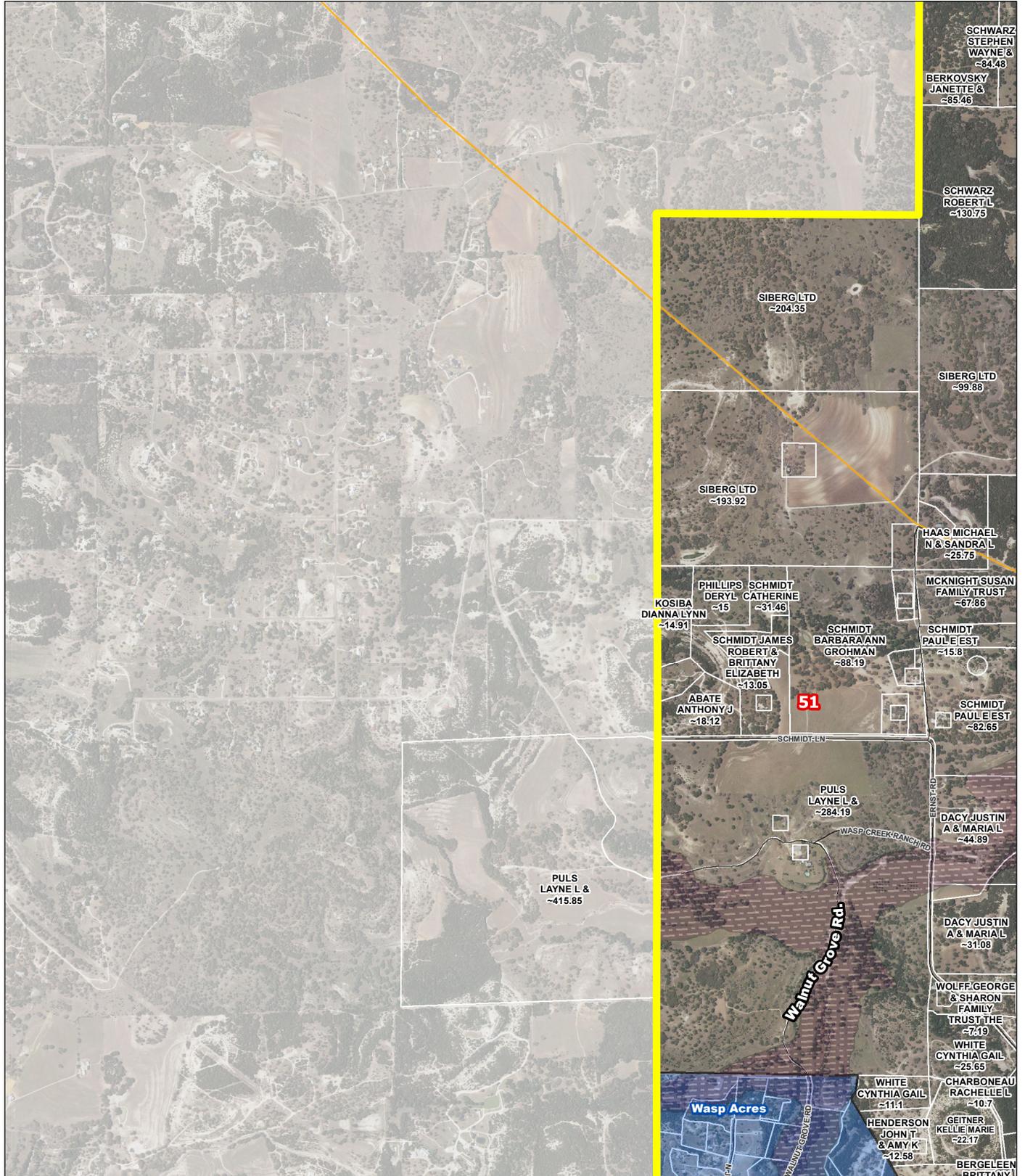
Map Layers District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates	Single-Family Existing Developing Planned MPC	Multi-Family Existing Developing Planned District Property District Facility Vacant District Land	Other Land Uses Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone	Flood Zones 500 Year 100 Year Floodway
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Residential Development Overview

Map Grid: D1

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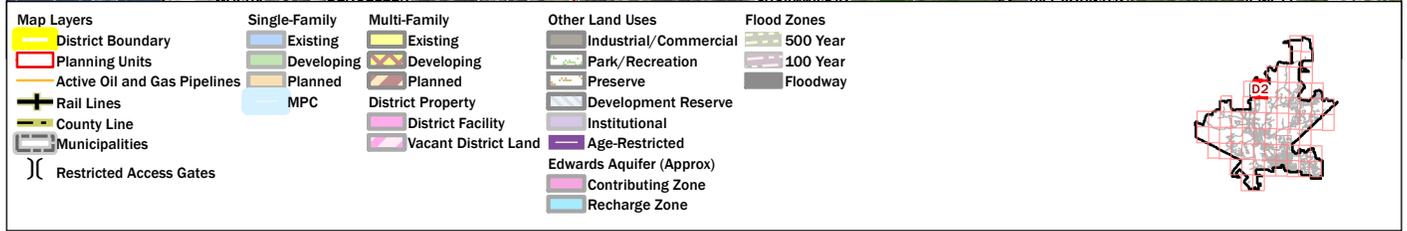
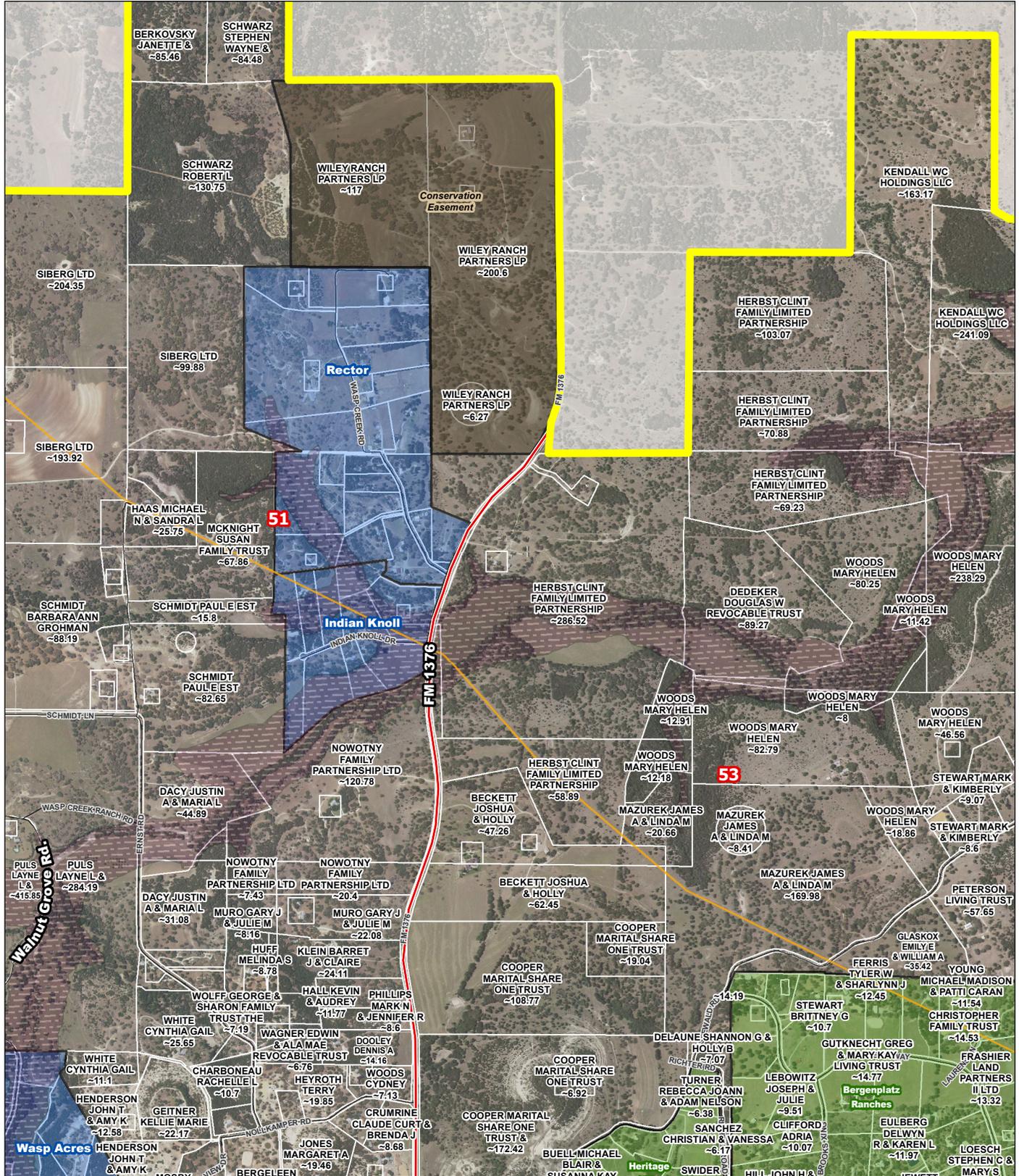


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

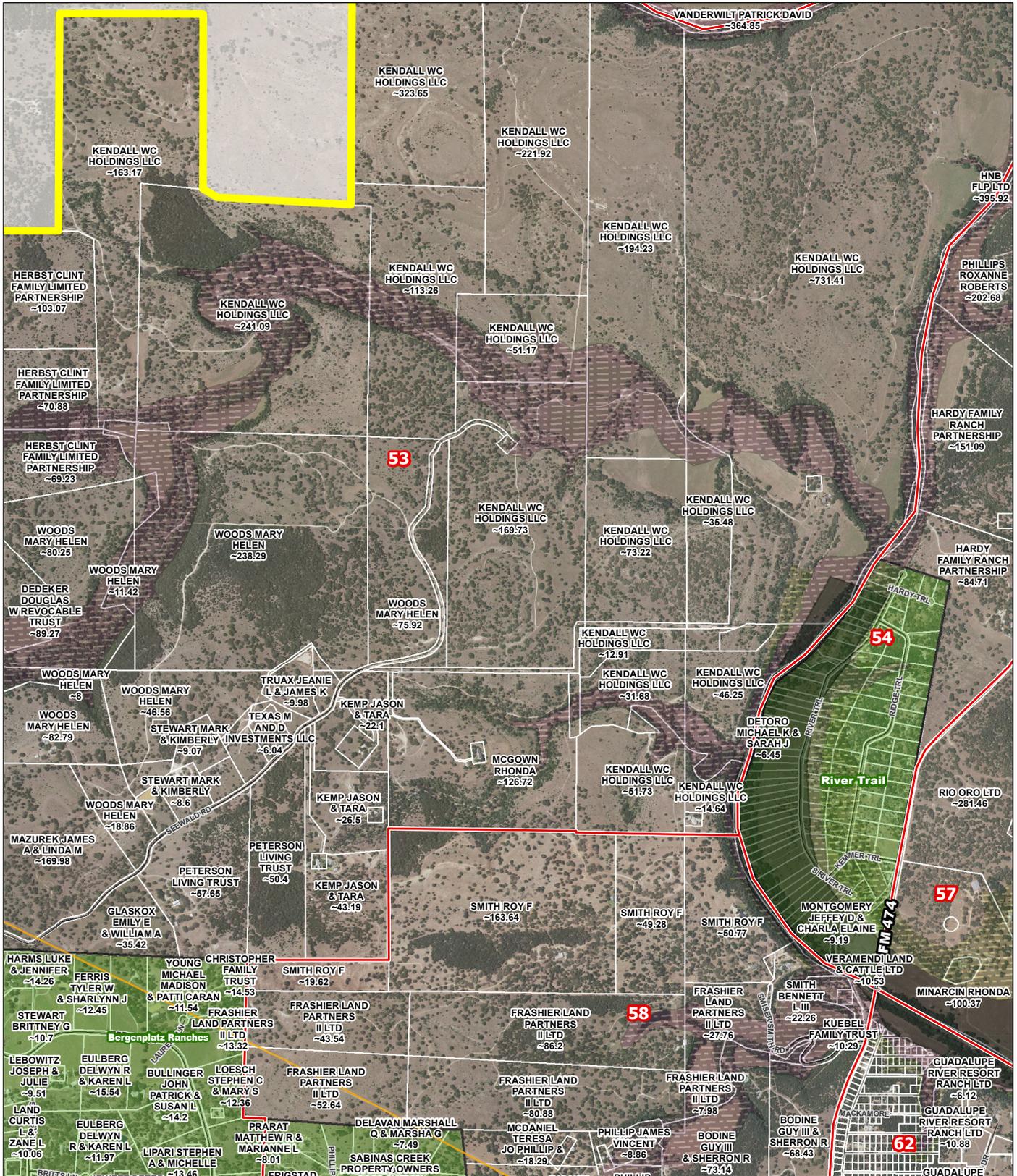
Map Grid: D2



Residential Development Overview

Map Grid: D3

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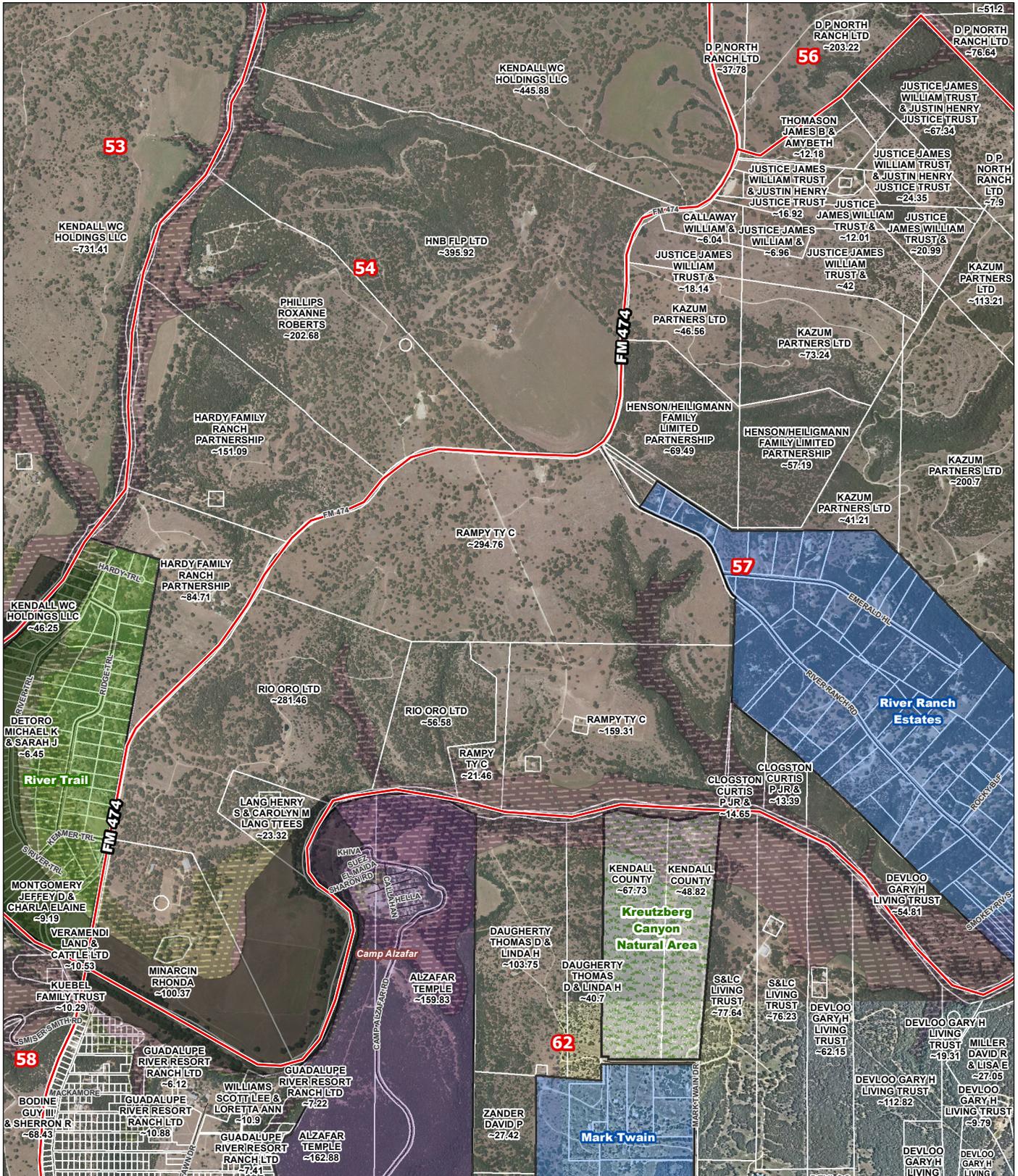
Map Layers District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates	Single-Family Existing Developing Planned MPC	Multi-Family Existing Developing Planned District Property District Facility Vacant District Land	Other Land Uses Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone	Flood Zones 500 Year 100 Year Floodway
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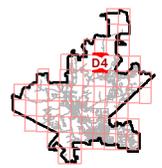
Residential Development Overview

Map Grid: D4

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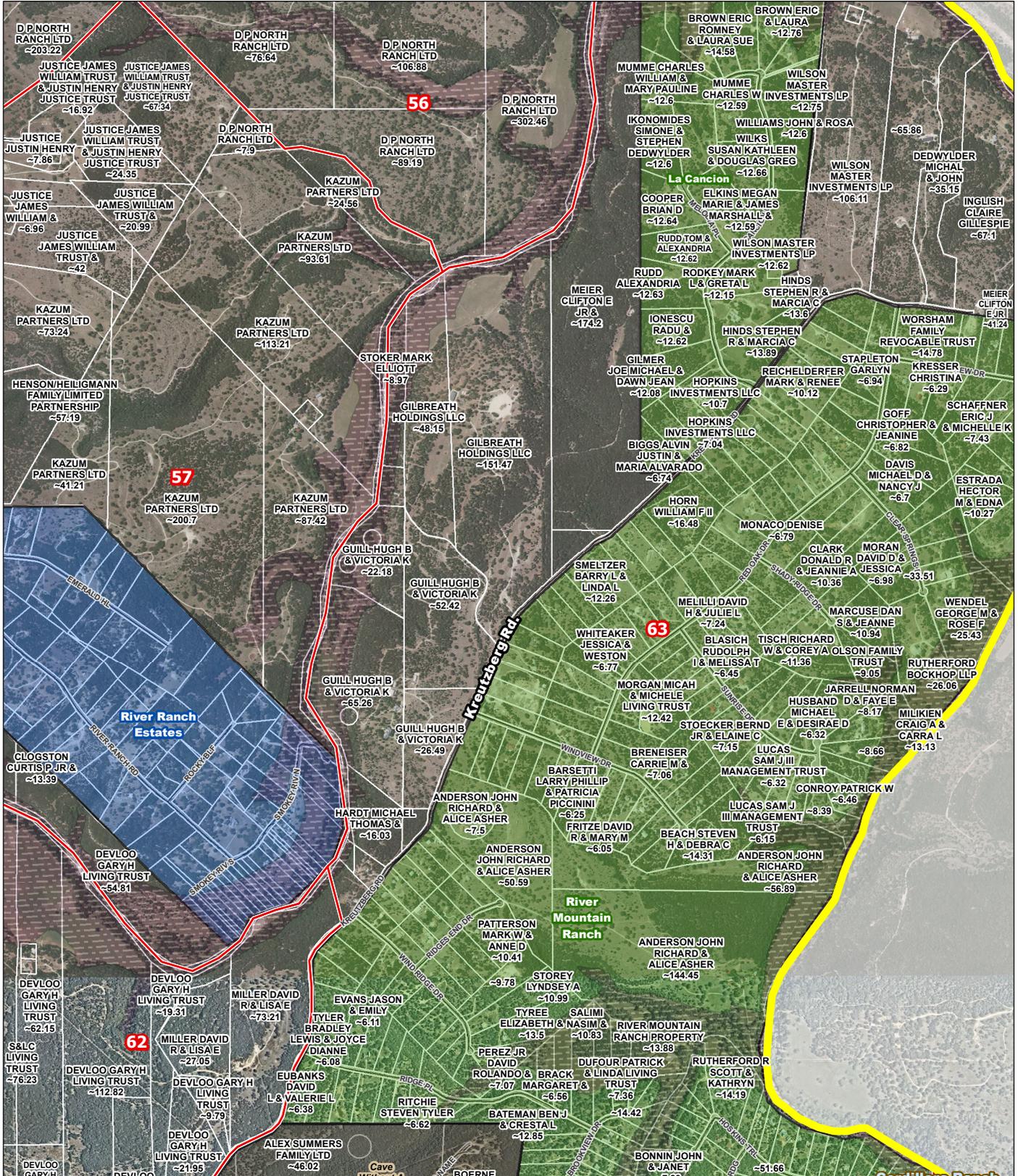
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



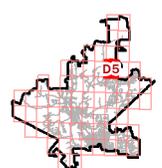
Residential Development Overview

Map Grid: D5

0 0.1 0.2 0.4 Miles

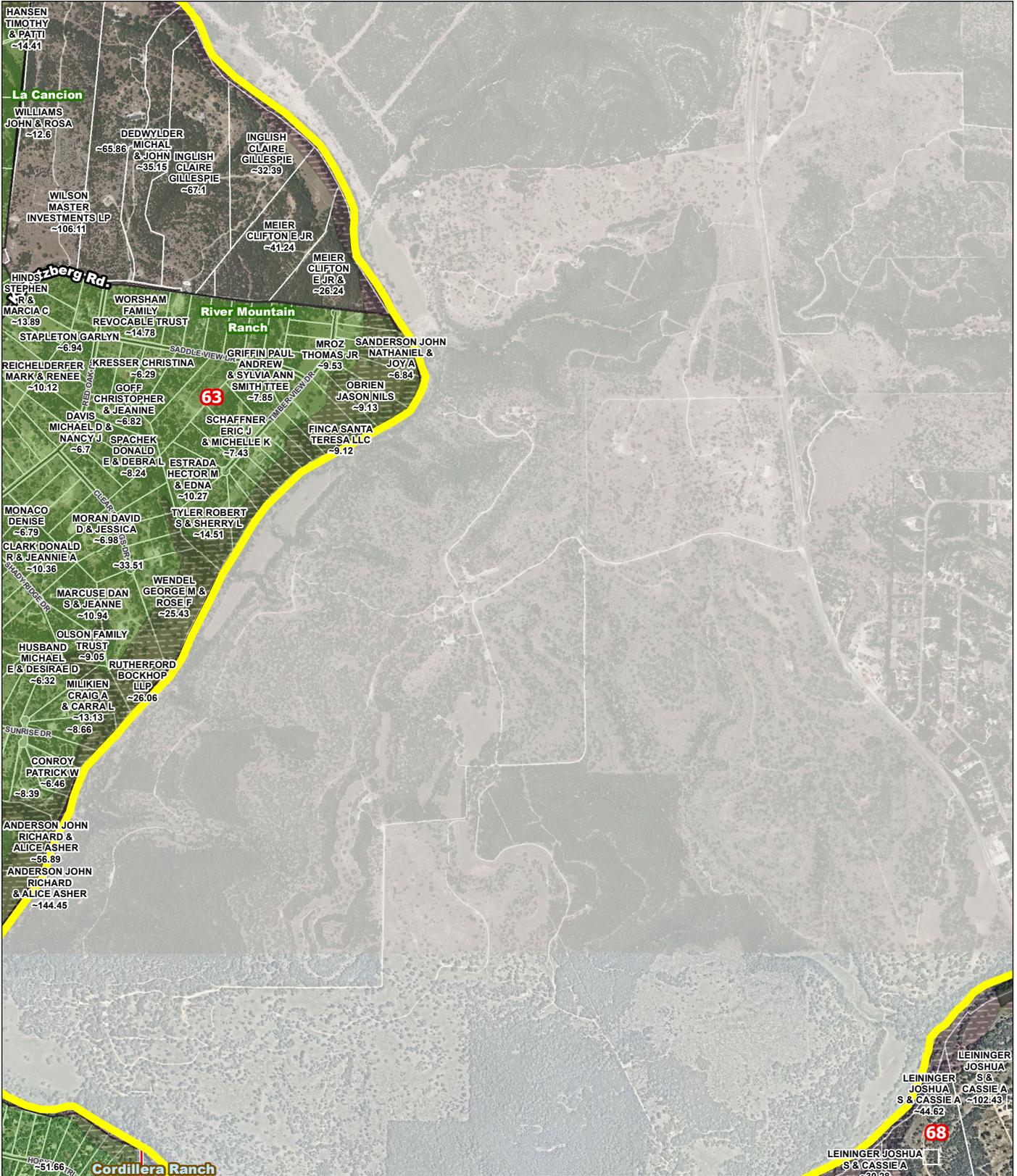


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway



Residential Development Overview

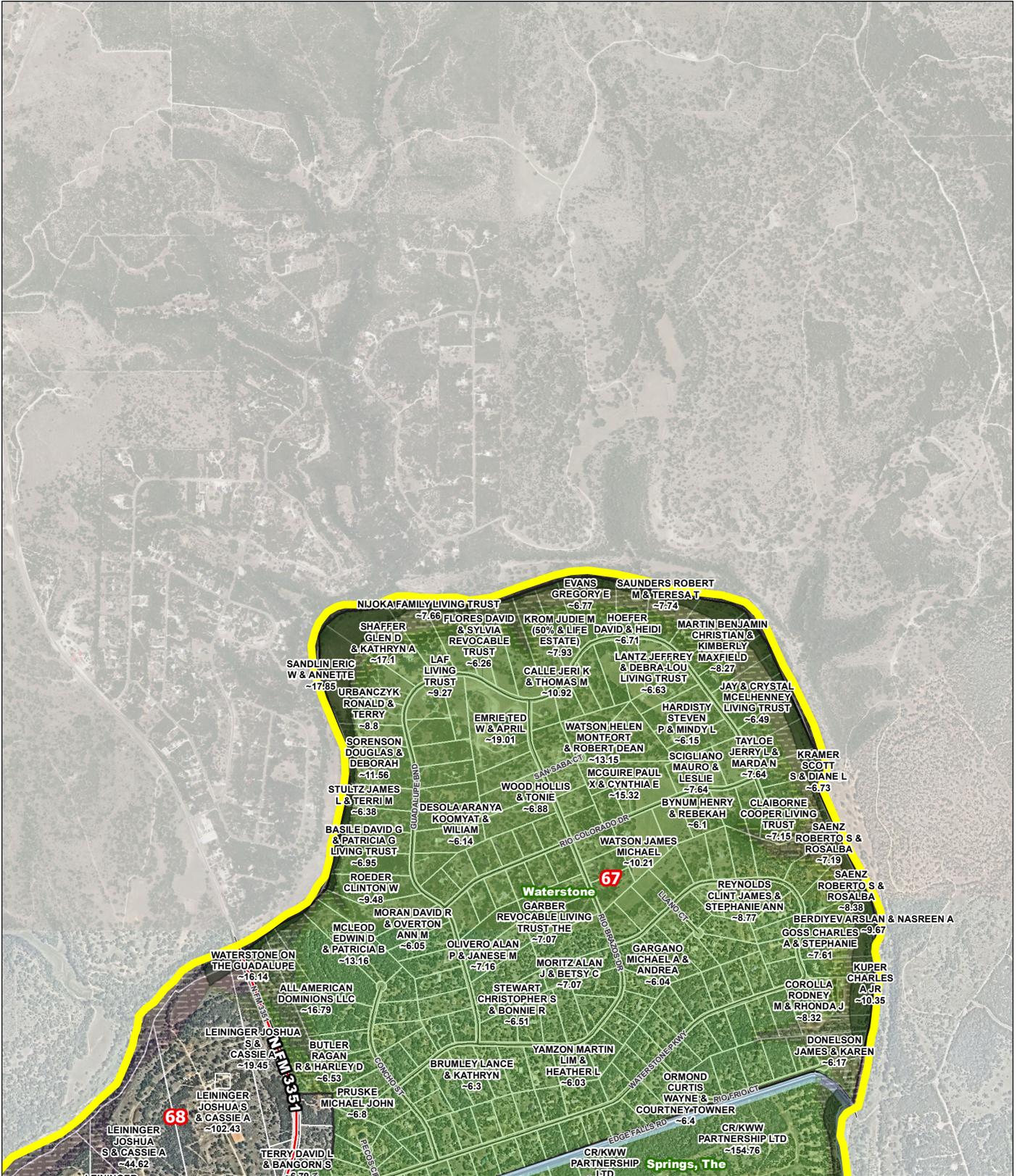
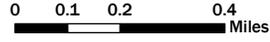
Map Grid: D6



Map Layers		Single-Family		Multi-Family		Other Land Uses		Flood Zones	
District Boundary	Existing	Existing	Industrial/Commercial	500 Year	Developing	Park/Recreation	100 Year	Floodway	
Planning Units	Planned	Developing	Preserve	Development Reserve	Planned	Institutional			
Active Oil and Gas Pipelines	MPC	District Property	Development Reserve	Institutional	District Facility	Age-Restricted			
Rail Lines		Vacant District Land	Edwards Aquifer (Approx)	Contributing Zone	Recharge Zone				
County Line									
Municipalities									
Restricted Access Gates									

Residential Development Overview

Map Grid: D7



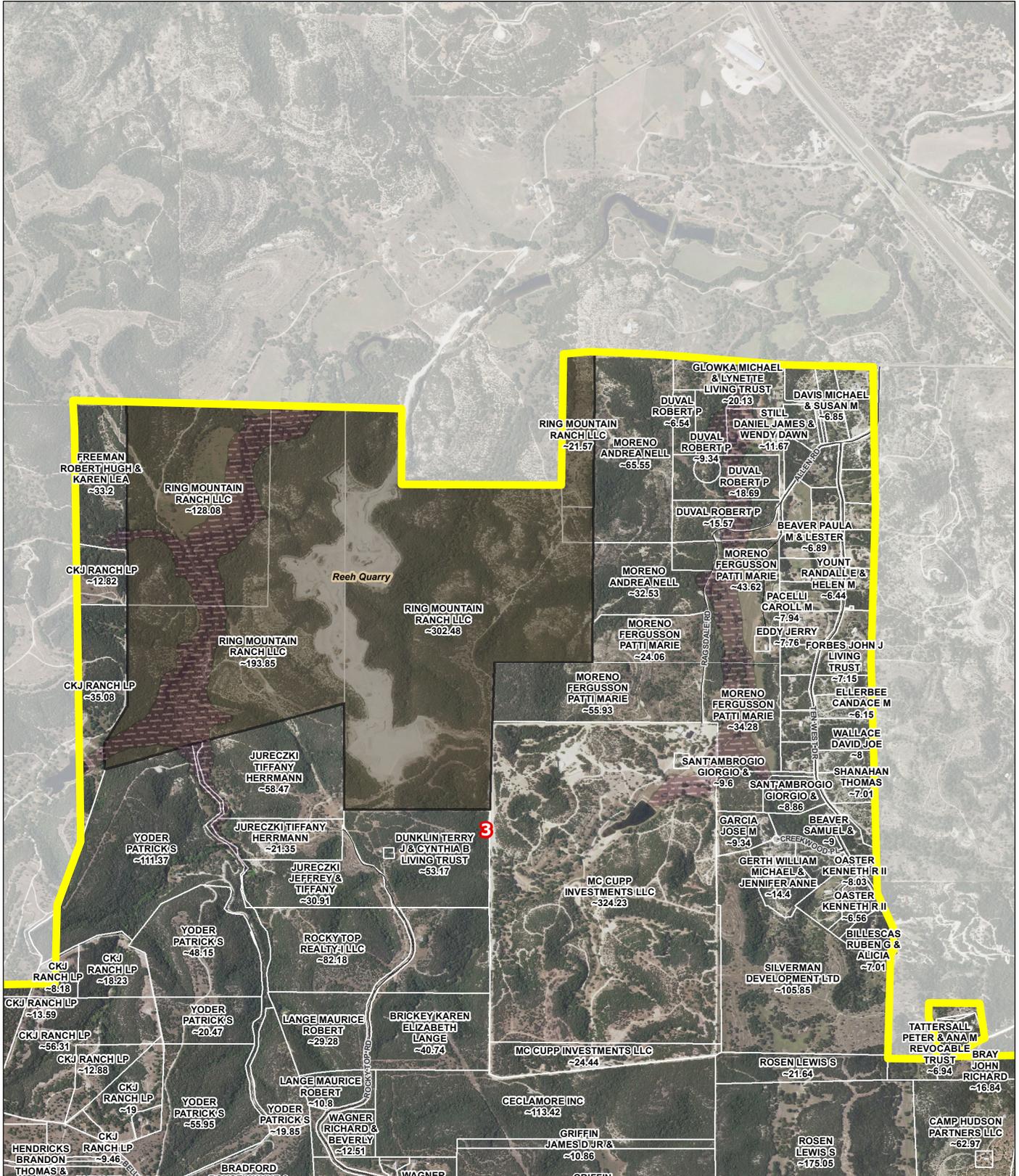
Map Layers District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates	Single-Family Existing Developing Planned MPC	Multi-Family Existing Developing Planned District Property District Facility Vacant District Land	Other Land Uses Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone	Flood Zones 500 Year 100 Year Floodway
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Residential Development Overview

Map Grid: E1

0 0.1 0.2 0.4 Miles

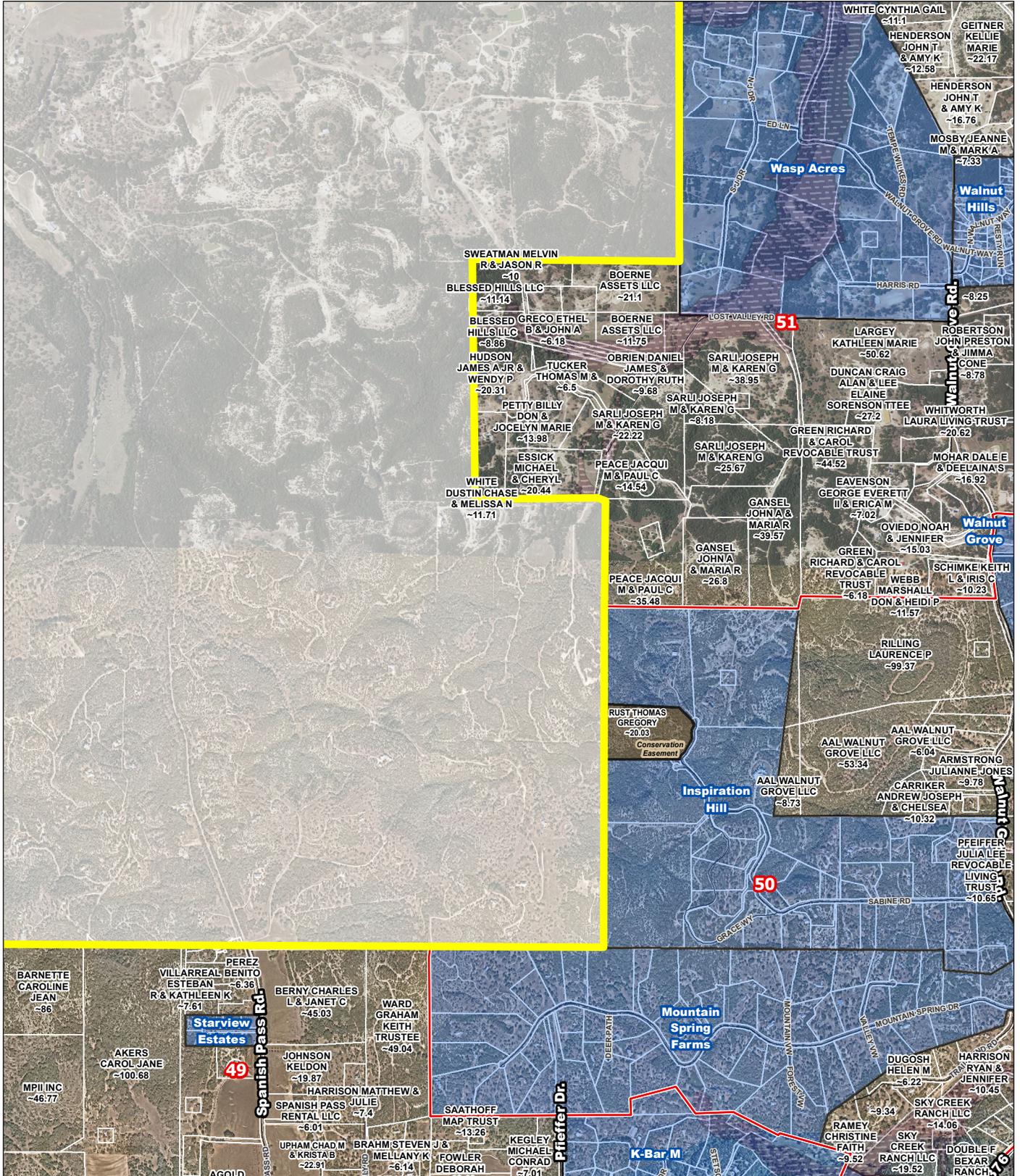


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway

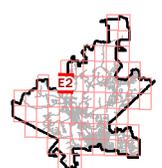


Residential Development Overview

Map Grid: E2

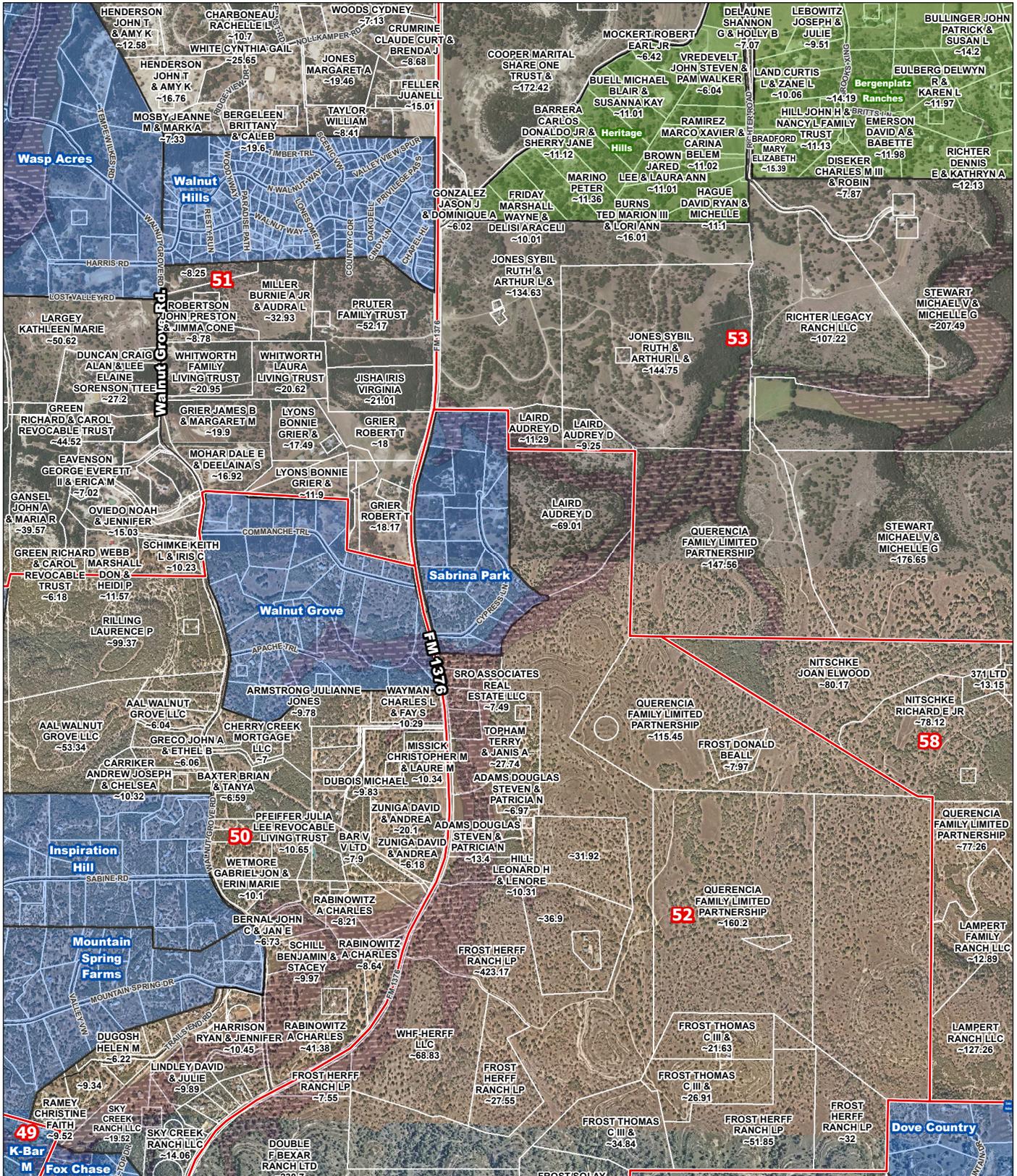


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: E3

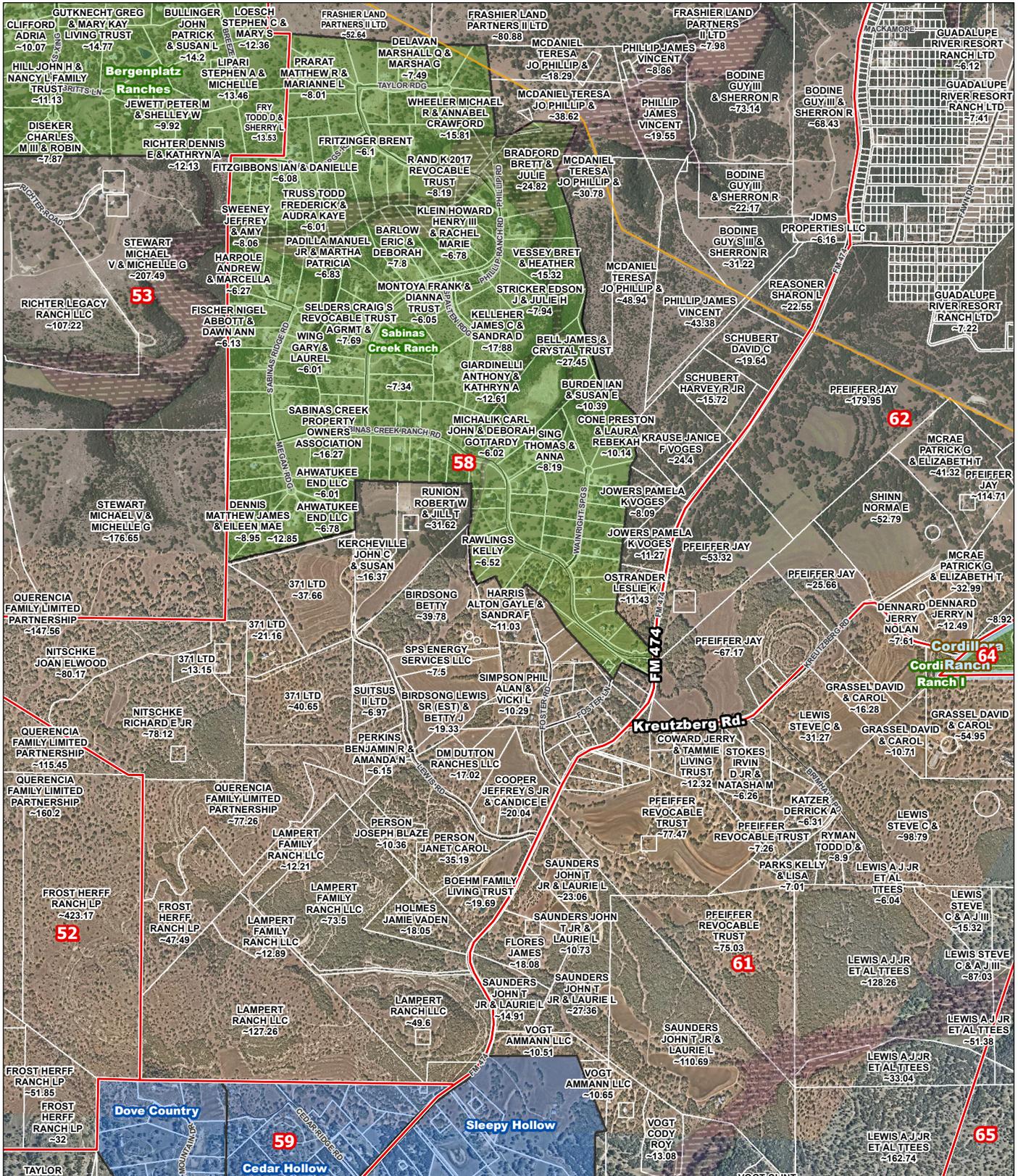


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line	District Facility	Vacant District Land	Institutional	
Municipalities			Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: E4



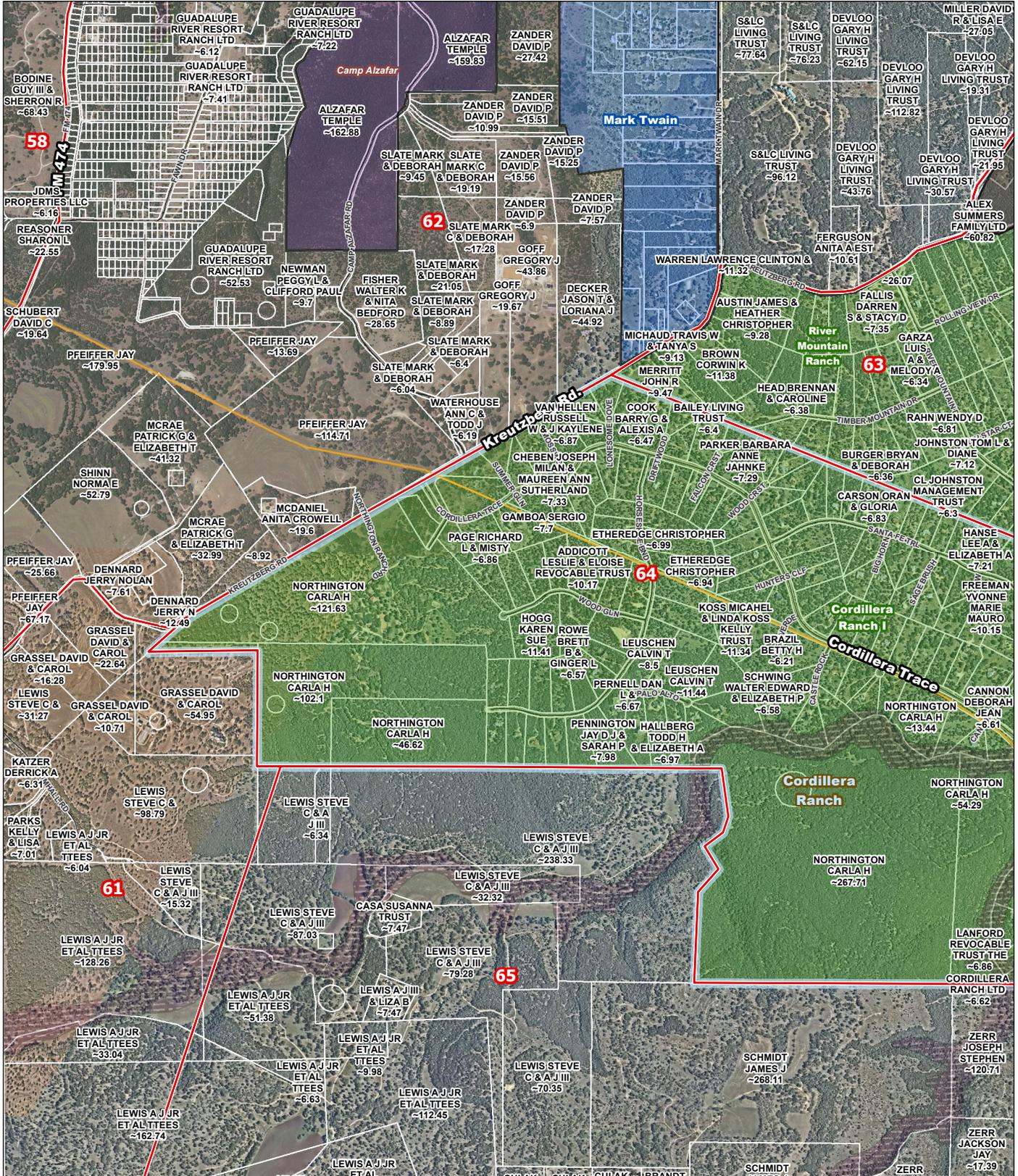
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: E5

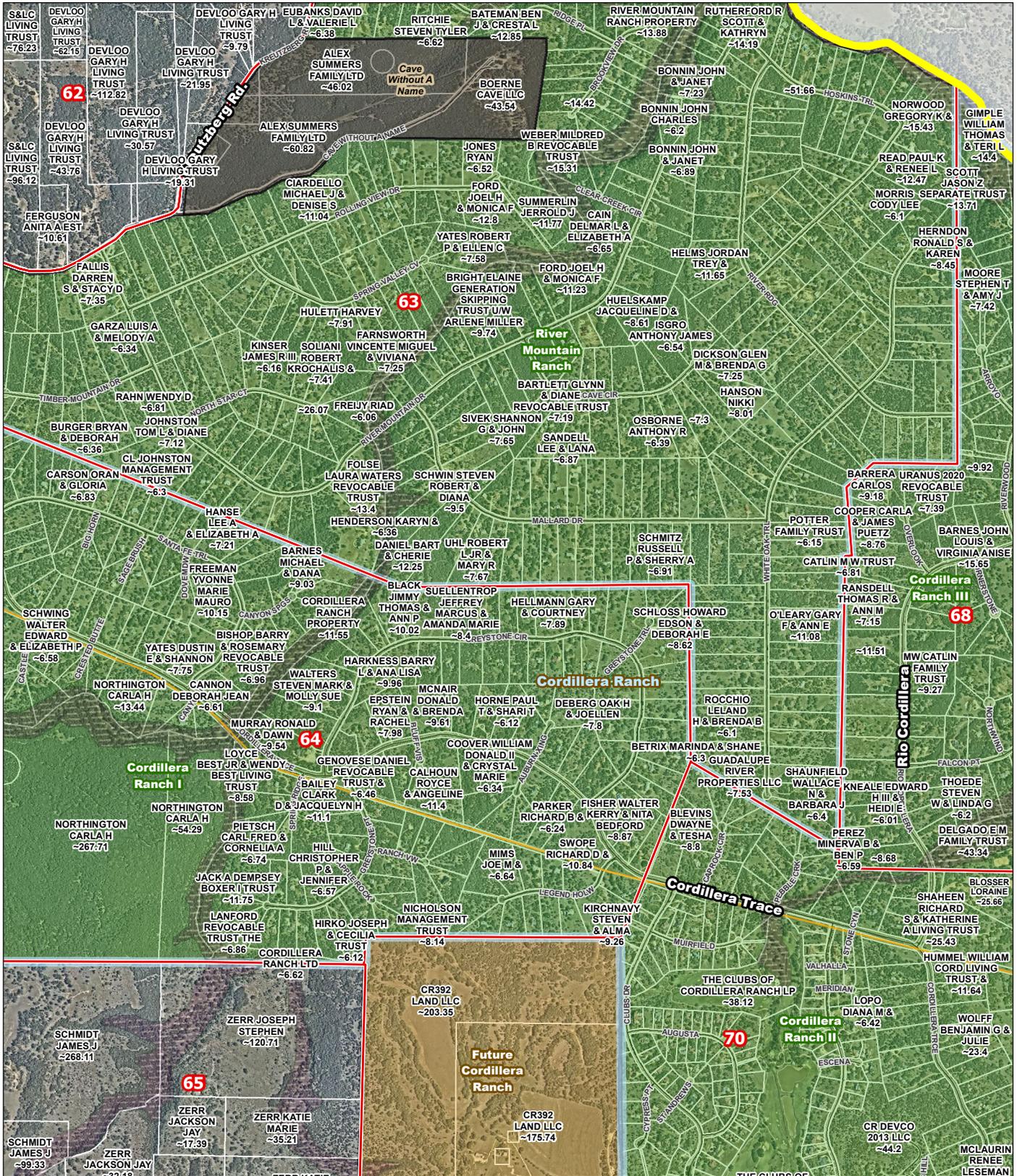
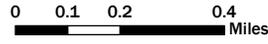
0 0.1 0.2 0.4 Miles



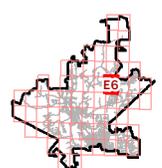
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway

Residential Development Overview

Map Grid: E6



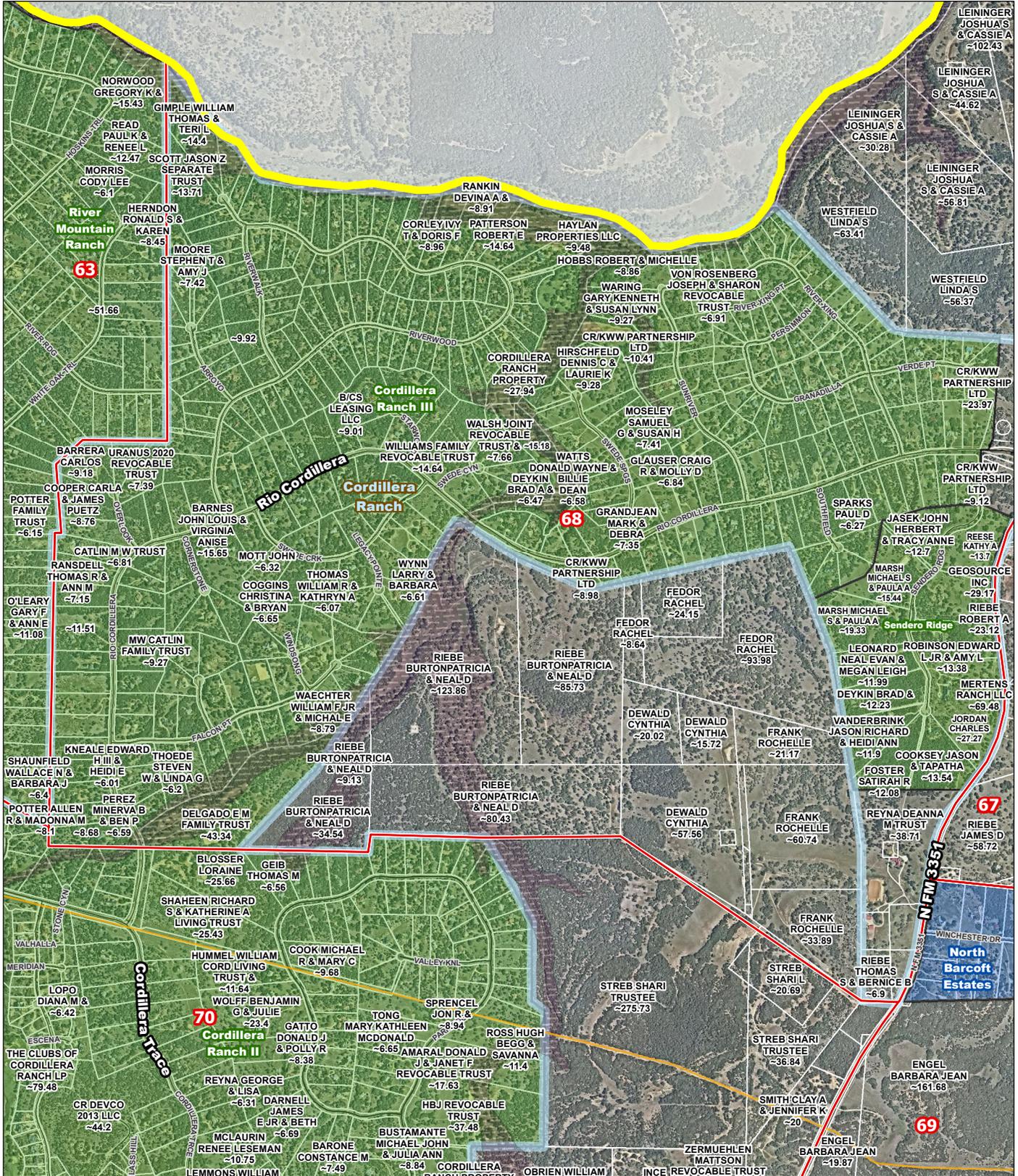
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: E7

0 0.1 0.2 0.4 Miles

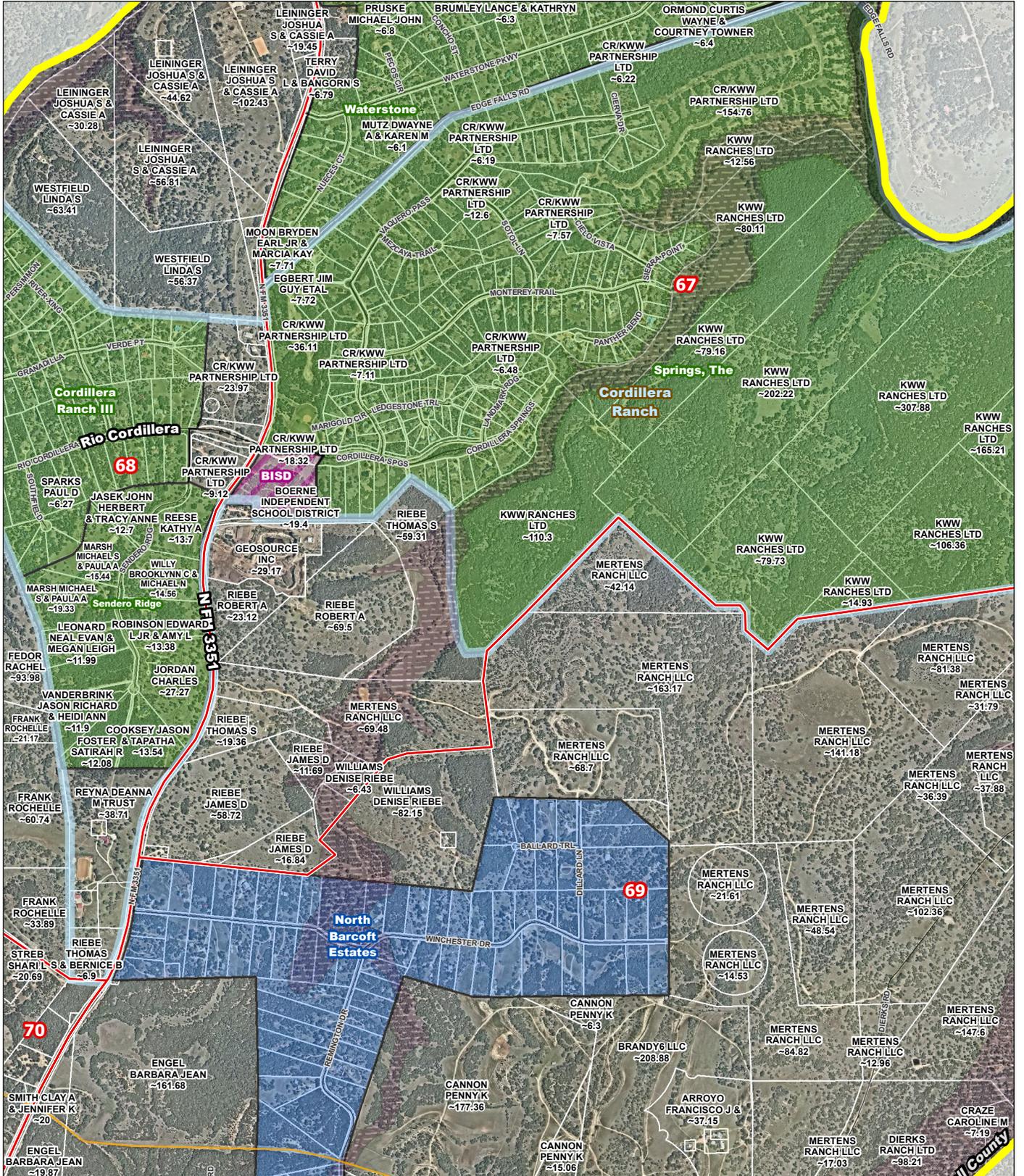


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
Yellow line: District Boundary	Blue square: Existing	Green square: Existing	Grey square: Industrial/Commercial	Light green square: 500 Year
Red outline: Planning Units	Light blue square: Developing	Yellow square: Developing	Light green square: Park/Recreation	Dark green square: 100 Year
Orange line: Active Oil and Gas Pipelines	Light yellow square: Planned	Light green square: Planned	Light blue square: Preserve	Dark grey square: Floodway
Black line: Rail Lines	Light blue square: District Property	Light green square: District Property	Light blue square: Development Reserve	
Yellow line: County Line	Light blue square: District Facility	Light green square: District Facility	Light blue square: Institutional	
Grey outline: Municipalities	Light blue square: Vacant District Land	Light green square: Vacant District Land	Light blue square: Age-Restricted	
Black line: Restricted Access Gates			Light blue square: Edwards Aquifer (Approx)	
			Light blue square: Contributing Zone	
			Light blue square: Recharge Zone	

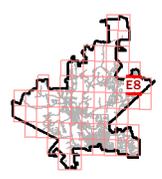


Residential Development Overview

Map Grid: E8

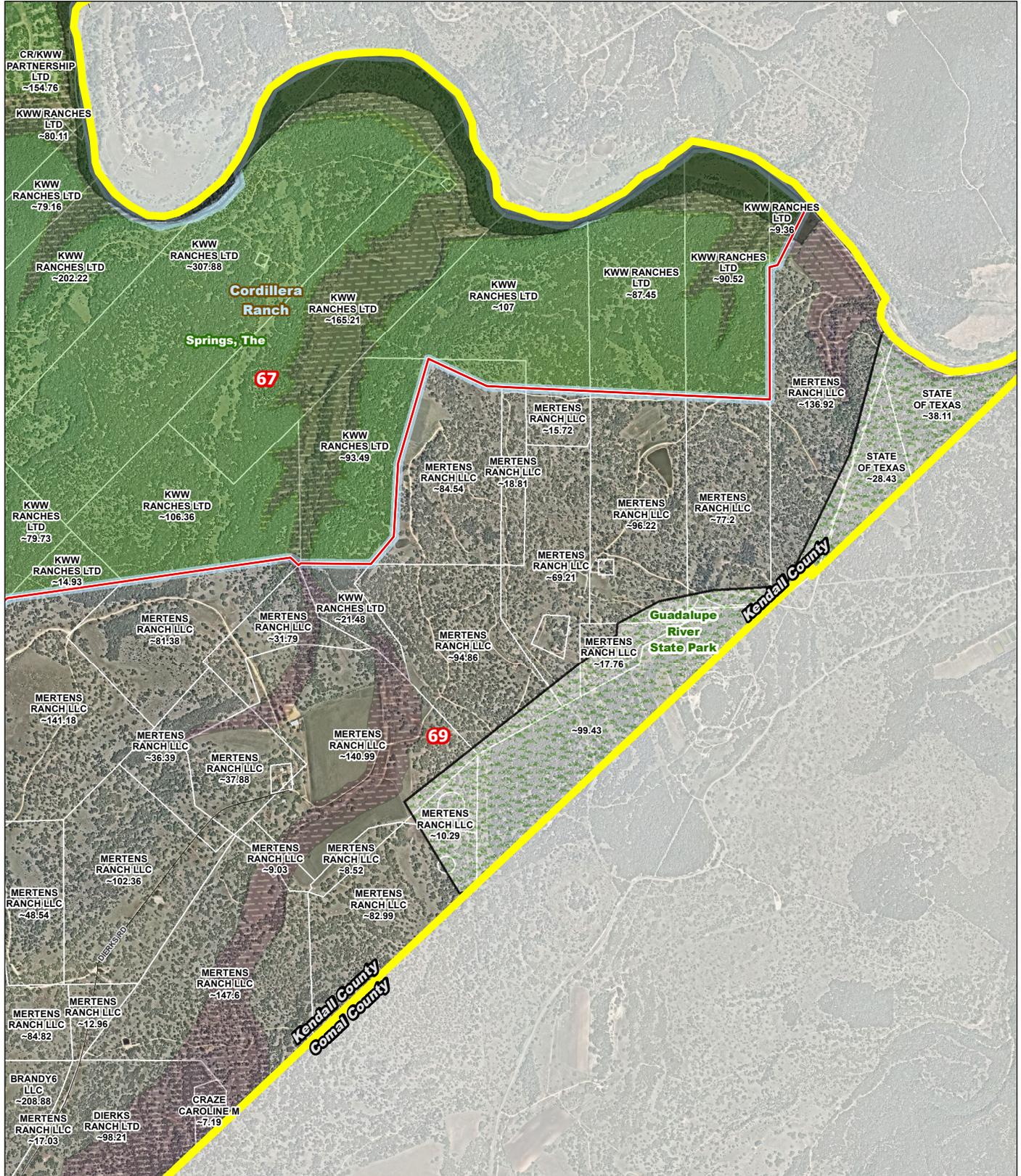


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

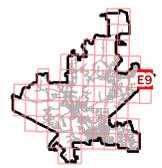


Residential Development Overview

Map Grid: E9

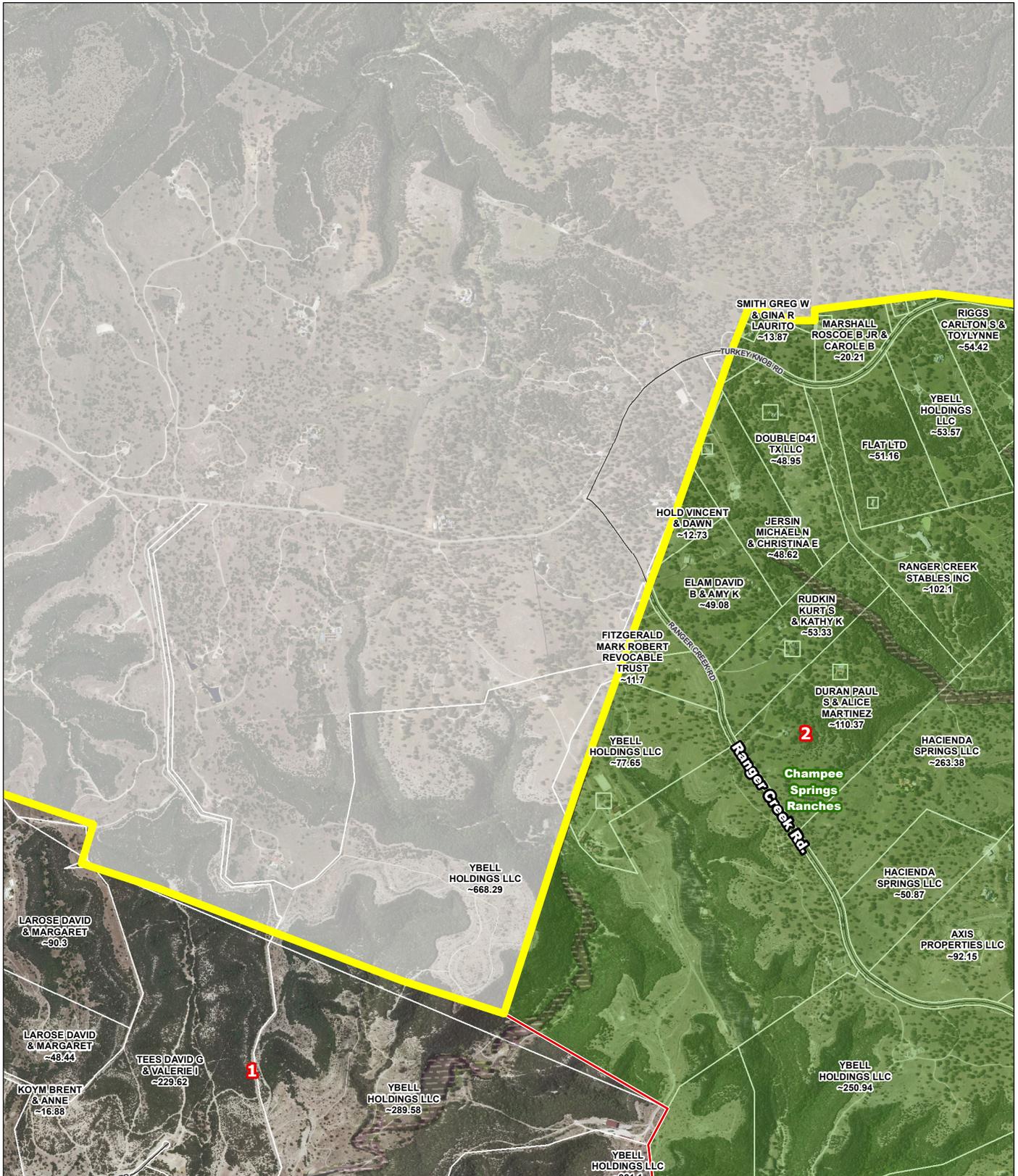


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: F1

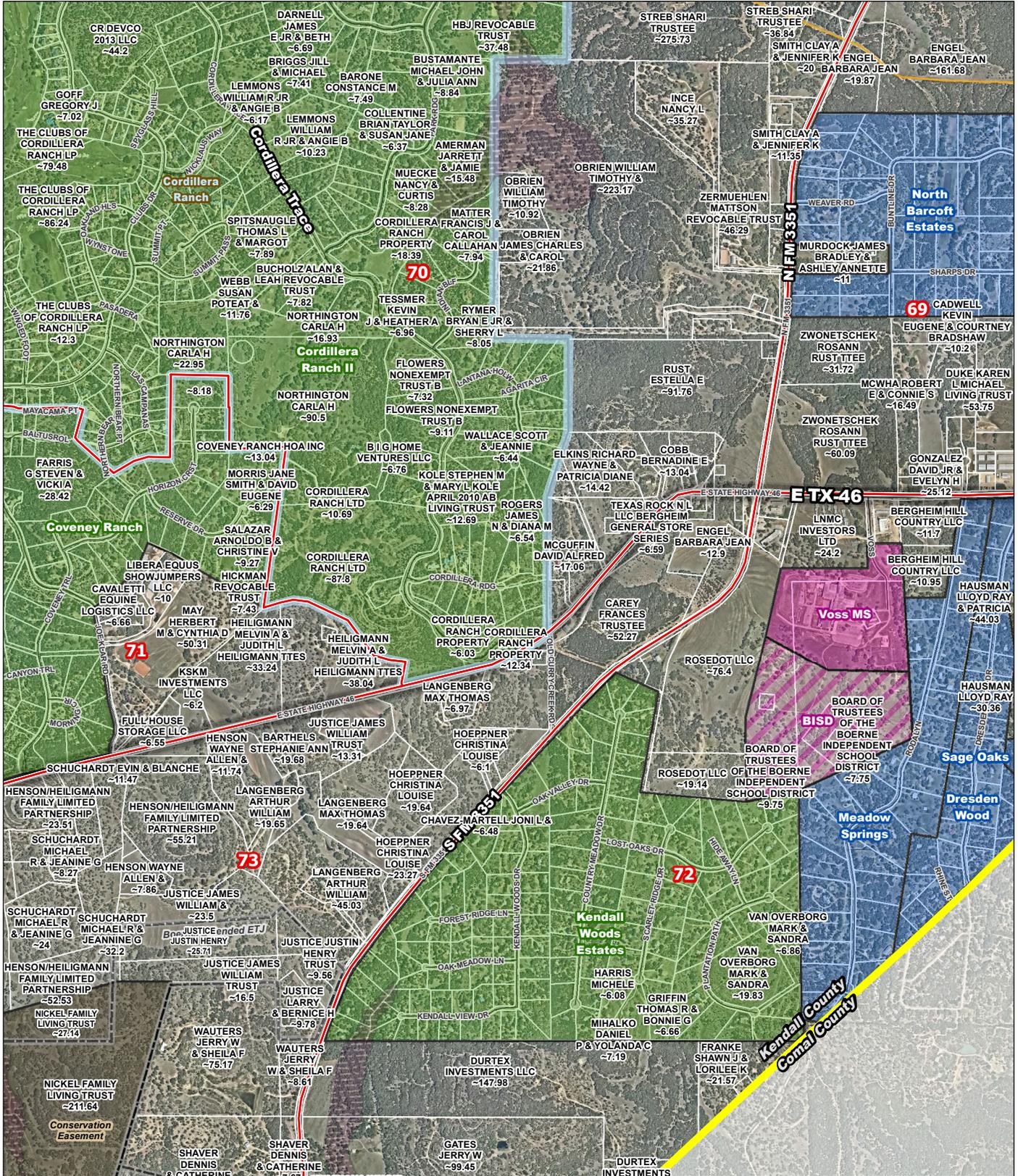
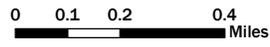


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

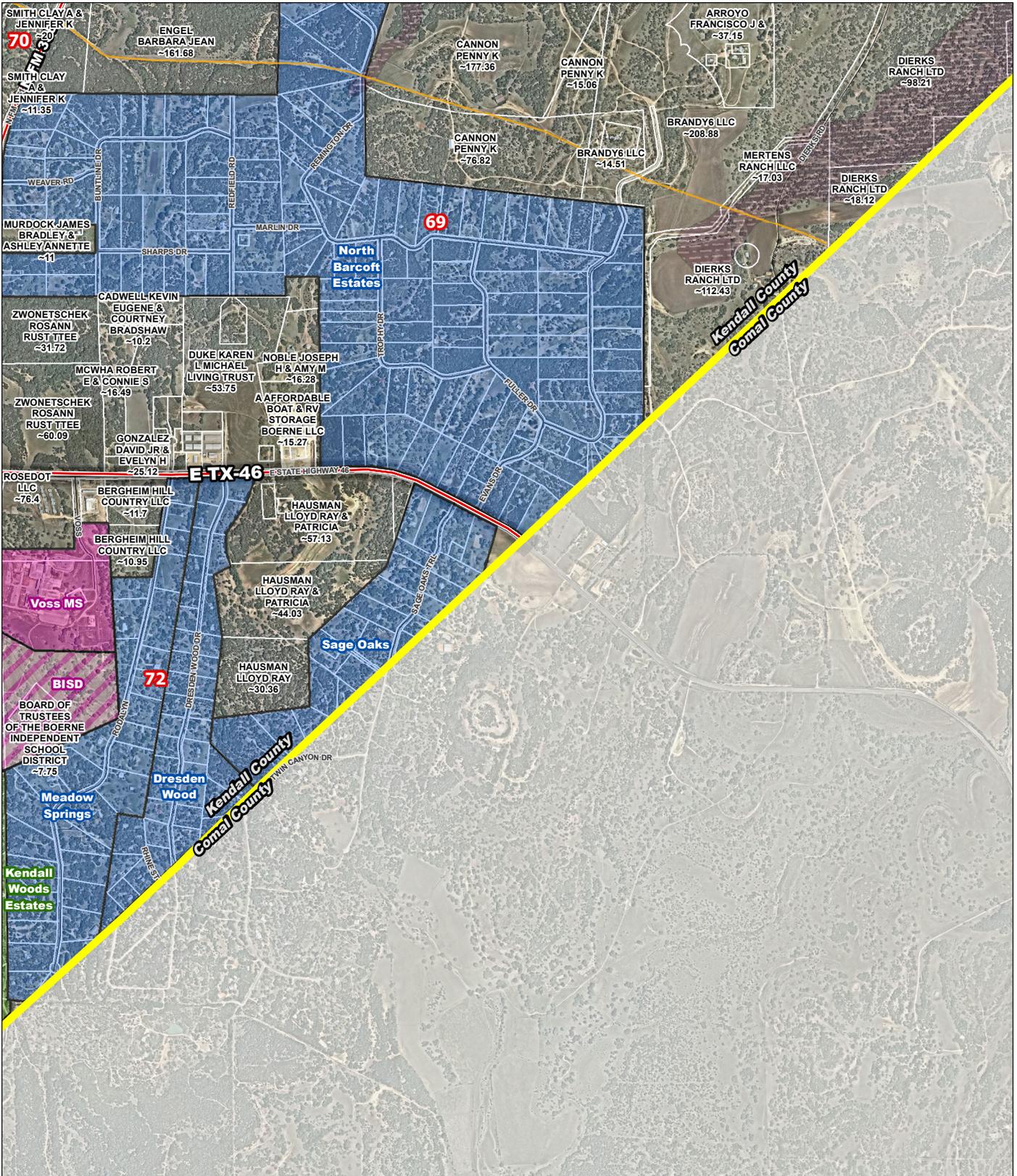
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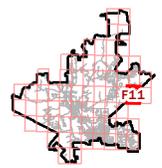
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

Residential Development Overview

Map Grid: F11

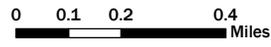


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: F12

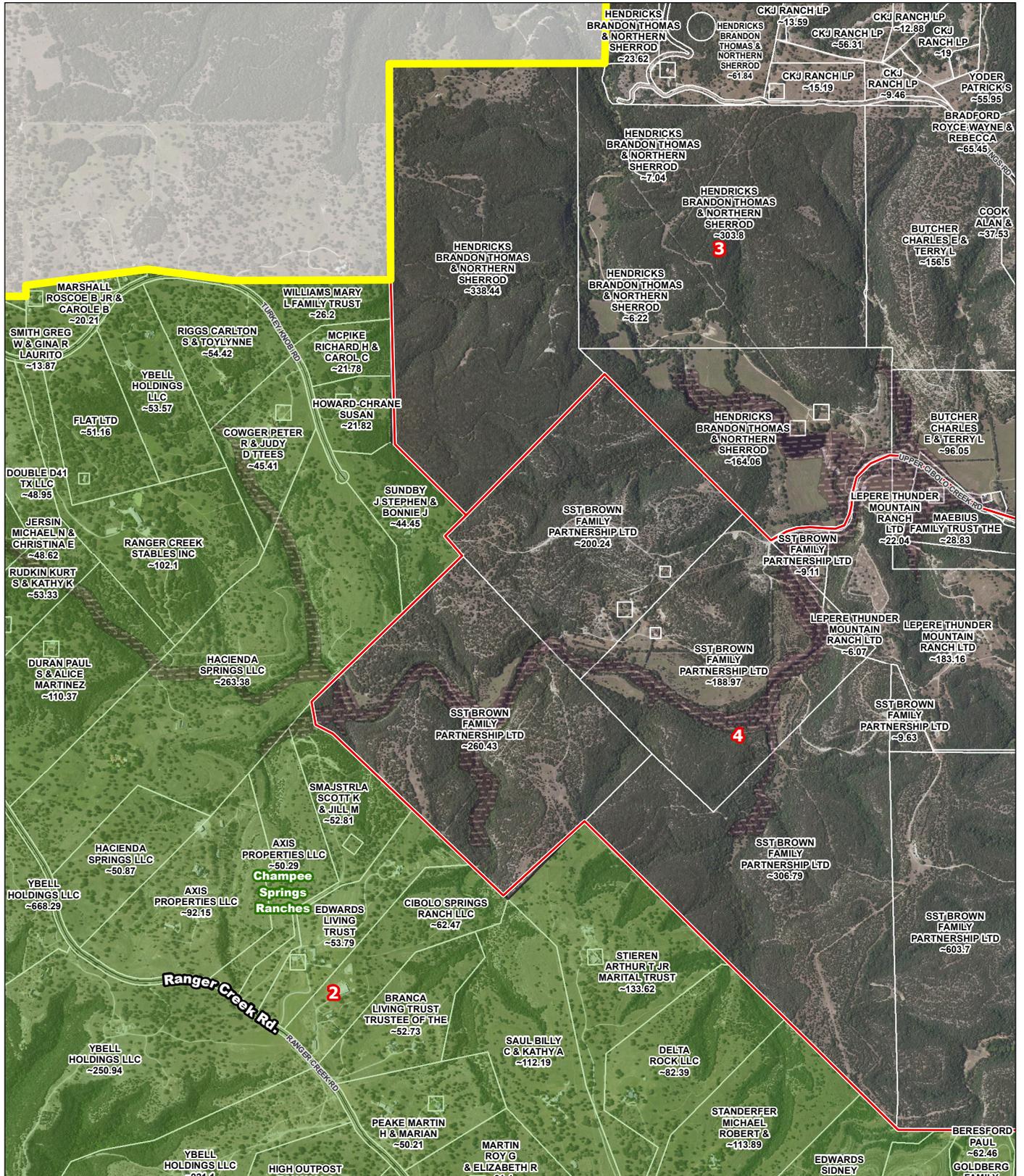
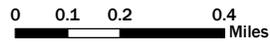


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

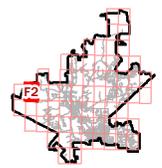


Residential Development Overview

Map Grid: F2



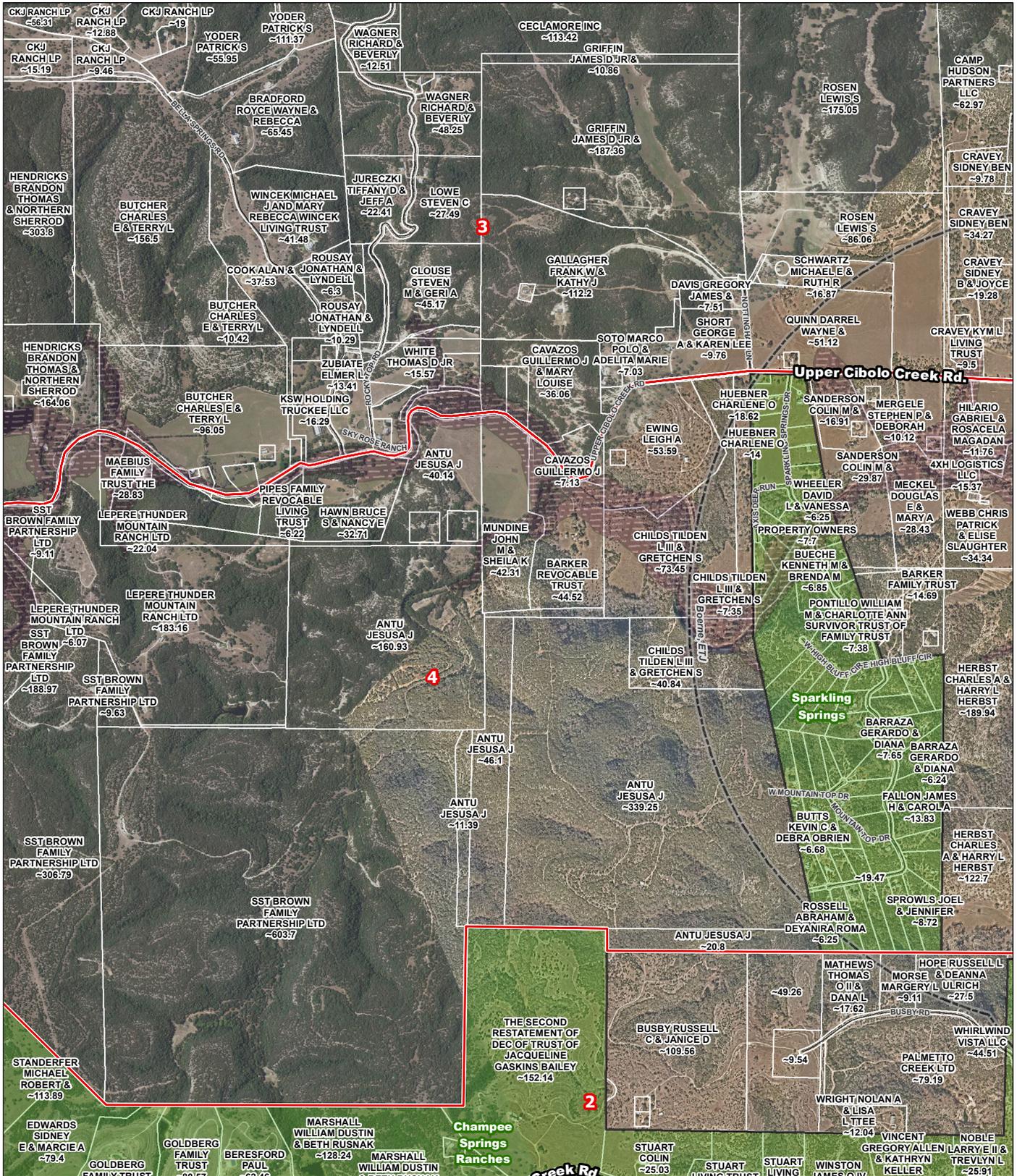
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: F3

0 0.1 0.2 0.4 Miles

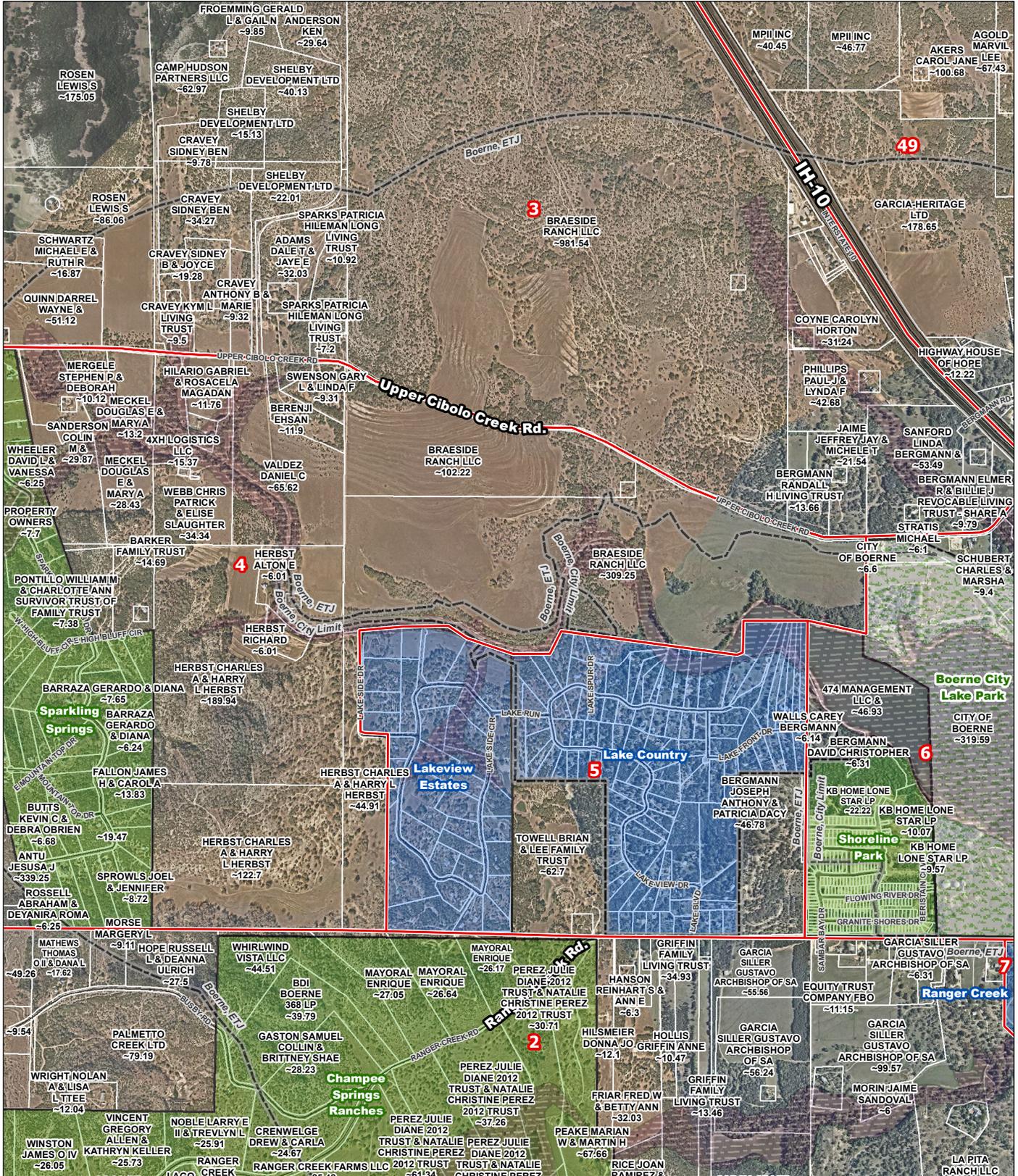


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

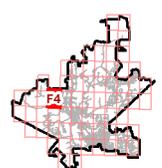
Residential Development Overview

Map Grid: F4

0 0.1 0.2 0.4 Miles



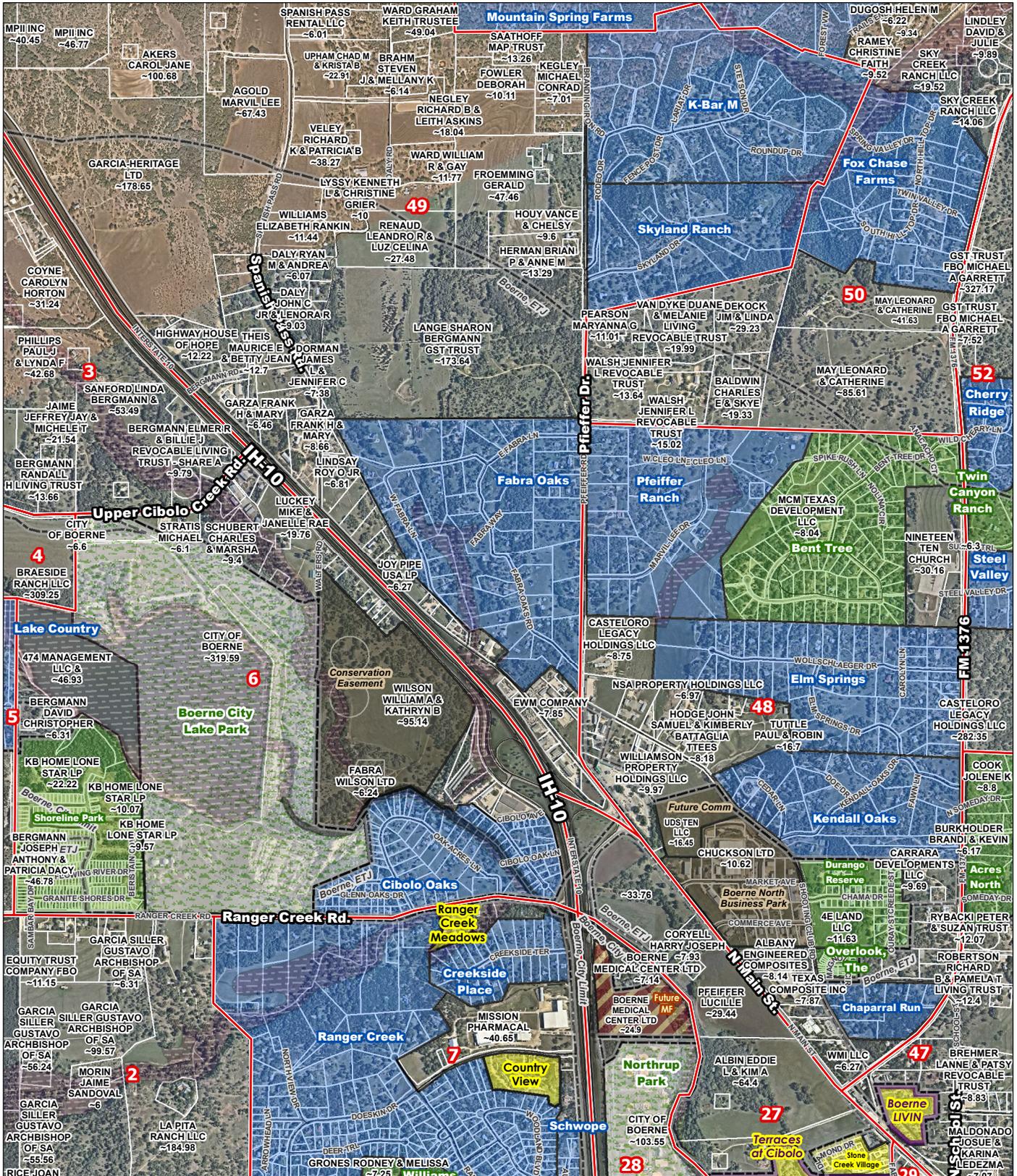
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
Yellow outline: District Boundary	Blue square: Existing	Green square: Existing	Grey square: Industrial/Commercial	Light green square: 500 Year
Red outline: Planning Units	Light blue square: Developing	Yellow square: Developing	Light green square: Park/Recreation	Dark green square: 100 Year
Orange line: Active Oil and Gas Pipelines	Light yellow square: Planned	Light blue square: Planned	Light blue square: Preserve	Dark grey square: Floodway
Black line: Rail Lines	Light blue square: MPC	Light blue square: District Property	Light blue square: Development Reserve	
Green line: County Line	Light blue square: District Facility	Light blue square: Vacant District Land	Light blue square: Institutional	
Grey outline: Municipalities			Light blue square: Age-Restricted	
Black line with double bars: Restricted Access Gates			Light blue square: Edwards Aquifer (Approx)	
			Light blue square: Contributing Zone	
			Light blue square: Recharge Zone	



Residential Development Overview

Map Grid: F5

0 0.1 0.2 0.4 Miles

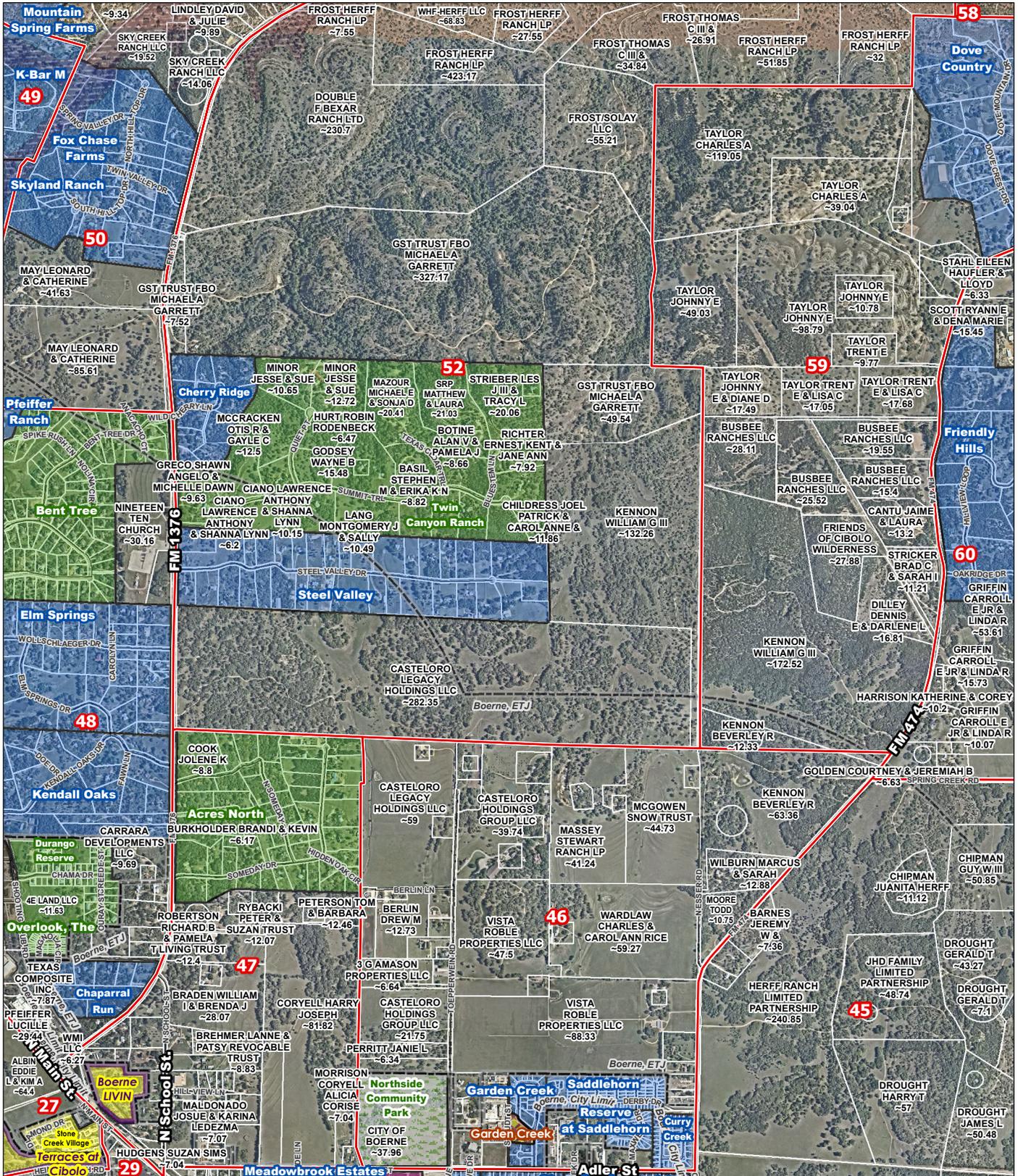


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

Residential Development Overview

Map Grid: F6

0 0.1 0.2 0.4 Miles

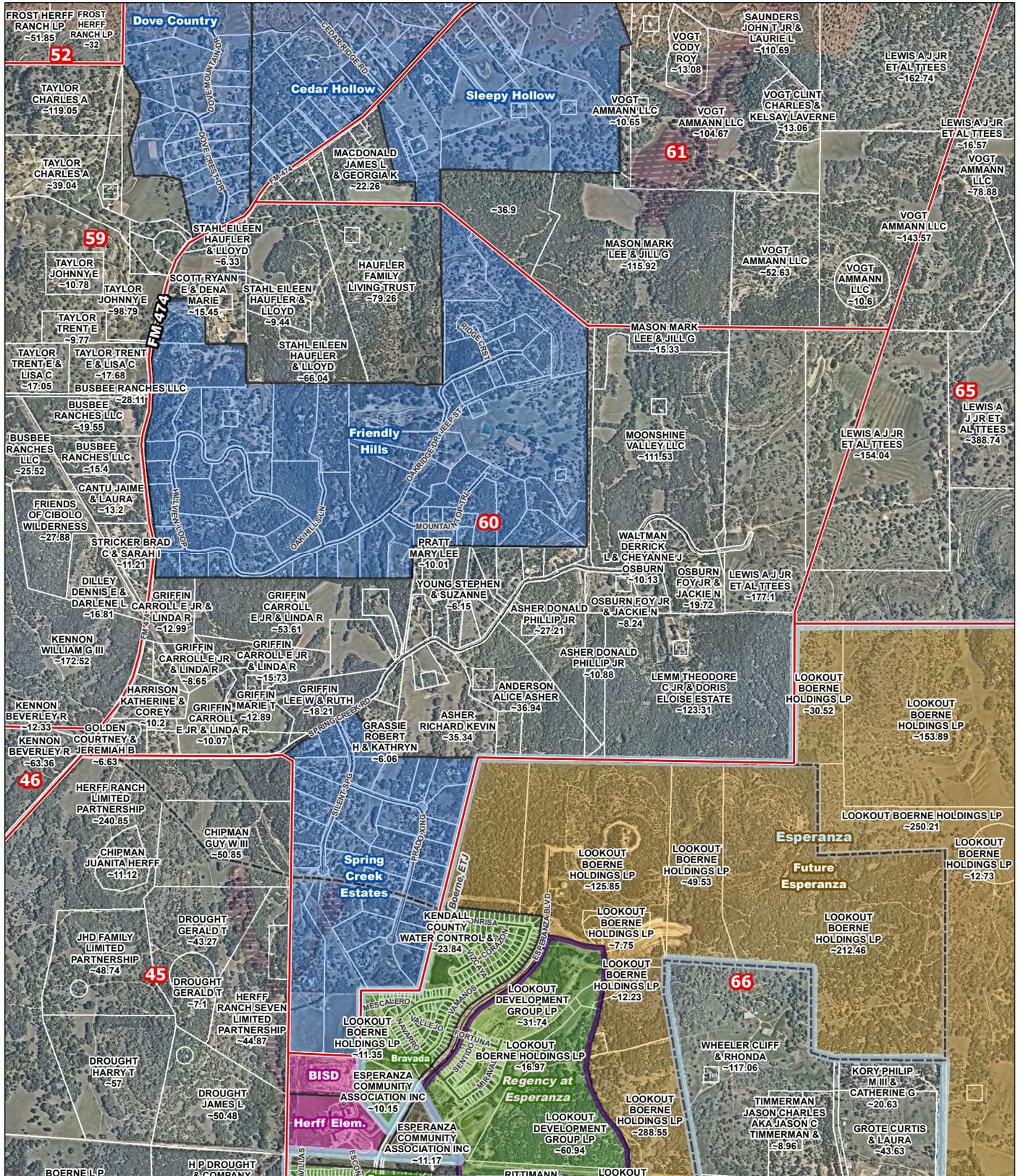


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

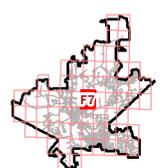


Residential Development Overview

Map Grid: F7

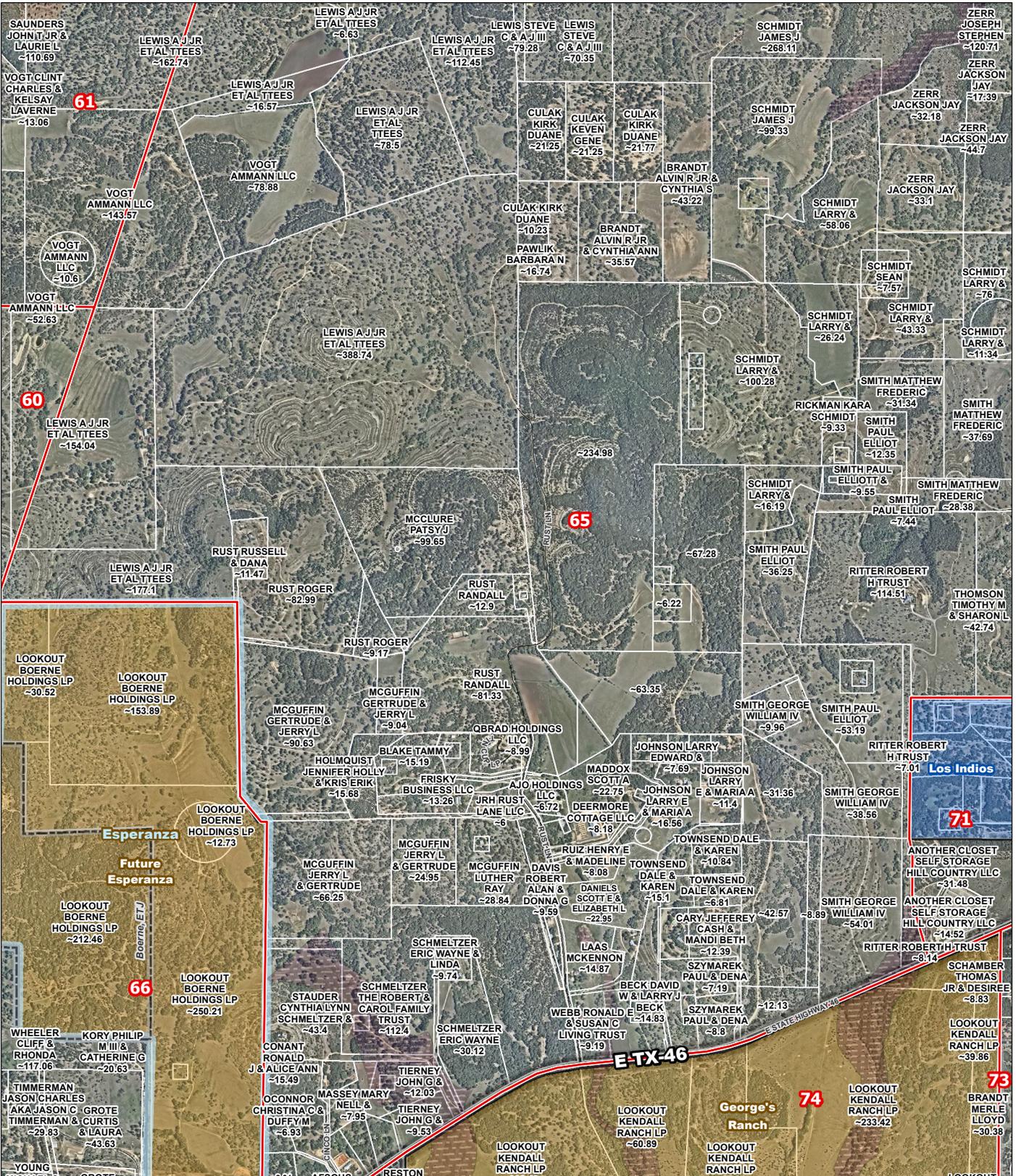


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

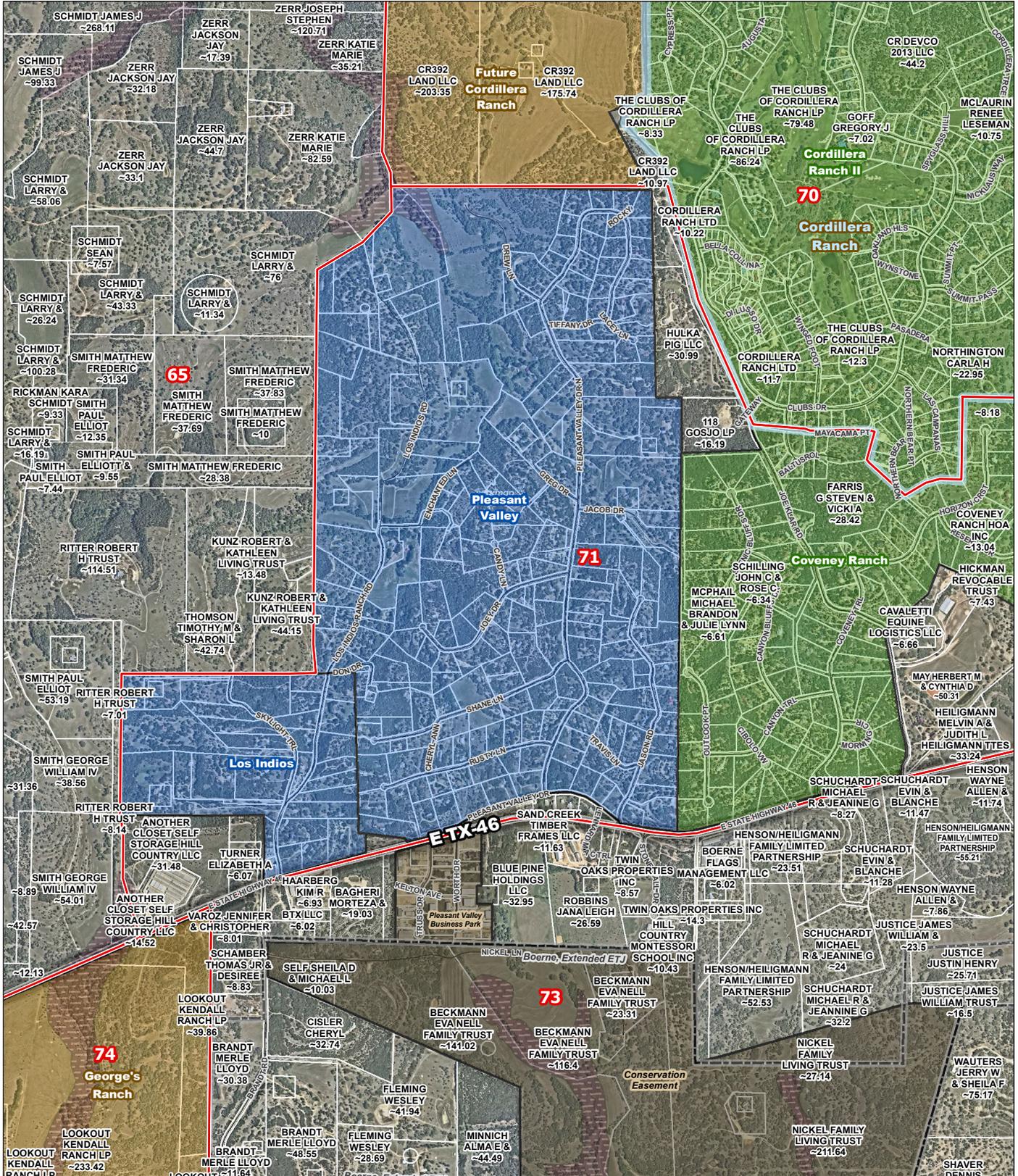
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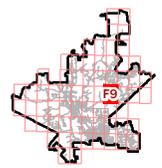
Residential Development Overview

Map Grid: F9

0 0.1 0.2 0.4 Miles

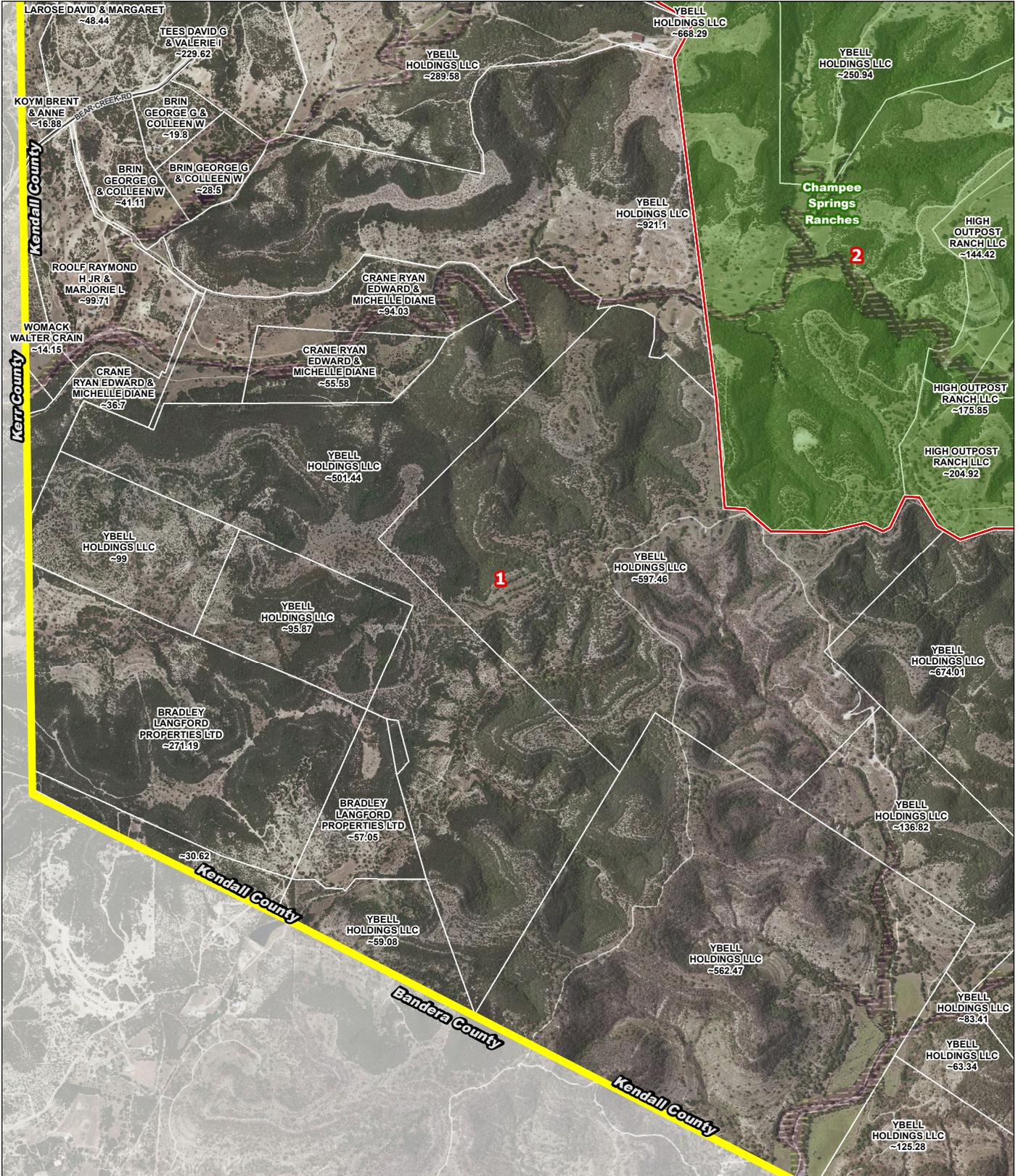


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
Yellow outline: District Boundary	Blue square: Existing	Green square: Existing	Grey square: Industrial/Commercial	Light green square: 500 Year
Red outline: Planning Units	Light blue square: Developing	Yellow square: Developing	Light green square: Park/Recreation	Dark green square: 100 Year
Orange line: Active Oil and Gas Pipelines	Light yellow square: Planned	Light green square: Planned	Light blue square: Preserve	Dark grey square: Floodway
Black line: Rail Lines	Light blue square: MPC	Light purple square: District Property	Light purple square: Development Reserve	
Green line: County Line	Light purple square: District Facility	Light purple square: Vacant District Land	Light purple square: Institutional	
Grey outline: Municipalities	Light purple square: Age-Restricted	Light purple square: Edwards Aquifer (Approx)	Light purple square: Contributing Zone	
Black line with double bars: Restricted Access Gates	Light purple square: Recharge Zone		Light purple square: Recharge Zone	



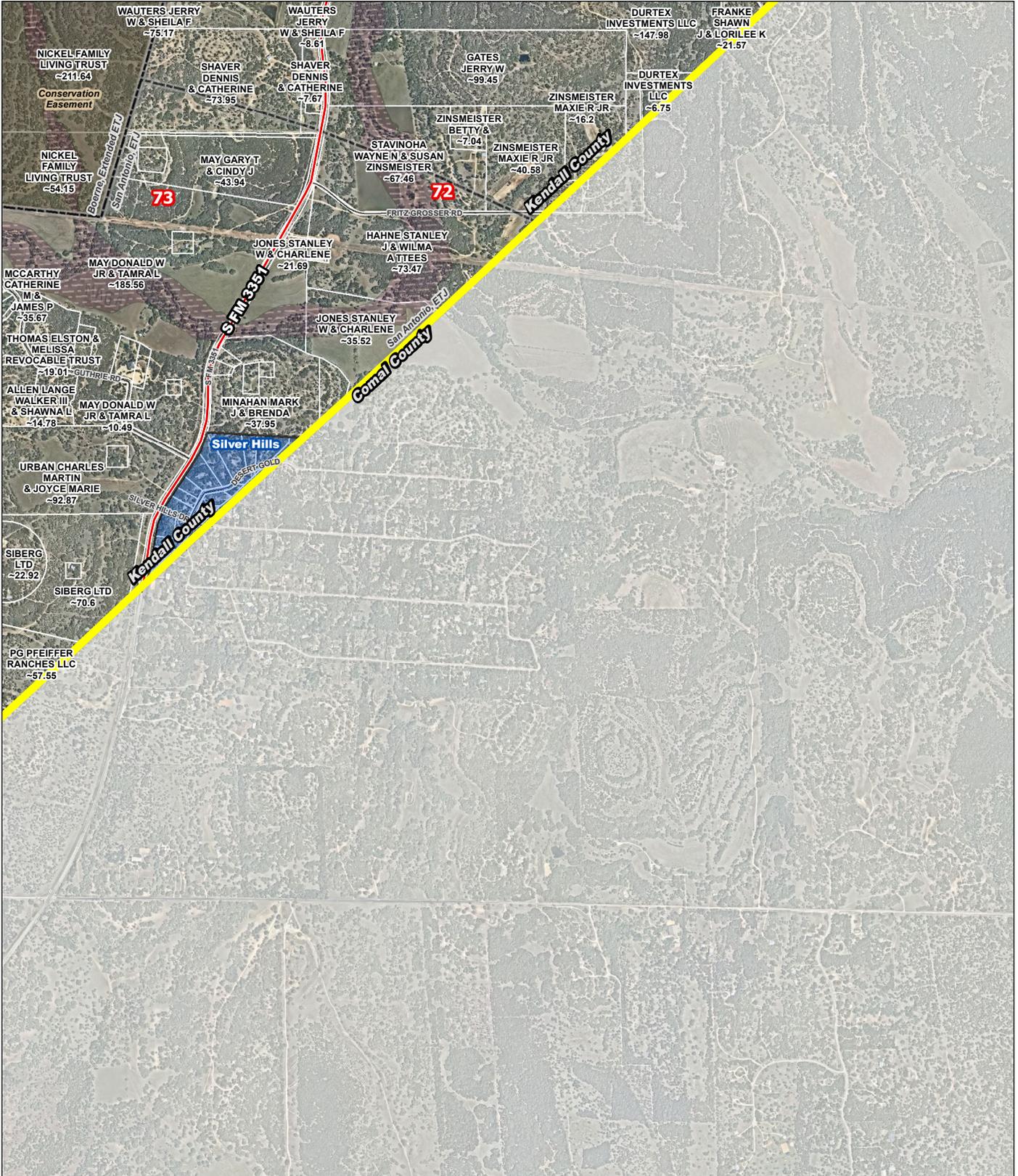
Residential Development Overview

Map Grid: G1

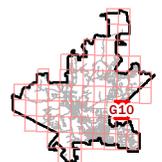


Residential Development Overview

Map Grid: G10

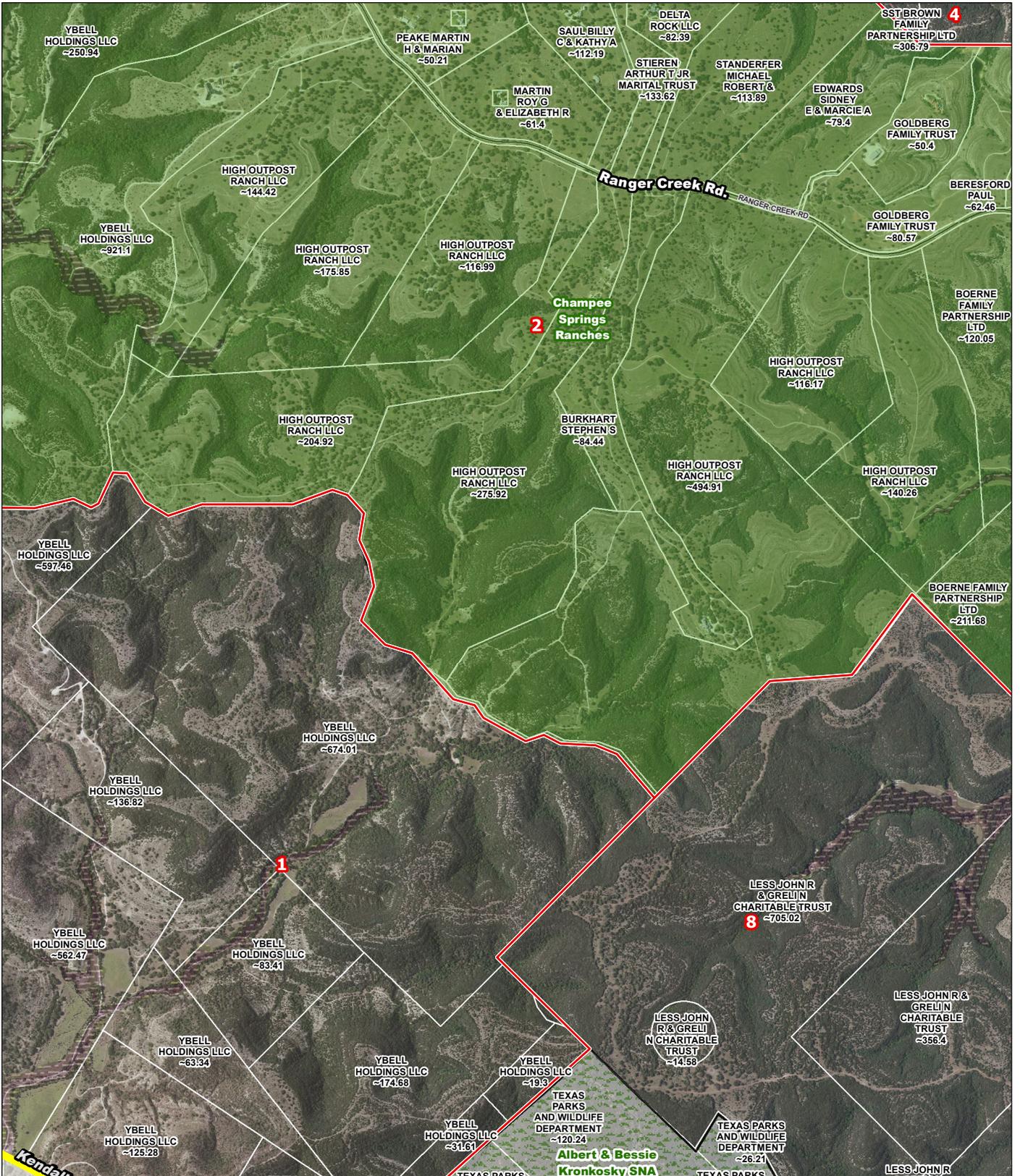


Map Layers District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates	Single-Family Existing Developing Planned MPC	Multi-Family Existing Developing Planned District Property District Facility Vacant District Land	Other Land Uses Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone	Flood Zones 500 Year 100 Year Floodway
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Residential Development Overview

Map Grid: G2

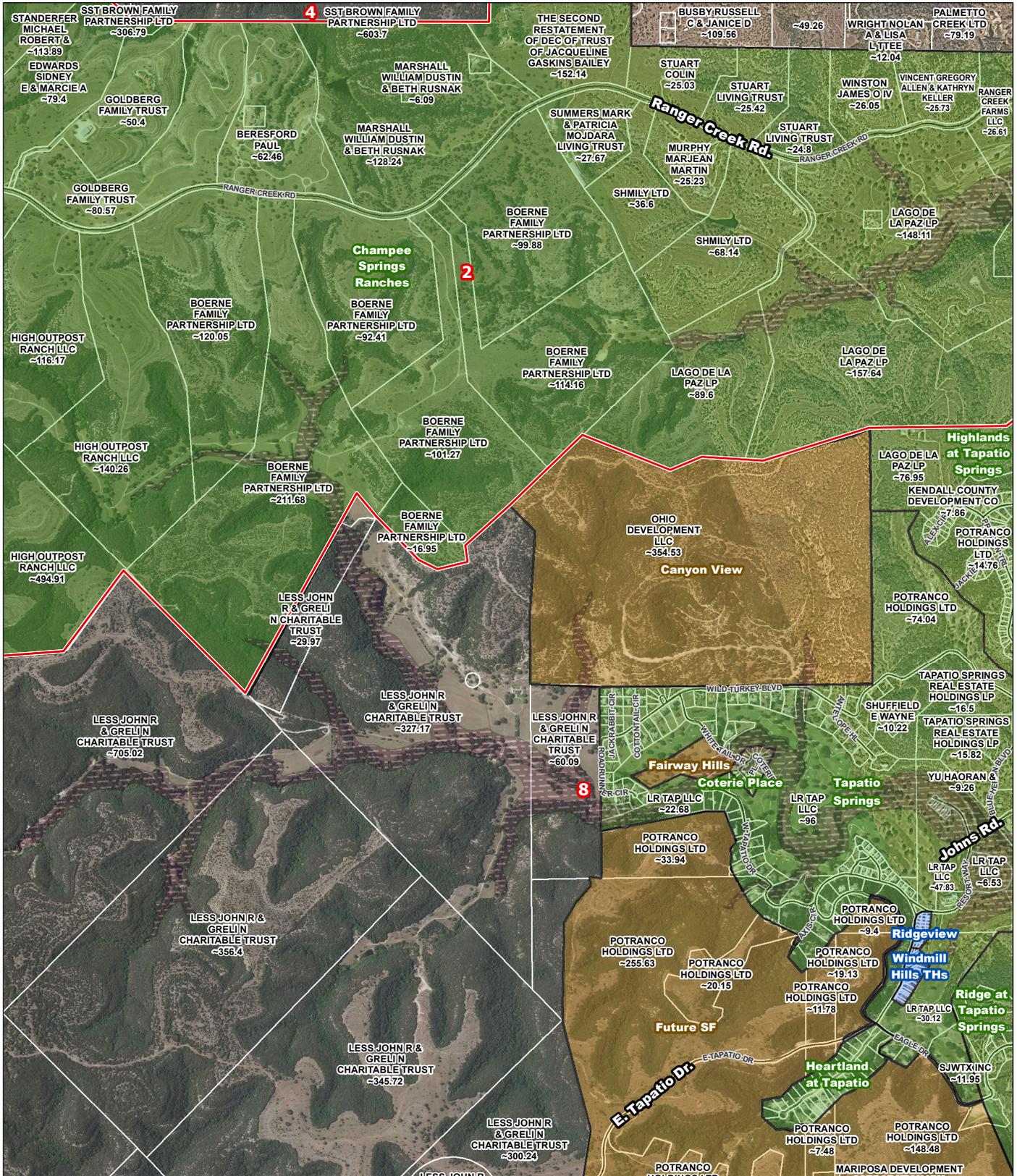


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Facility	Development Reserve	
County Line	MPC	Vacant District Land	Institutional	
Municipalities			Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

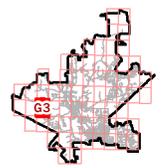


Residential Development Overview

Map Grid: G3

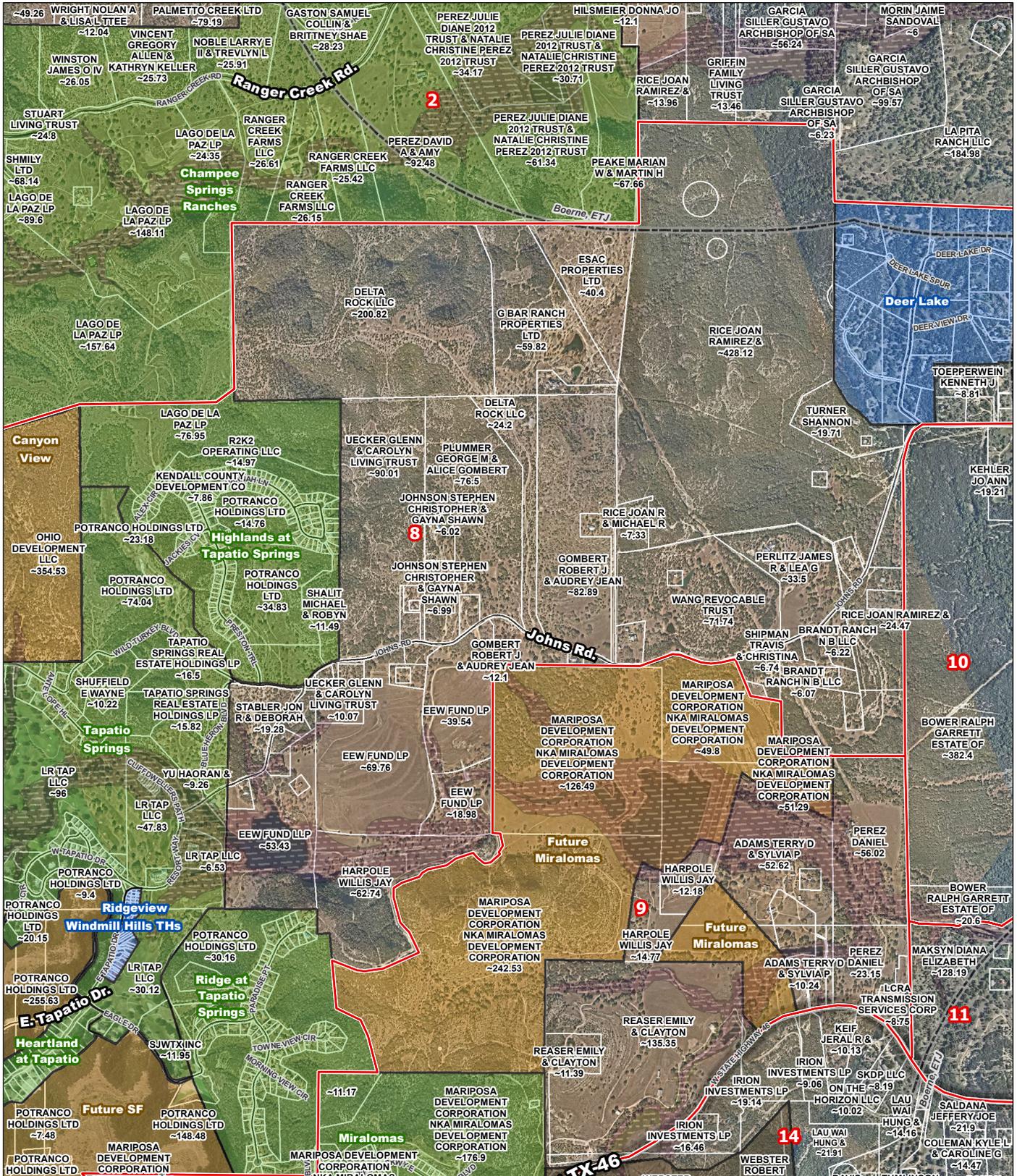
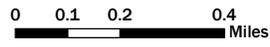


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

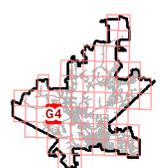


Residential Development Overview

Map Grid: G4

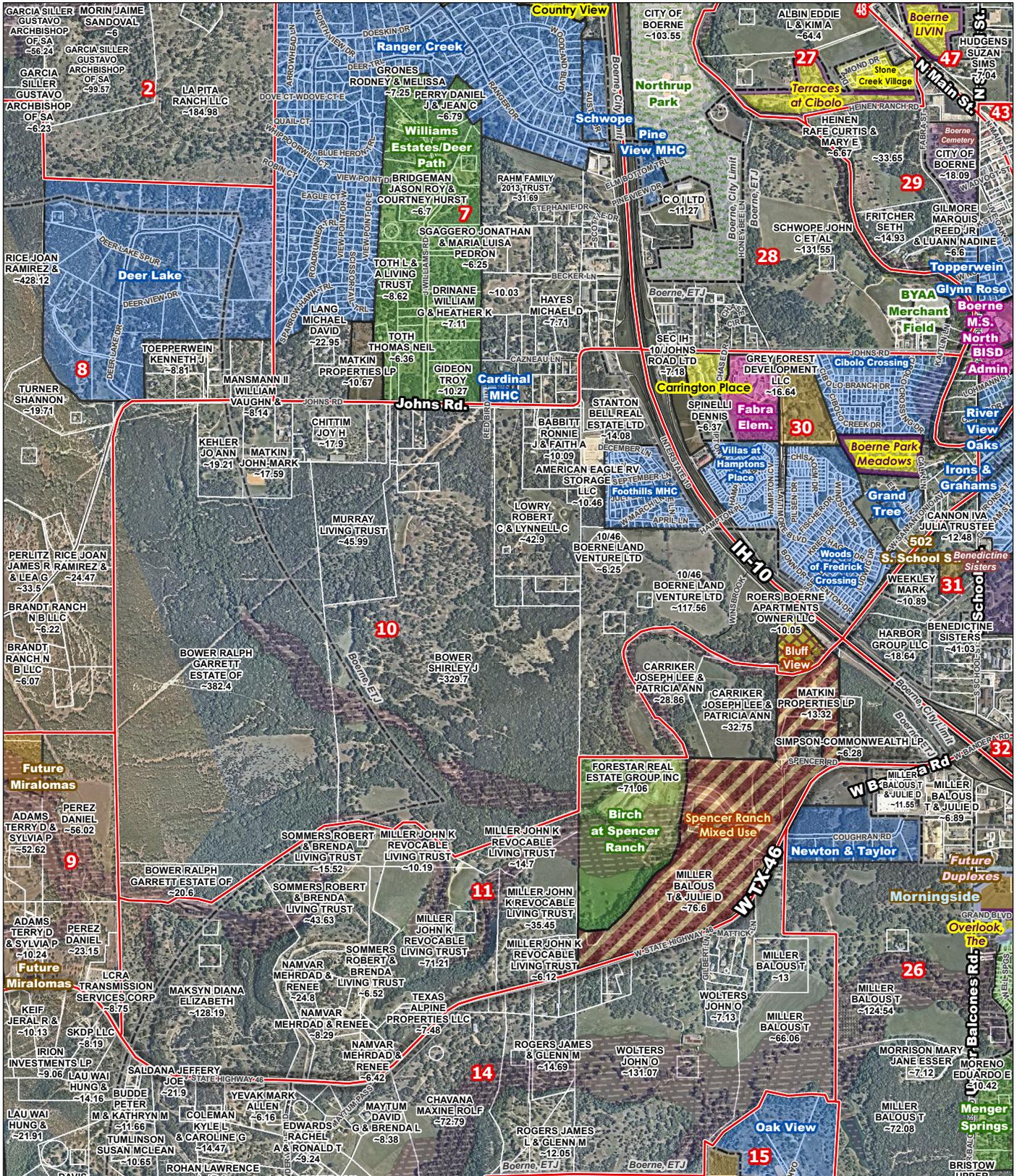


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway

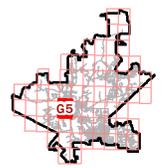


Residential Development Overview

Map Grid: G5



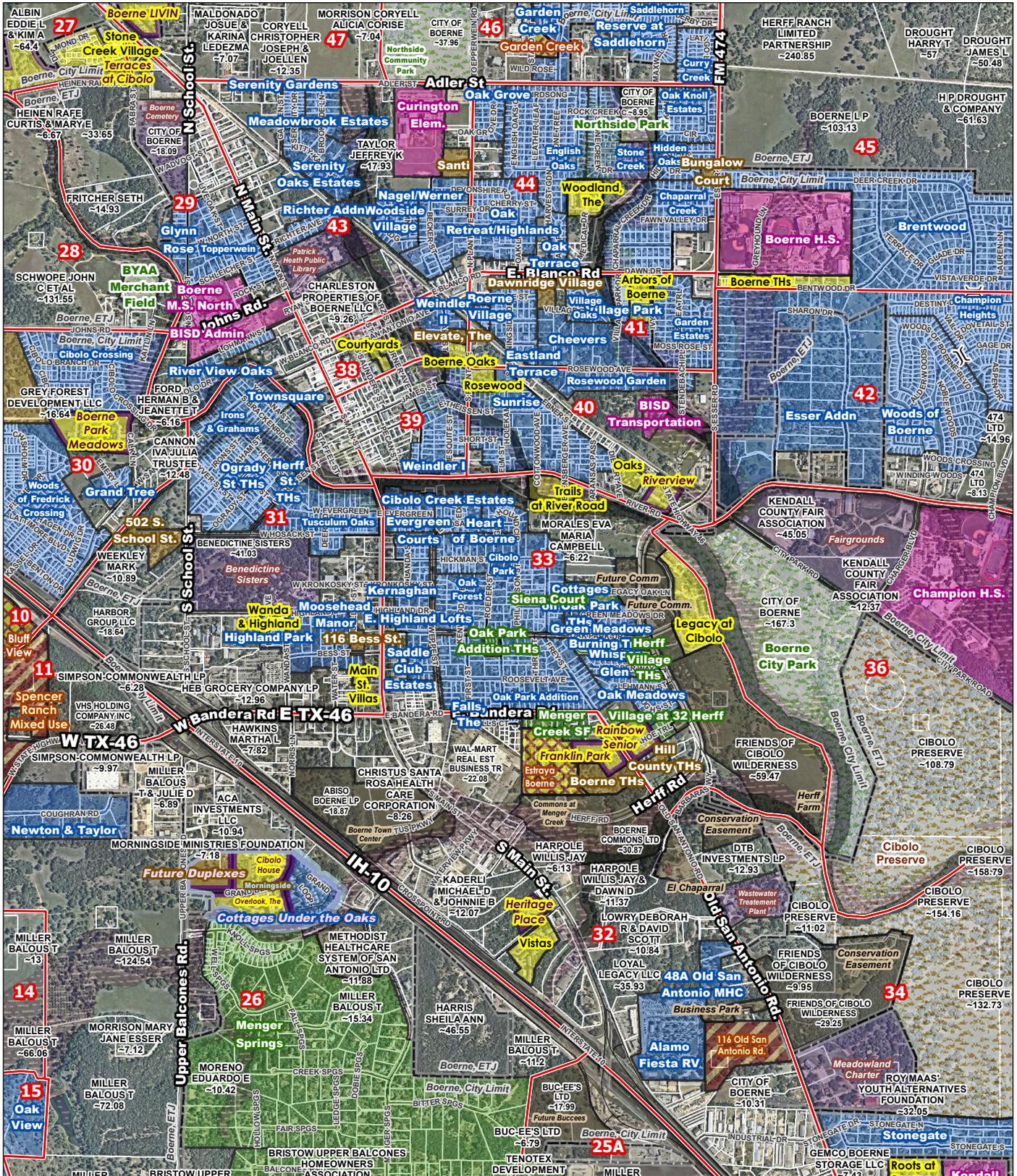
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway



Residential Development Overview

Map Grid: G6

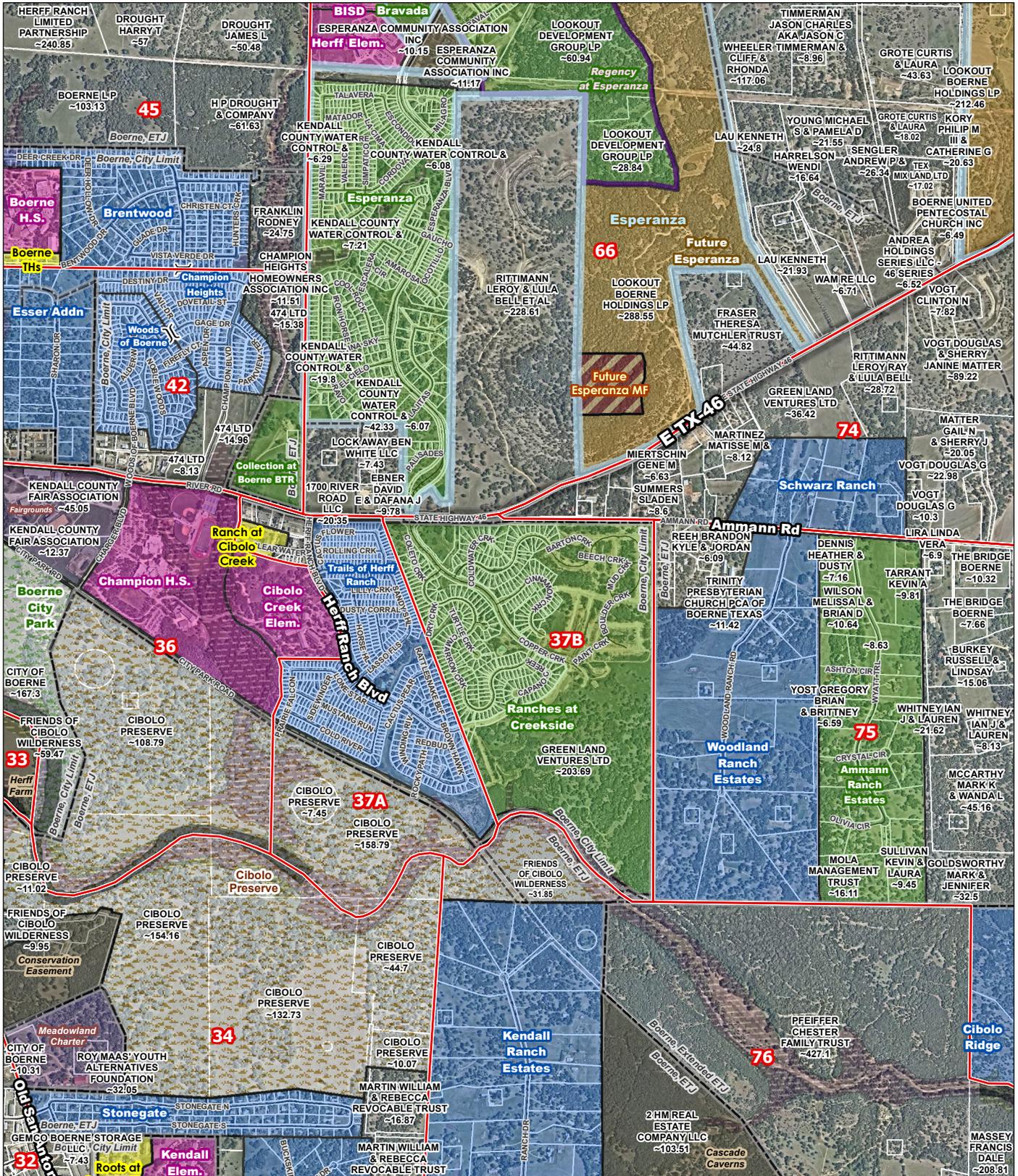
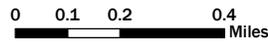
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Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

Residential Development Overview

Map Grid: G7



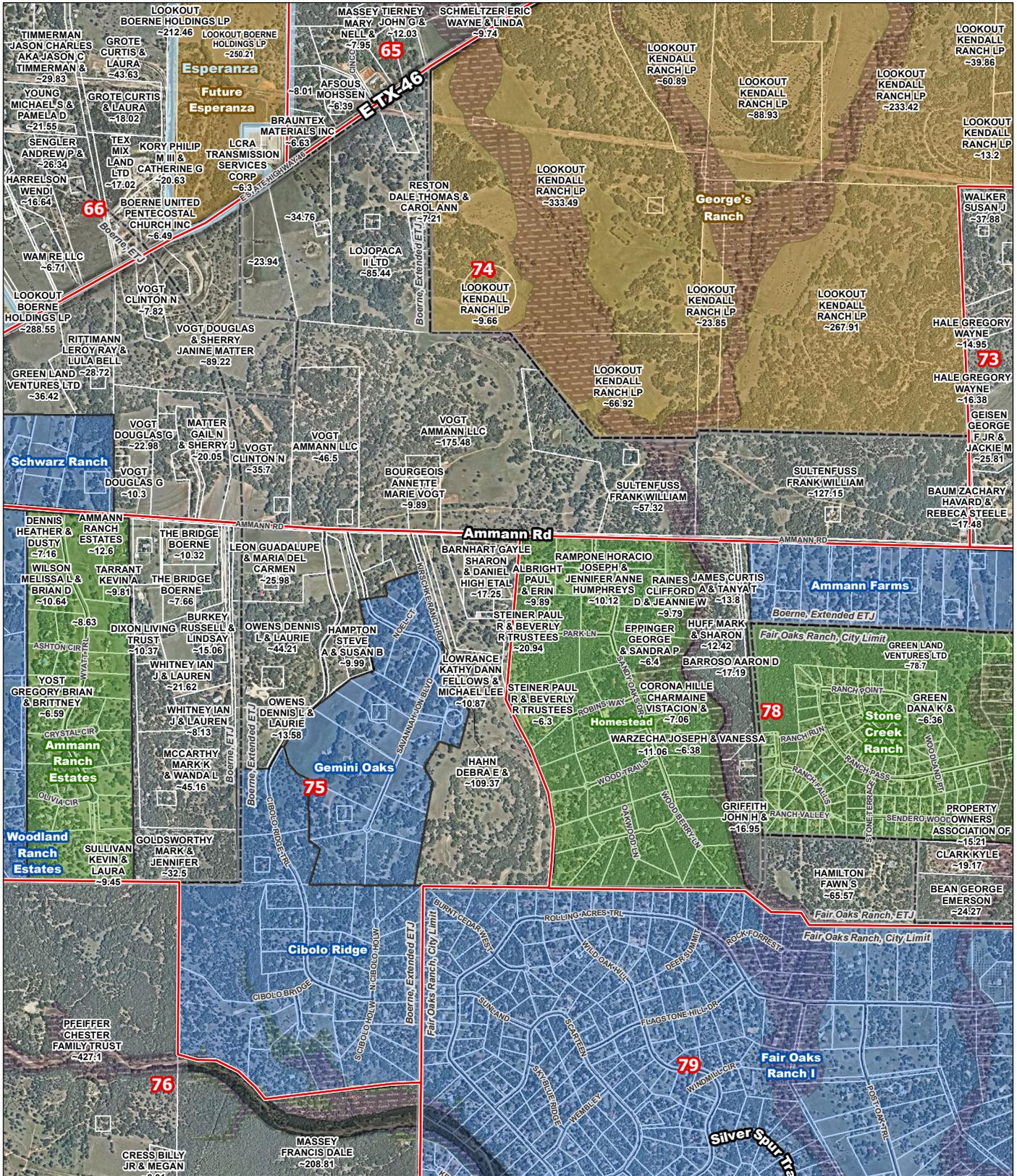
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



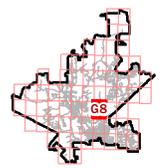
Residential Development Overview

Map Grid: G8

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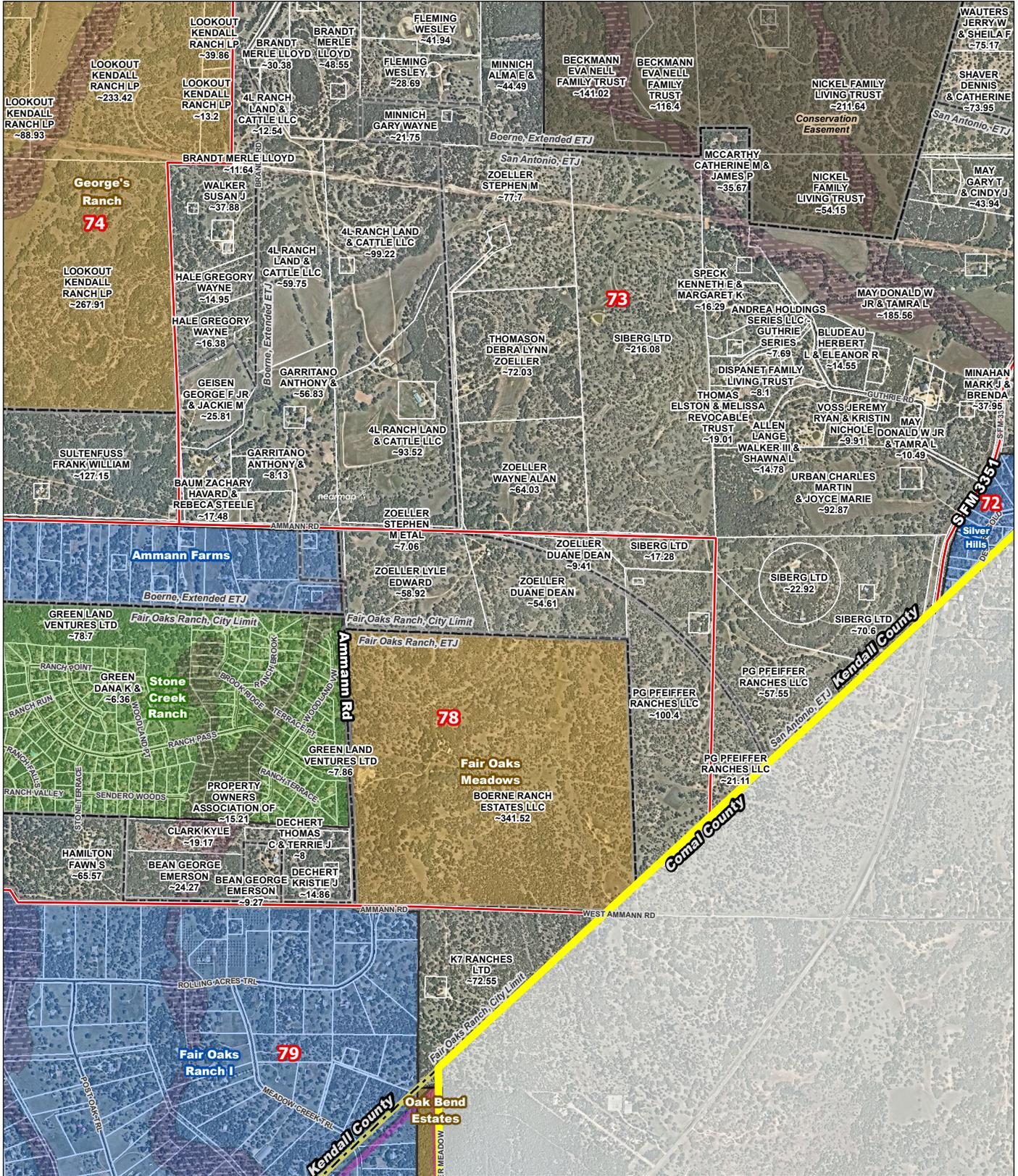
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway



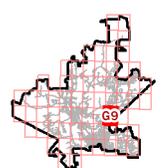
Residential Development Overview

Map Grid: G9

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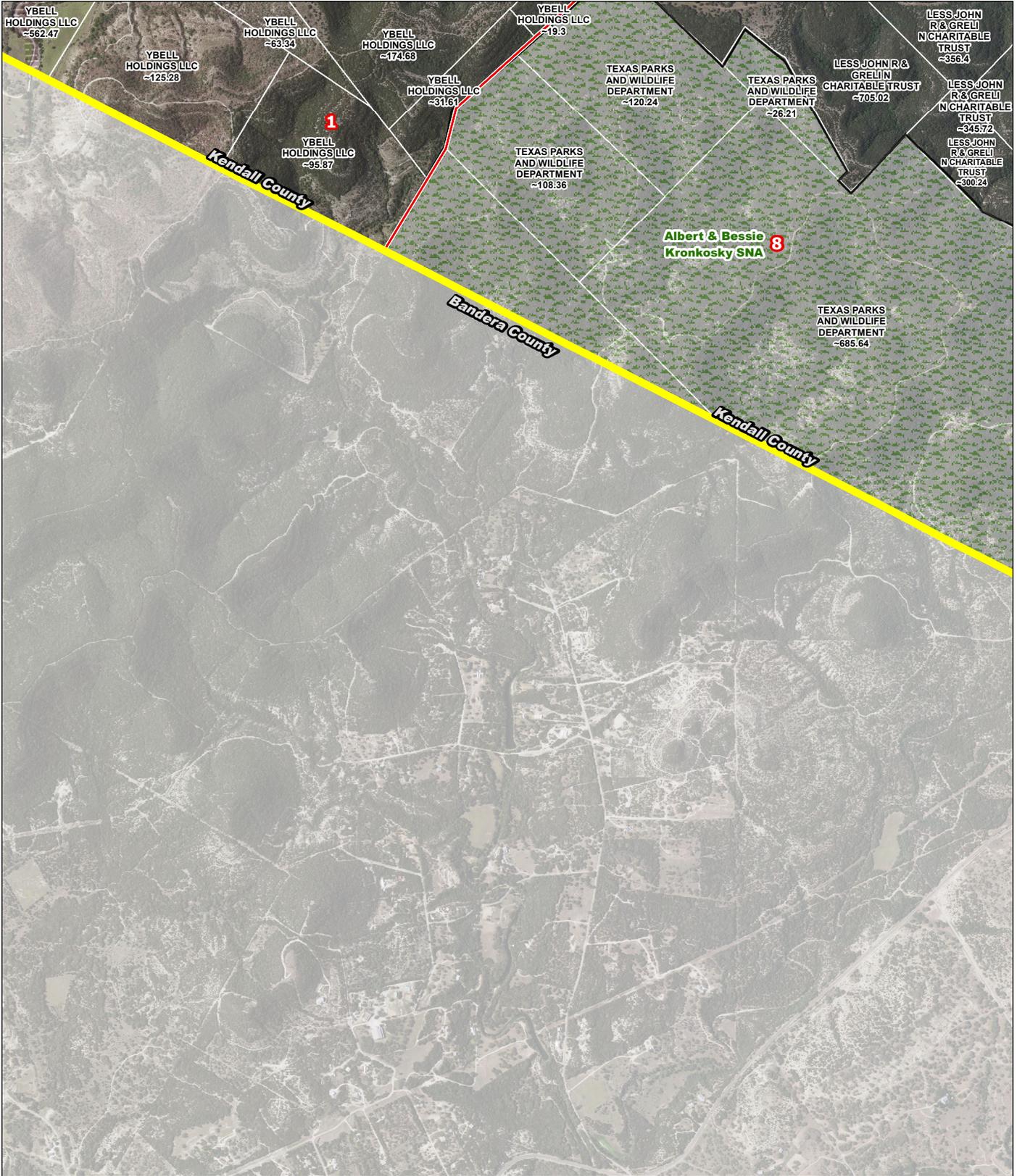


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway

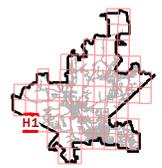


Residential Development Overview

Map Grid: H1

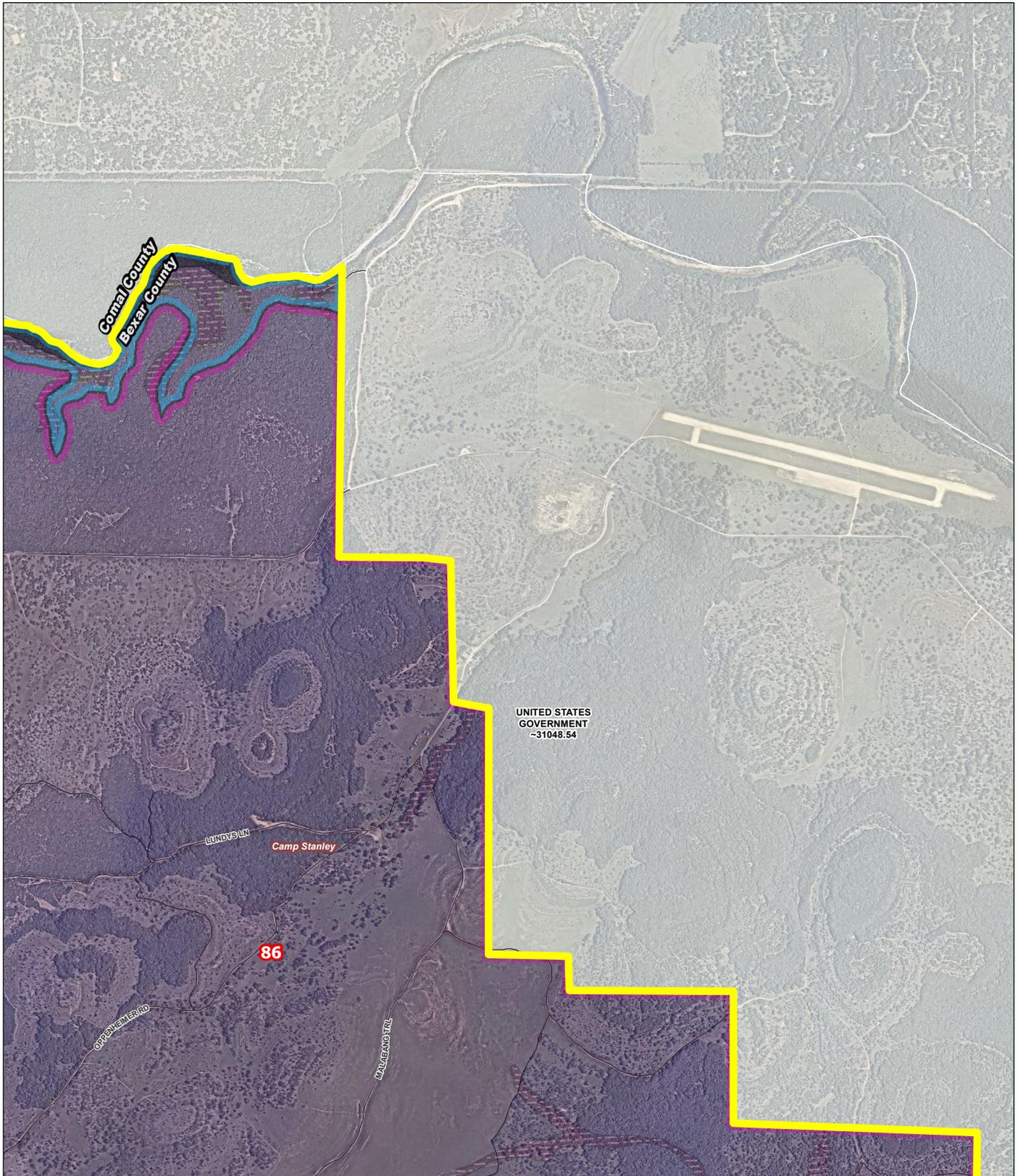
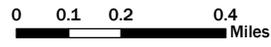


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: H10

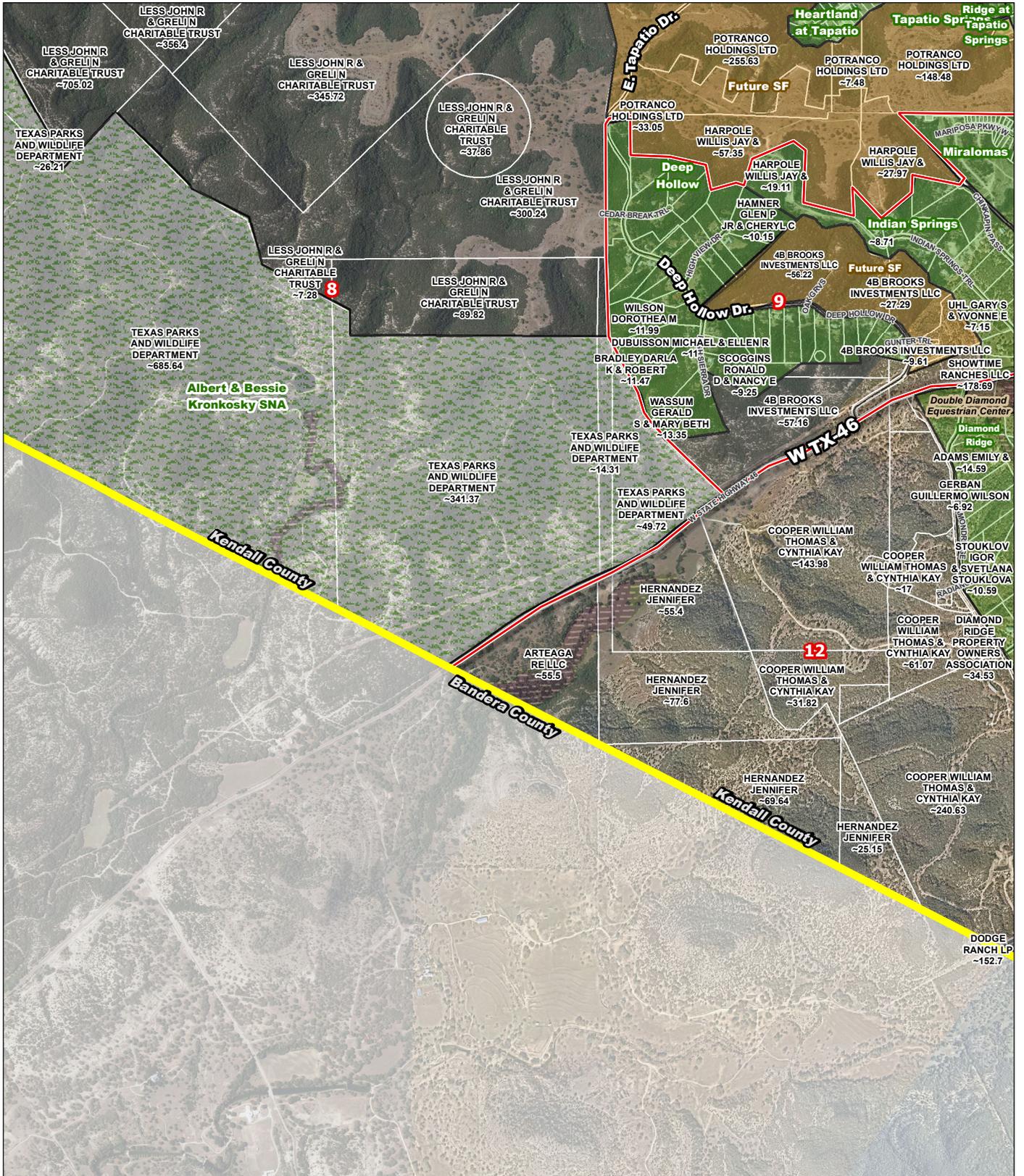


Map Layers District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates	Single-Family Existing Developing Planned MPC	Multi-Family Existing Developing Planned District Property District Facility Vacant District Land	Other Land Uses Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone	Flood Zones 500 Year 100 Year Floodway
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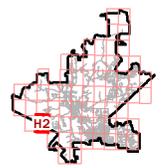


Residential Development Overview

Map Grid: H2

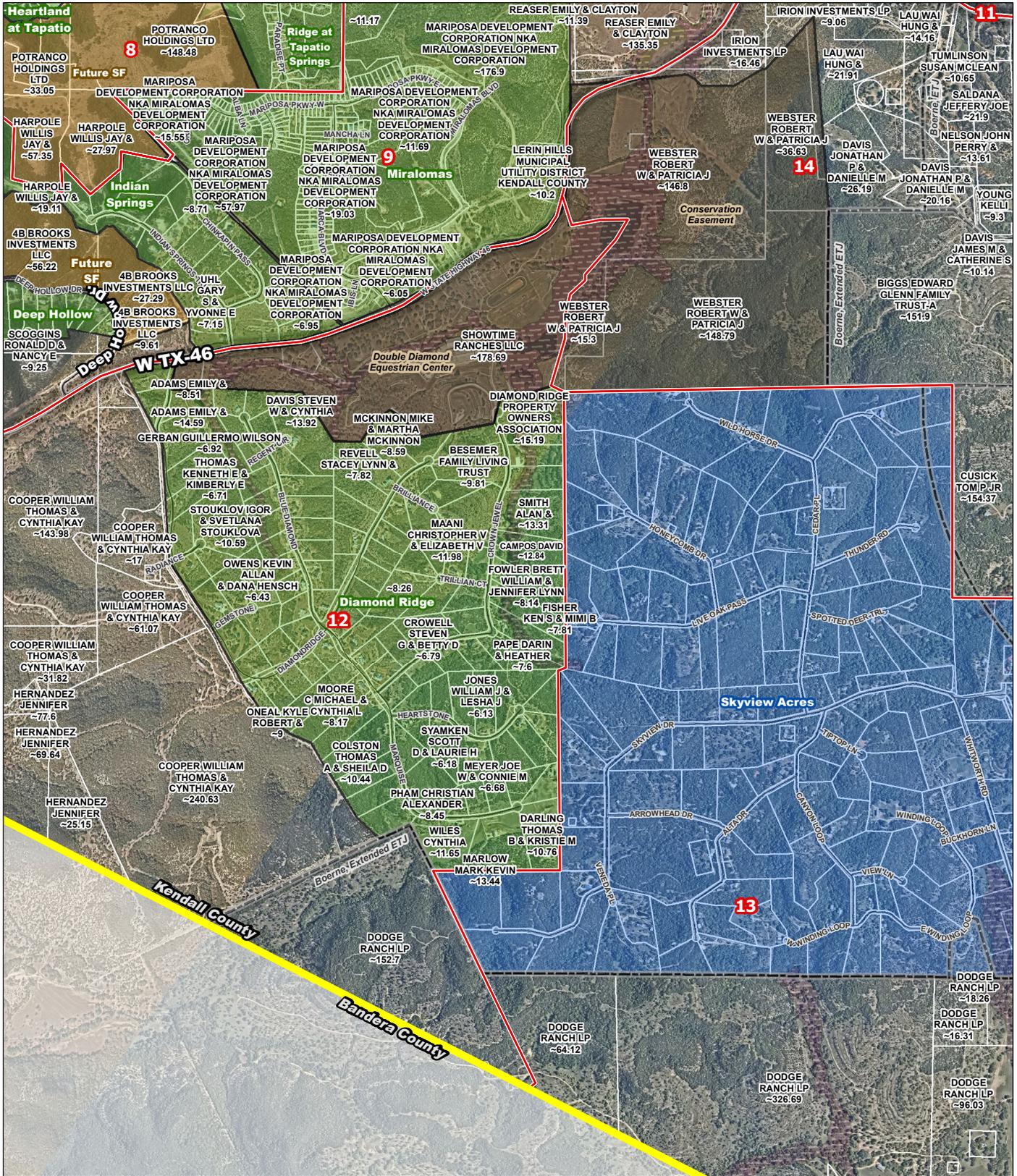
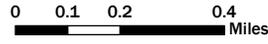


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: H3

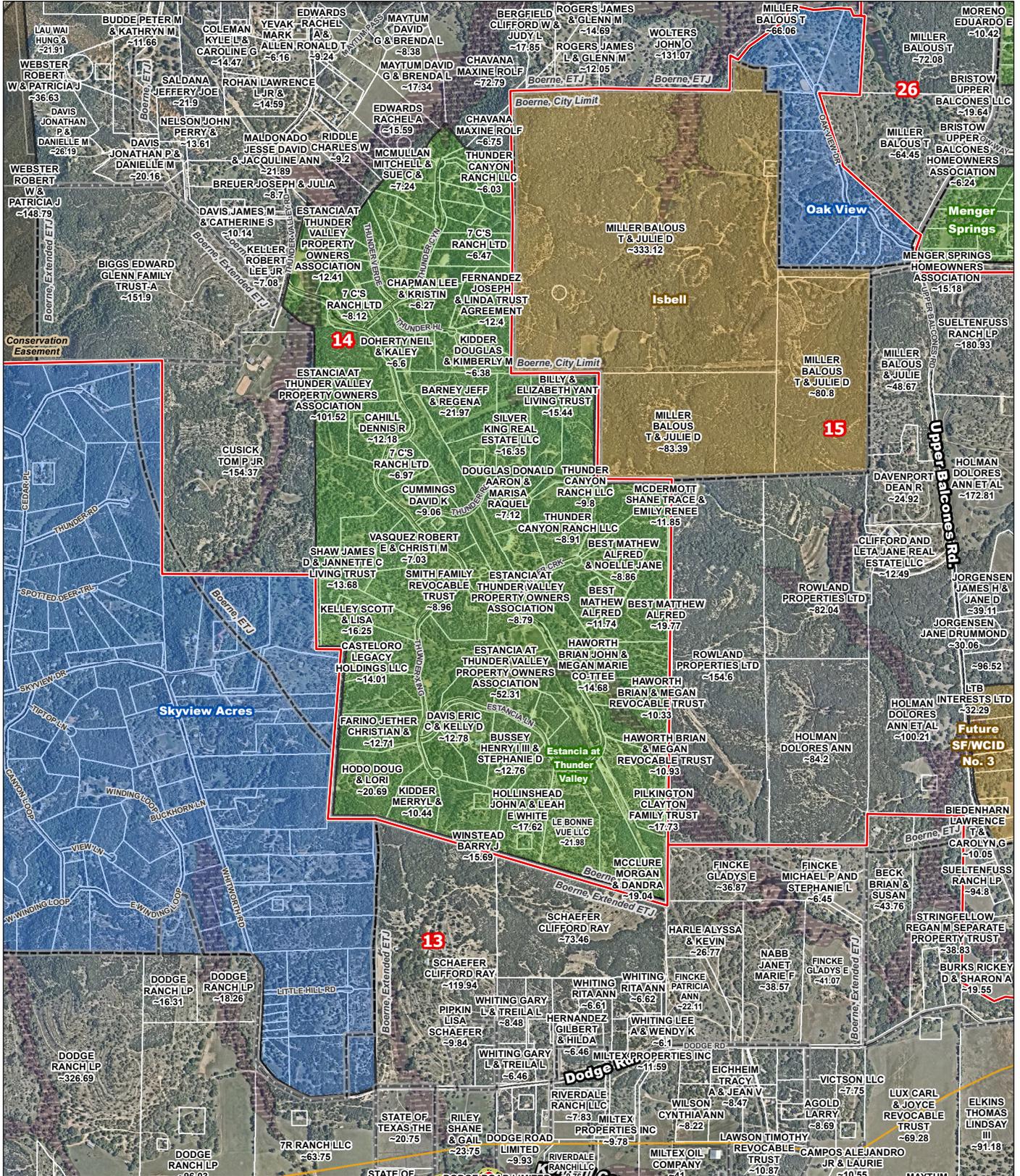


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

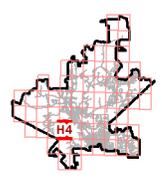
Residential Development Overview

Map Grid: H4

0 0.1 0.2 0.4 Miles



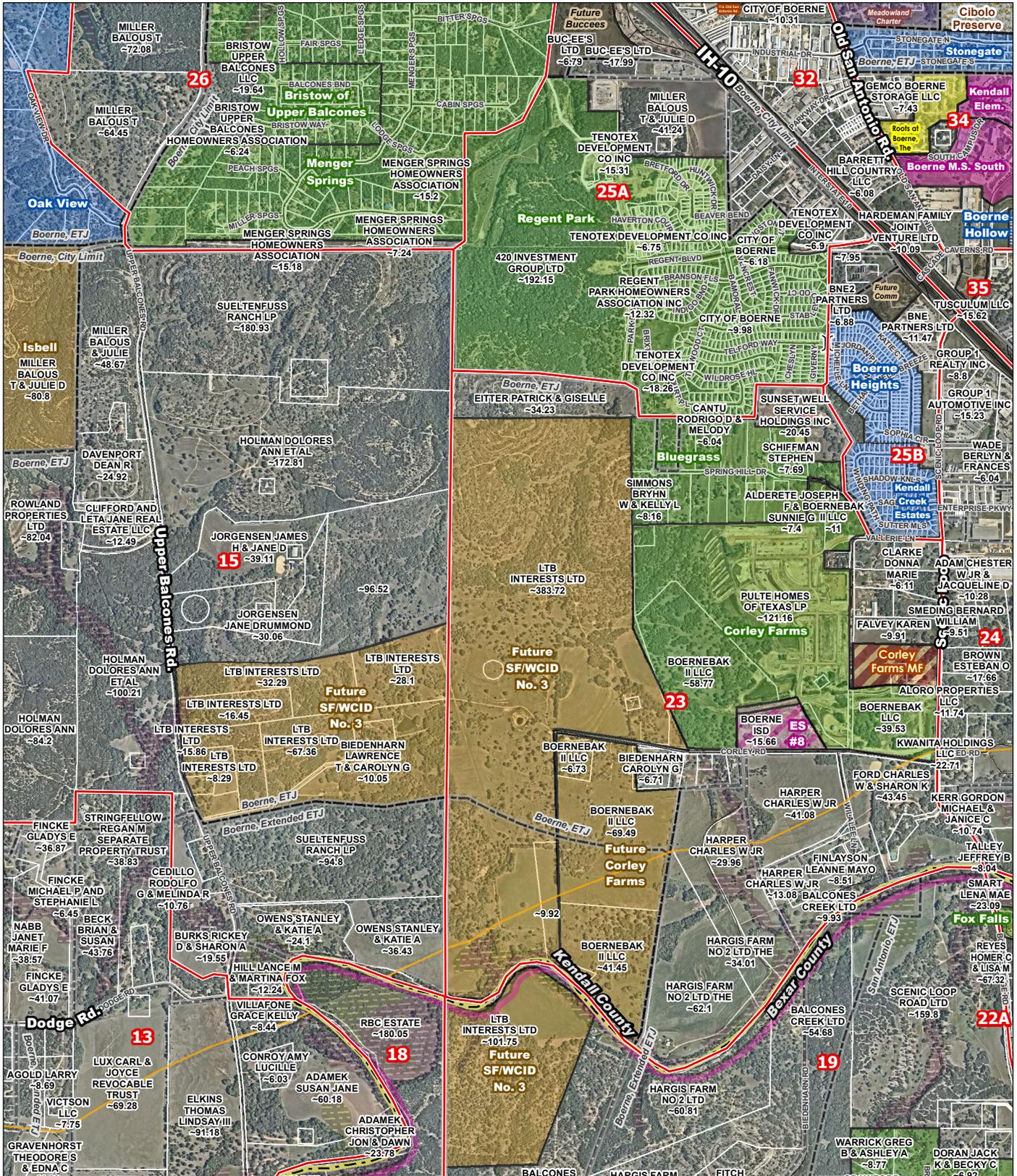
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway



Residential Development Overview

Map Grid: H5

0 0.1 0.2 0.4 Miles



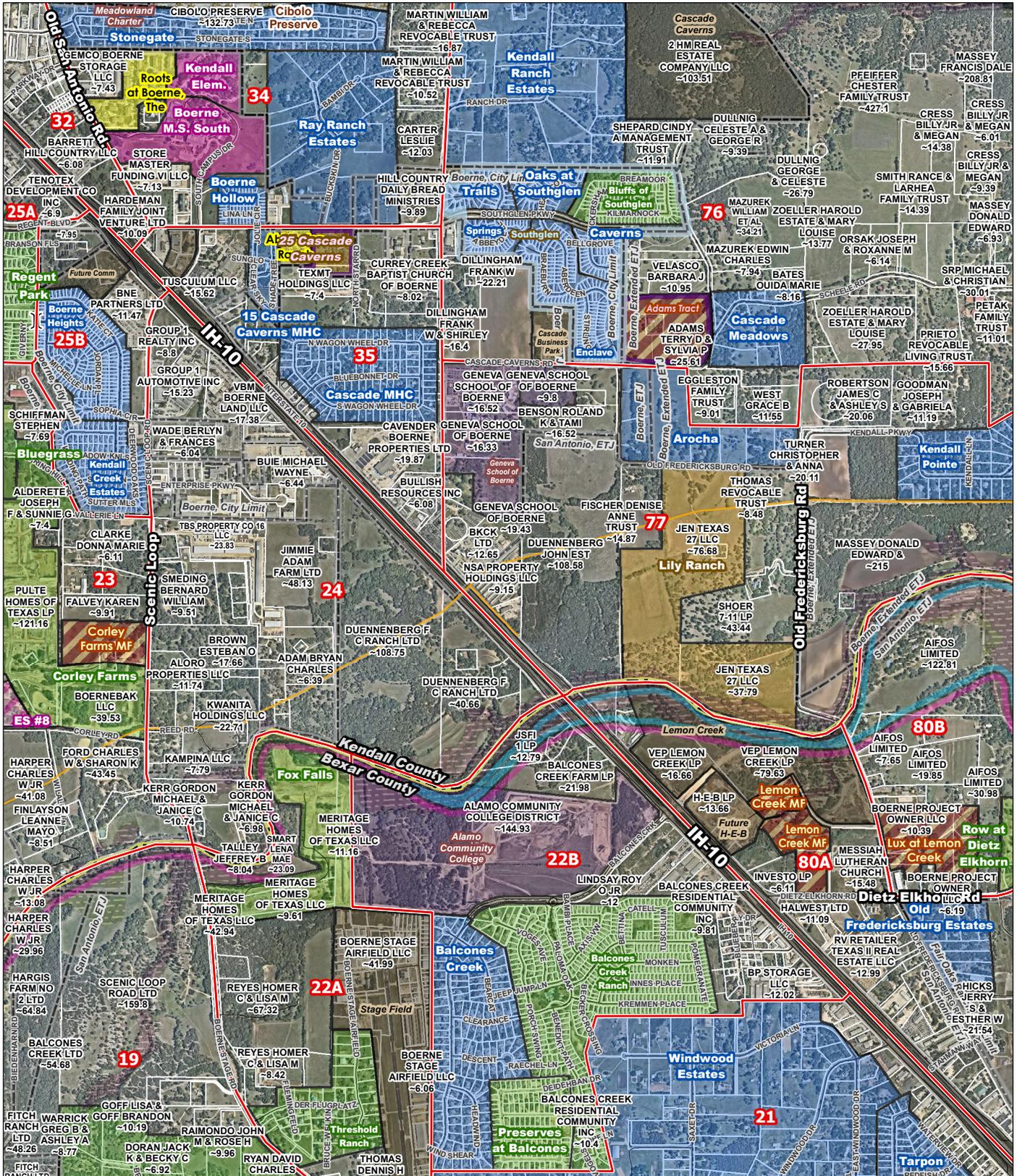
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

Residential Development Overview

0 0.1 0.2 0.4 Miles



Map Grid: H6

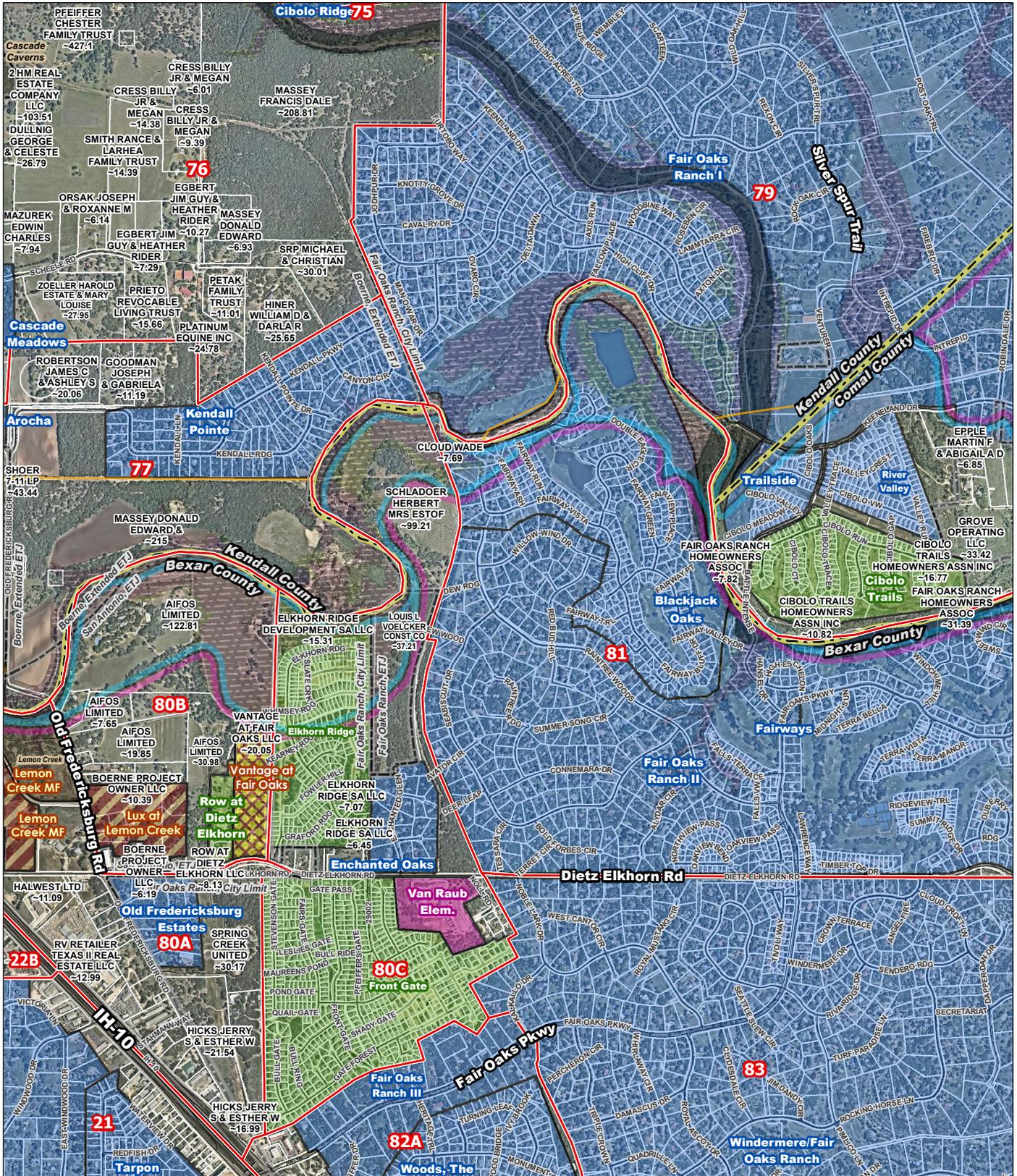


<p>Map Layers</p> <ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<p>Single-Family</p> <ul style="list-style-type: none"> Existing Developing Planned MPC 	<p>Multi-Family</p> <ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<p>Other Land Uses</p> <ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<p>Flood Zones</p> <ul style="list-style-type: none"> 500 Year 100 Year Floodway
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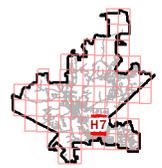


Residential Development Overview

Map Grid: H7



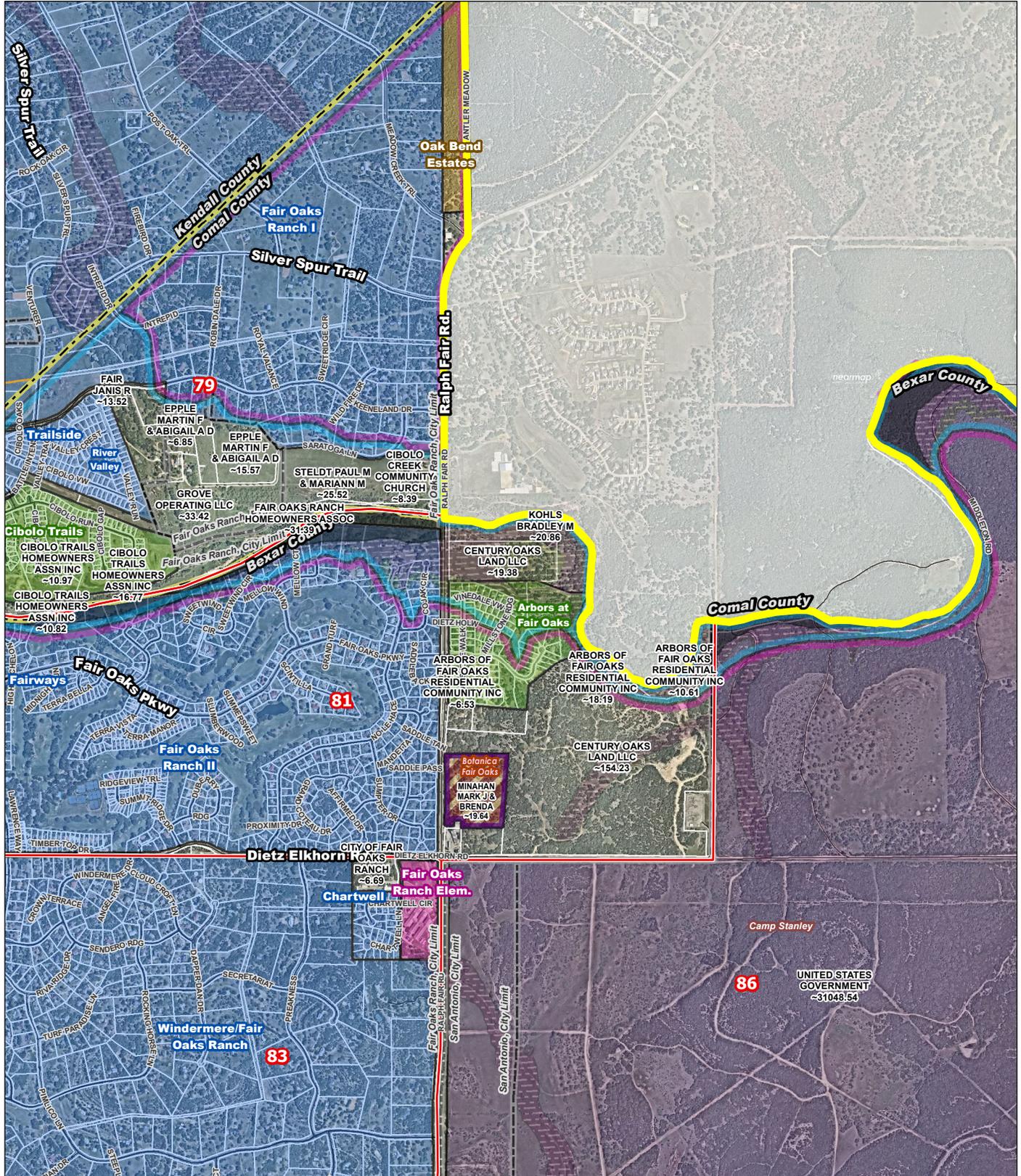
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	Vacant District Land	Institutional	
Municipalities			Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: H8

0 0.1 0.2 0.4 Miles

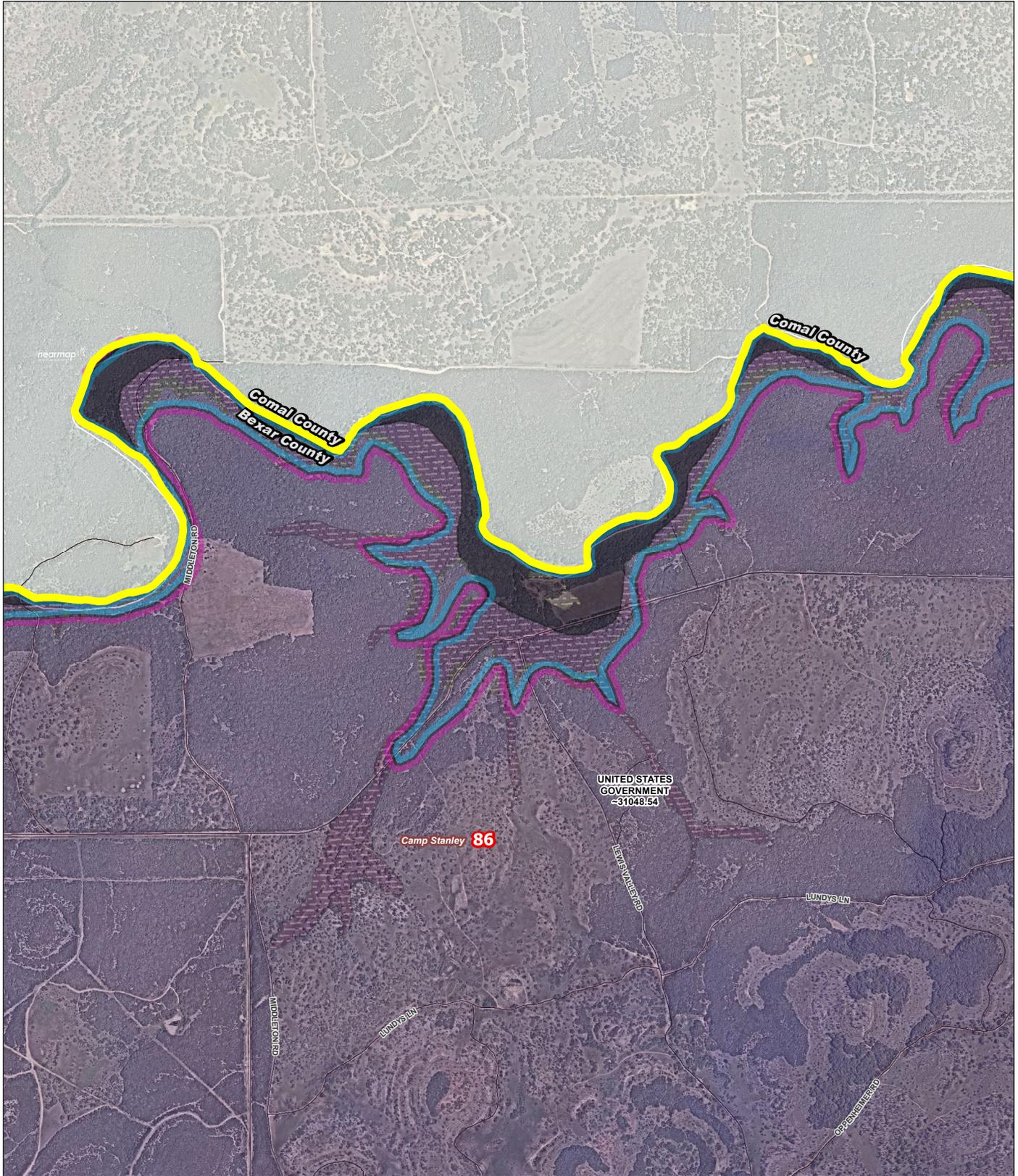
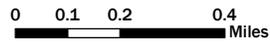


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	Vacant District Land	Institutional	
Municipalities			Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

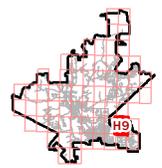


Residential Development Overview

Map Grid: H9

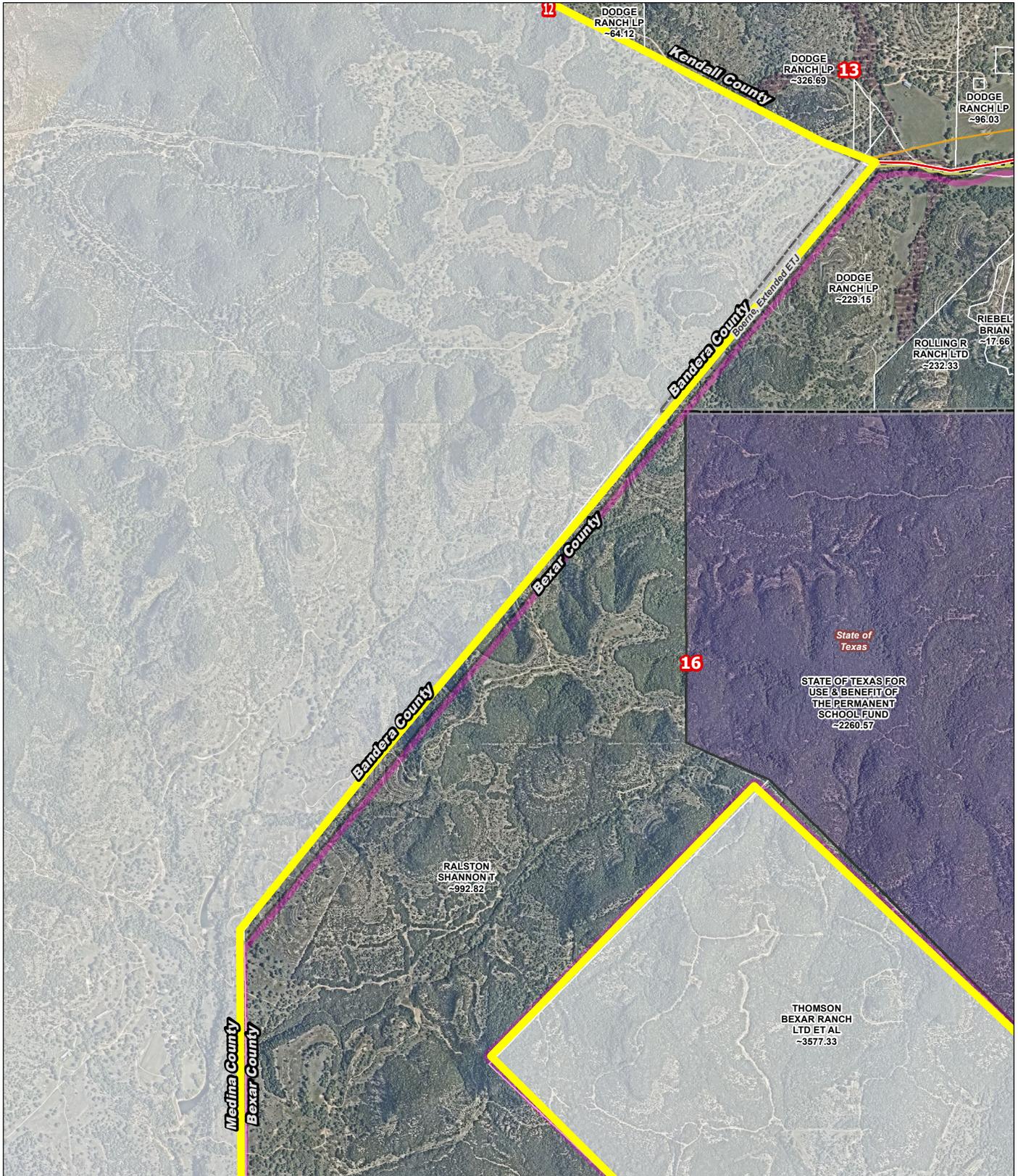
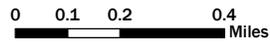


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: I1

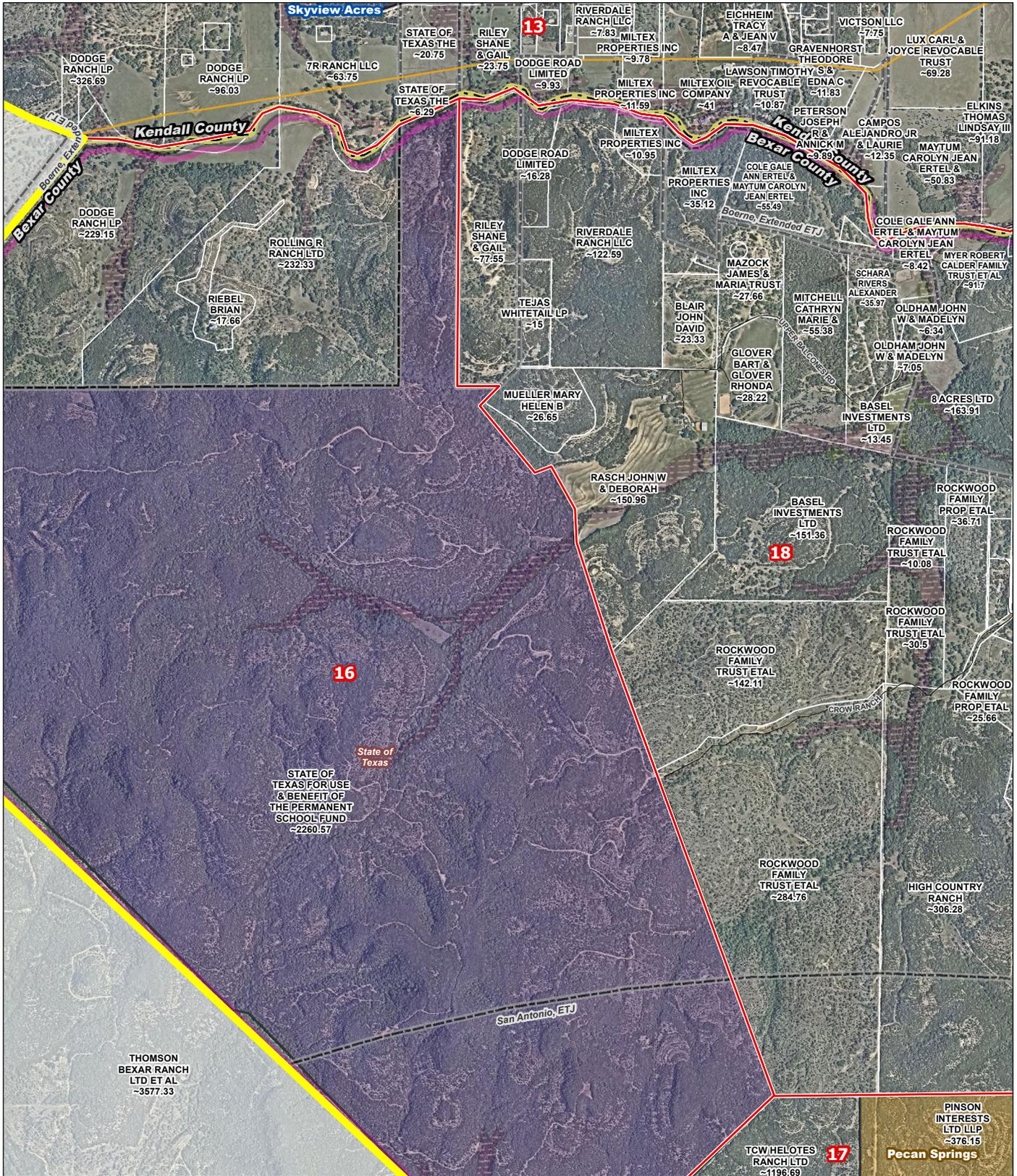


Map Layers District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates	Single-Family Existing Developing Planned MPC	Multi-Family Existing Developing Planned District Property District Facility Vacant District Land	Other Land Uses Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone	Flood Zones 500 Year 100 Year Floodway
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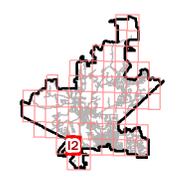


Residential Development Overview

Map Grid: I2

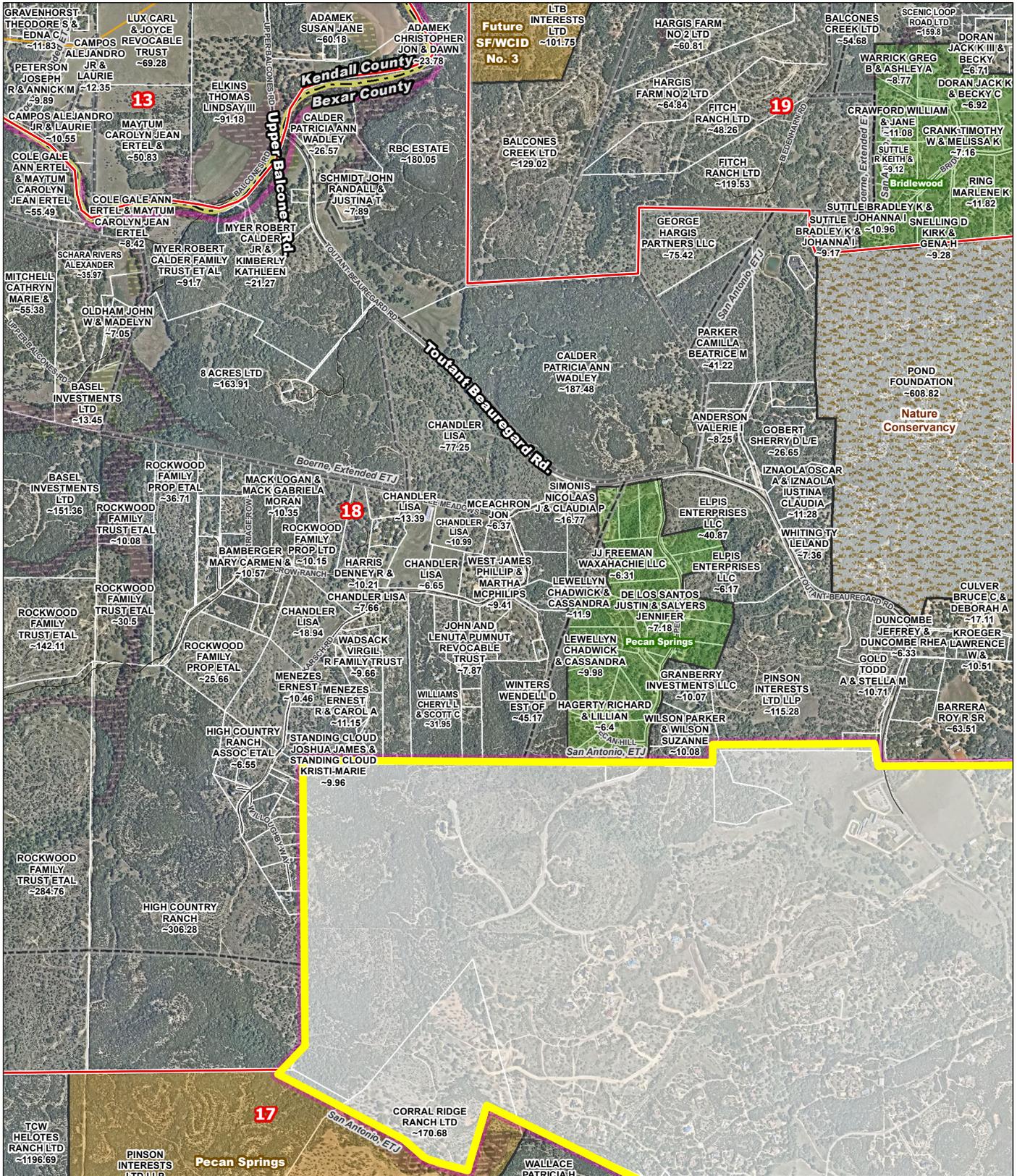


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: 13



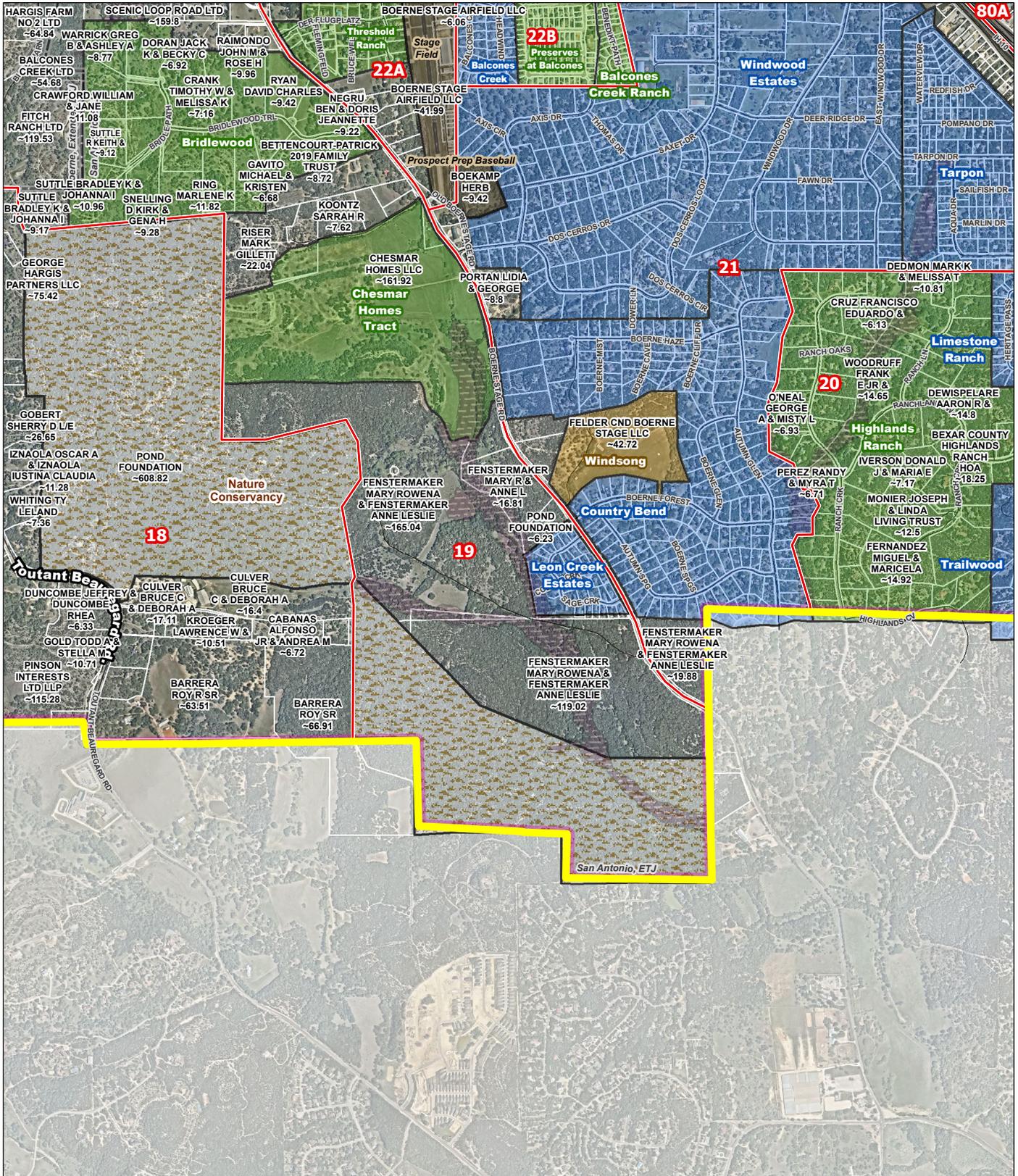
Map Layers		Single-Family		Multi-Family		Other Land Uses		Flood Zones	
District Boundary	Existing	Existing	Industrial/Commercial	500 Year	Planning Units	Developing	Park/Recreation	100 Year	Floodway
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Development Reserve	Rail Lines	District Property	Institutional	Age-Restricted	
County Line	MPC	District Facility	Development Reserve	Institutional	Municipalities	Vacant District Land	Edwards Aquifer (Approx)	Contributing Zone	
Restricted Access Gates		Recharge Zone							



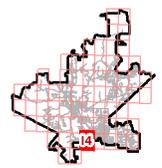
Residential Development Overview

Map Grid: 14

0 0.1 0.2 0.4 Miles



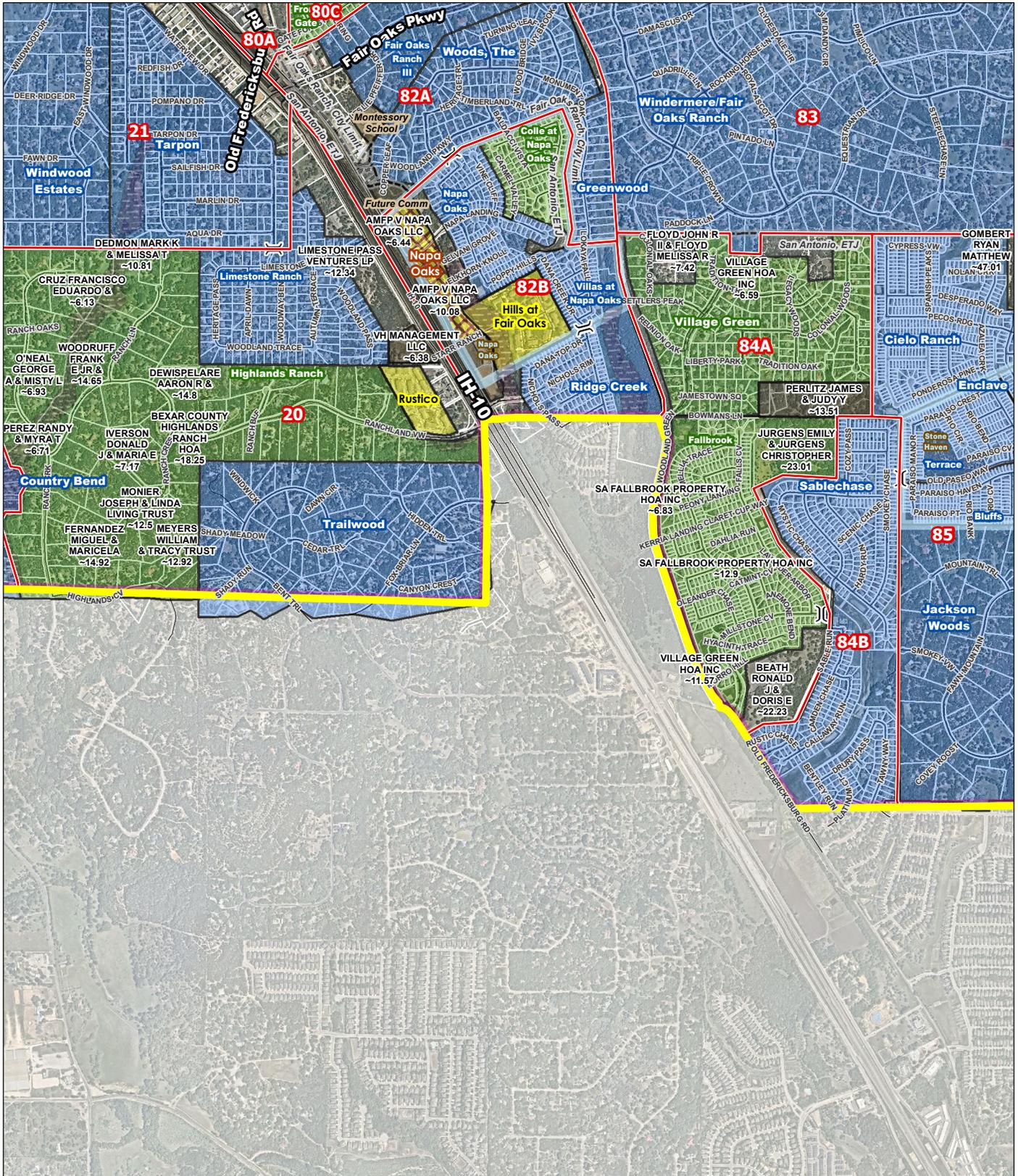
Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Property	Development Reserve	
County Line	District Facility	District Facility	Institutional	
Municipalities	Vacant District Land	Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



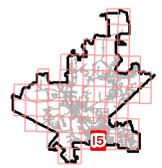
Residential Development Overview

Map Grid: 15

0 0.1 0.2 0.4 Miles

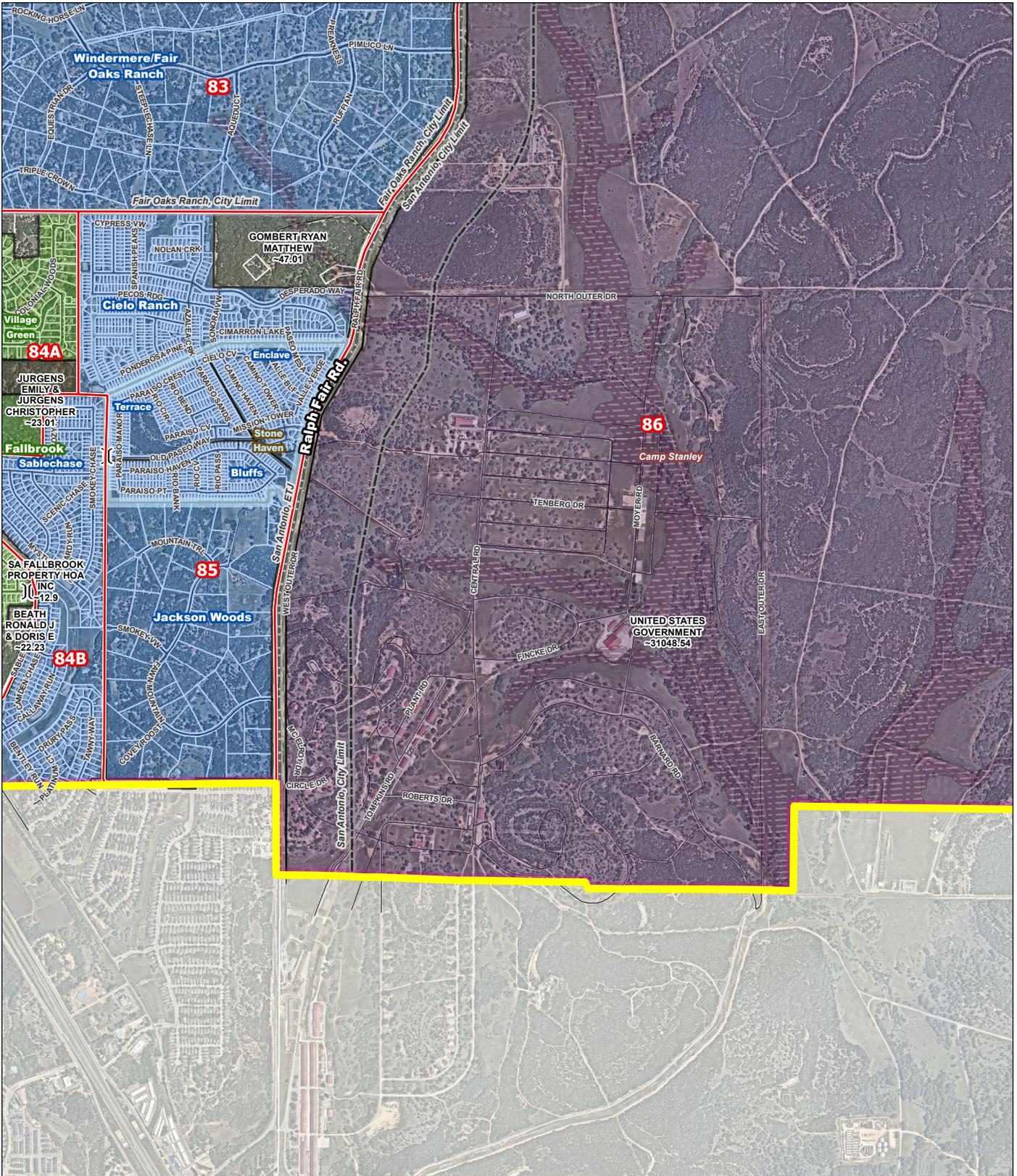


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	District Property	District Facility	Development Reserve	
County Line	Vacant District Land	District Facility	Institutional	
Municipalities		District Facility	Age-Restricted	
Restricted Access Gates		District Facility	Edwards Aquifer (Approx)	
		District Facility	Contributing Zone	
		District Facility	Recharge Zone	

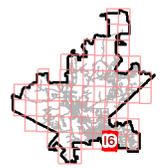


Residential Development Overview

Map Grid: I6



Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line	District Facility	Vacant District Land	Institutional	
Municipalities			Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: I7

0 0.1 0.2 0.4 Miles



Map Layers District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates	Single-Family Existing Developing Planned MPC	Multi-Family Existing Developing Planned District Property District Facility Vacant District Land	Other Land Uses Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone	Flood Zones 500 Year 100 Year Floodway
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Residential Development Overview

Map Grid: 18

0 0.1 0.2 0.4 Miles

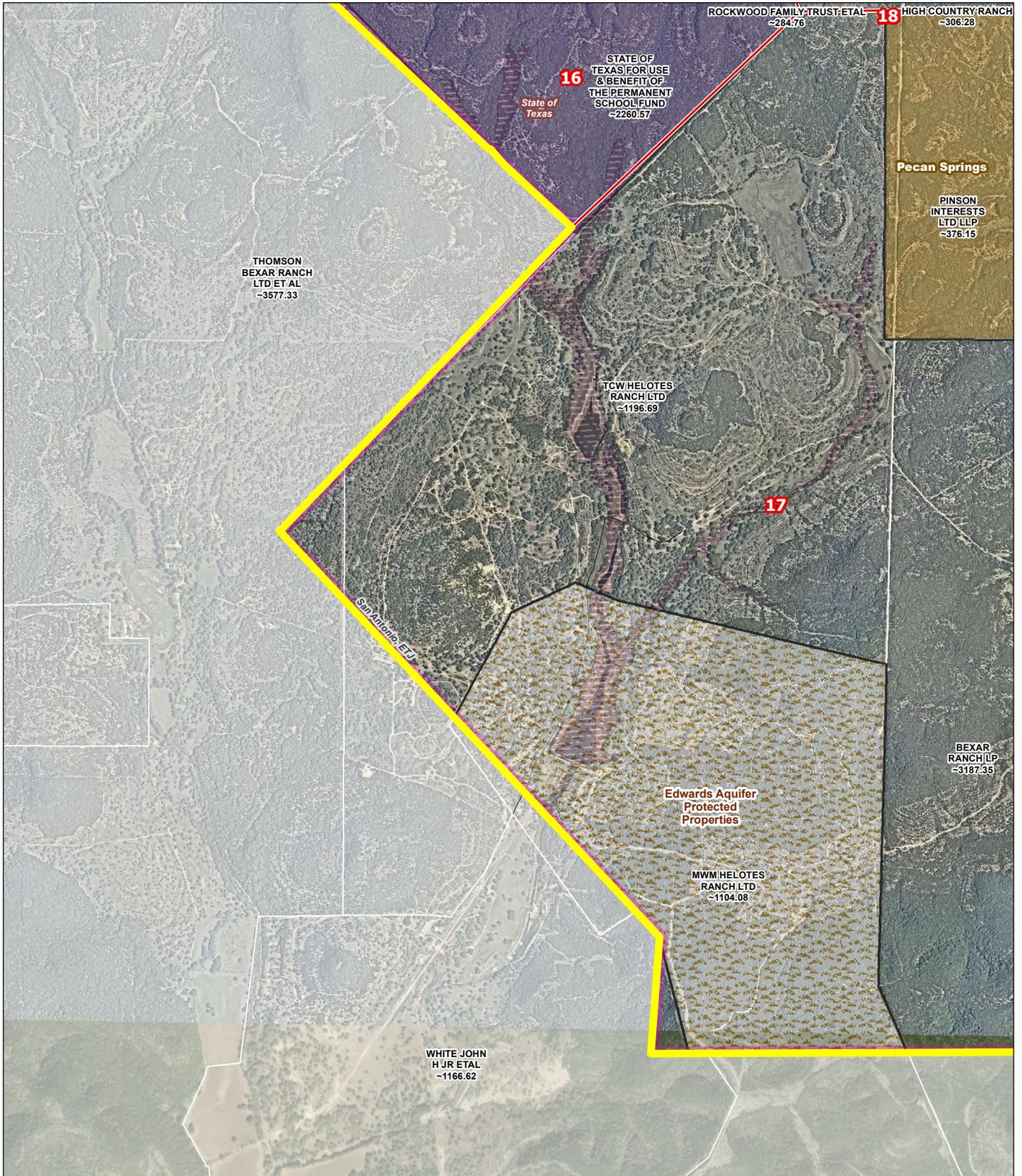
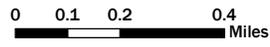


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	

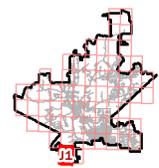


Residential Development Overview

Map Grid: J1

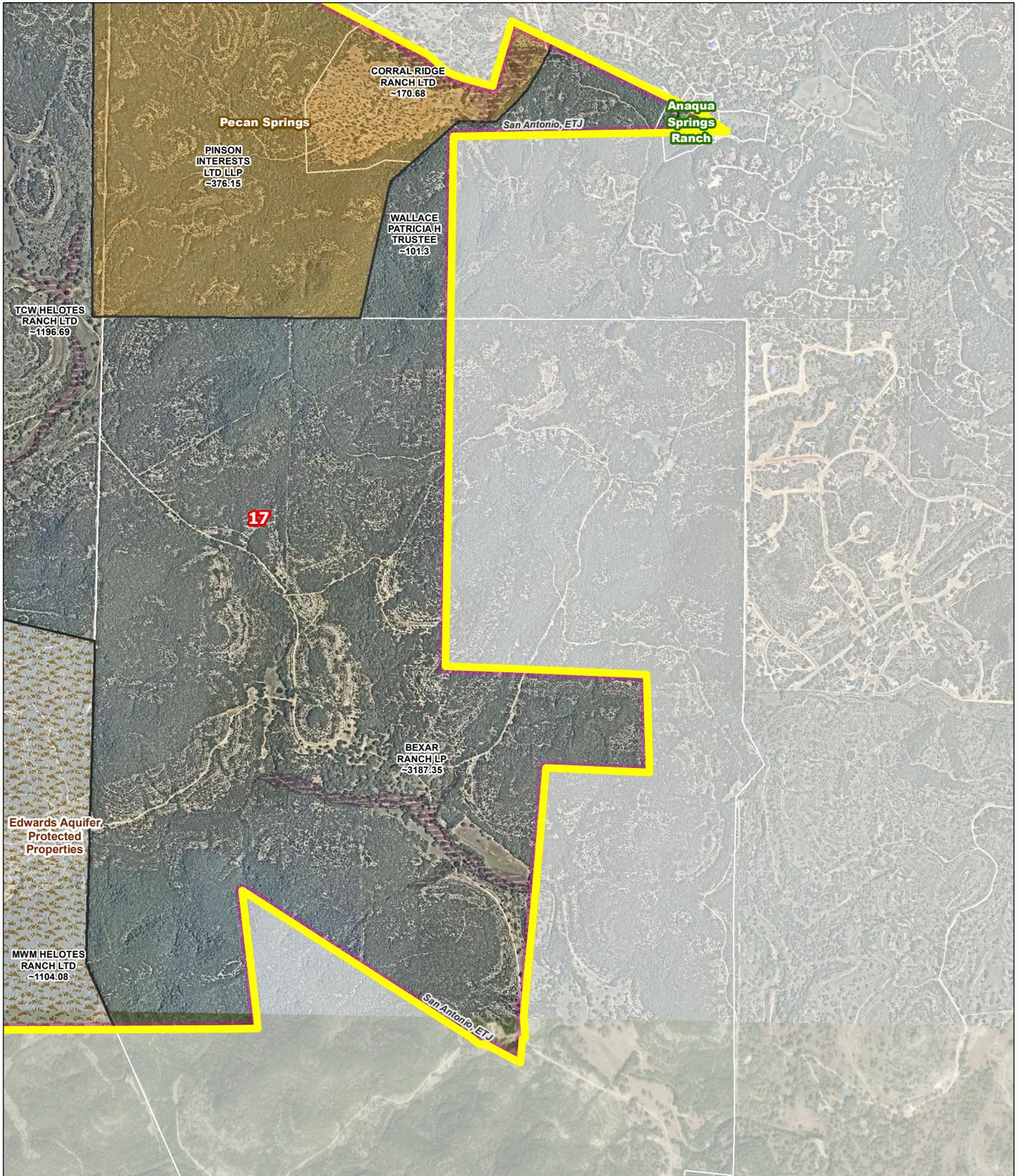
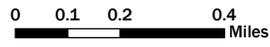


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
District Boundary	Existing	Existing	Industrial/Commercial	500 Year
Planning Units	Developing	Developing	Park/Recreation	100 Year
Active Oil and Gas Pipelines	Planned	Planned	Preserve	Floodway
Rail Lines	MPC	District Property	Development Reserve	
County Line		District Facility	Institutional	
Municipalities		Vacant District Land	Age-Restricted	
Restricted Access Gates			Edwards Aquifer (Approx)	
			Contributing Zone	
			Recharge Zone	



Residential Development Overview

Map Grid: J2

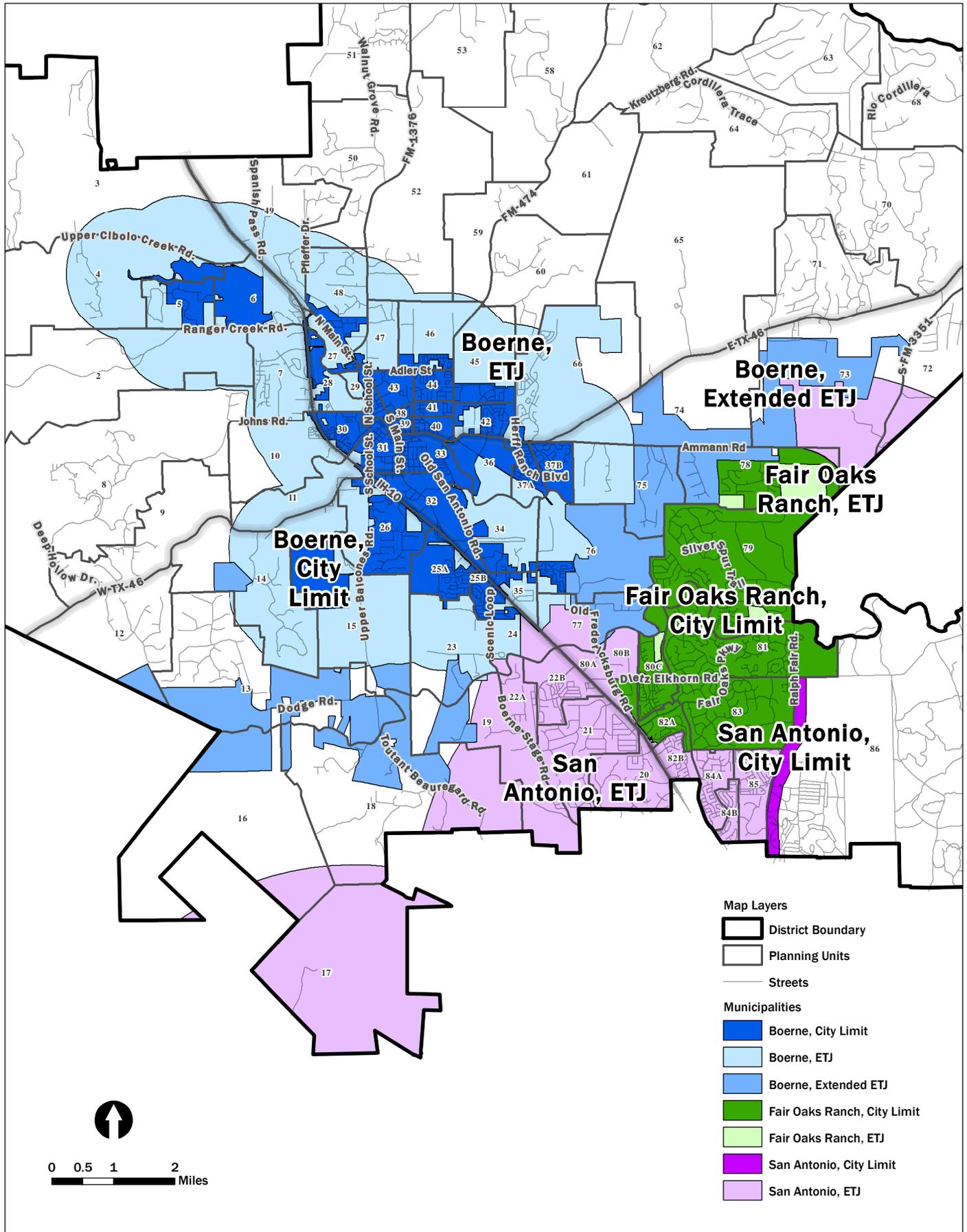


Map Layers	Single-Family	Multi-Family	Other Land Uses	Flood Zones
<ul style="list-style-type: none"> District Boundary Planning Units Active Oil and Gas Pipelines Rail Lines County Line Municipalities Restricted Access Gates 	<ul style="list-style-type: none"> Existing Developing Planned MPC 	<ul style="list-style-type: none"> Existing Developing Planned District Property District Facility Vacant District Land 	<ul style="list-style-type: none"> Industrial/Commercial Park/Recreation Preserve Development Reserve Institutional Age-Restricted Edwards Aquifer (Approx) Contributing Zone Recharge Zone 	<ul style="list-style-type: none"> 500 Year 100 Year Floodway



Municipal Jurisdictions

Boerne ISD



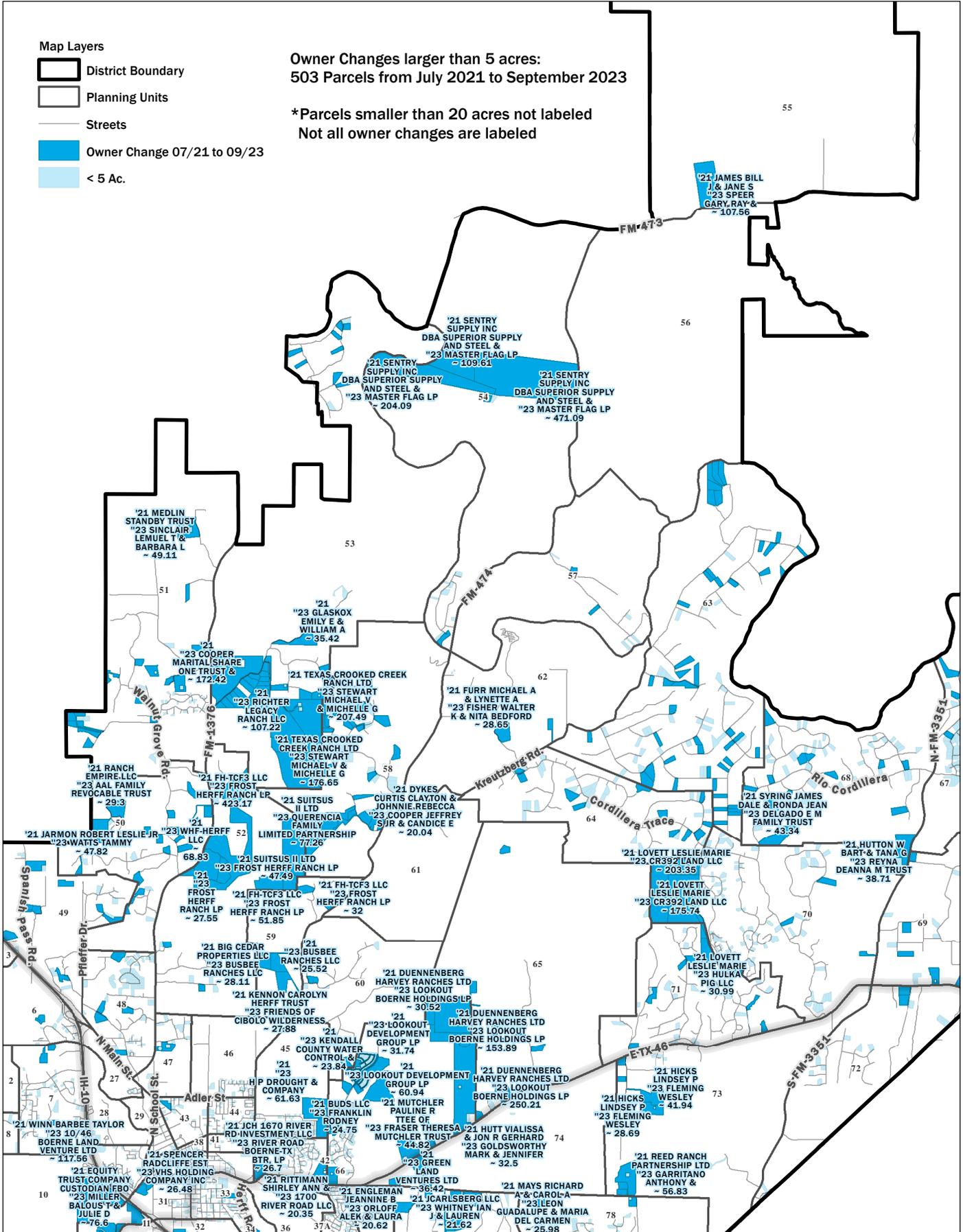
Owner Changes - Northeast

July 2021 to September 2023

Boerne ISD



0 0.5 1 2 Miles



Map Layers

- District Boundary
- Planning Units
- Streets
- Owner Change 07/21 to 09/23
- < 5 Ac.

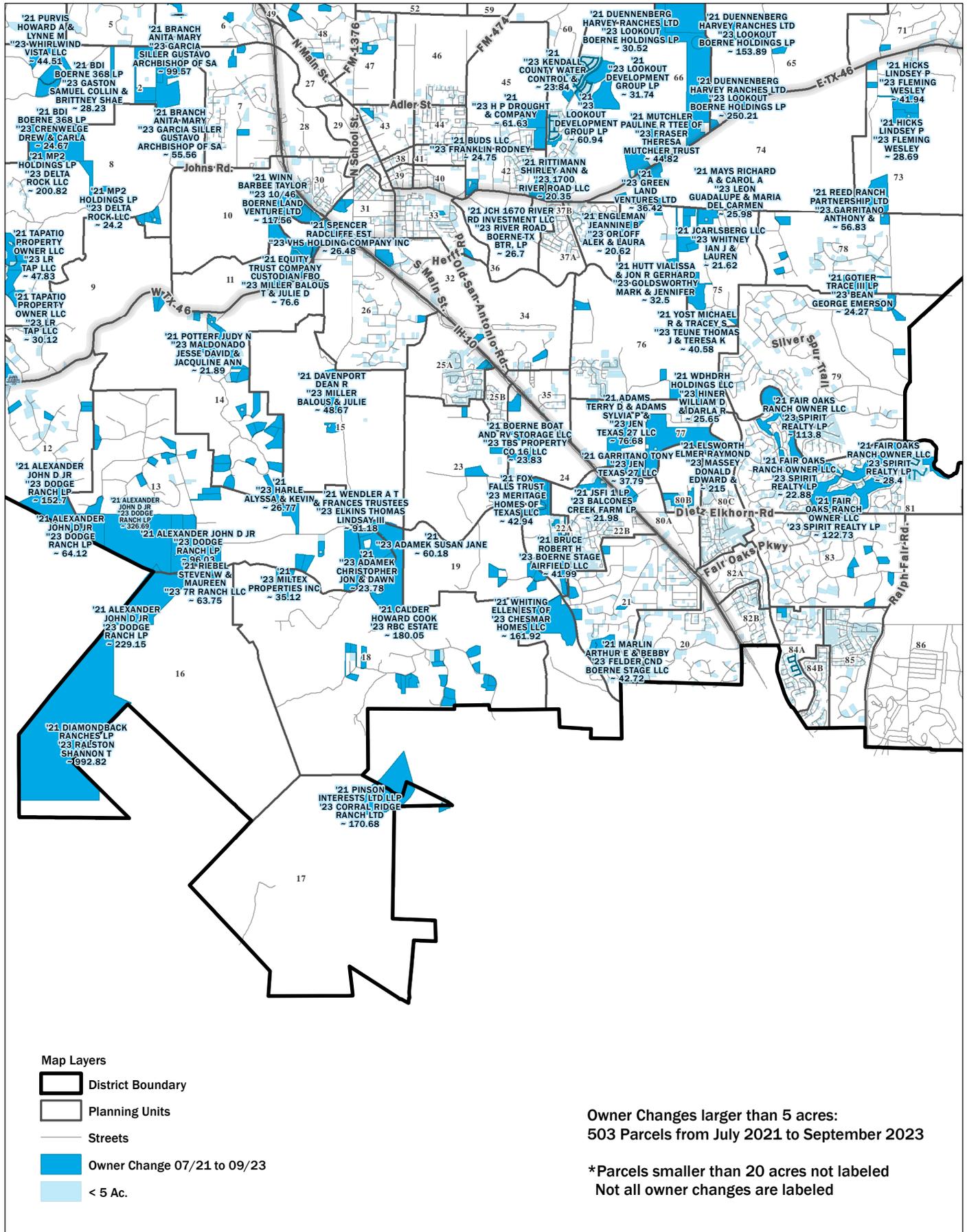
Owner Changes larger than 5 acres:
503 Parcels from July 2021 to September 2023

*Parcels smaller than 20 acres not labeled
Not all owner changes are labeled

Owner Changes - South

July 2021 to September 2023

Boerne ISD



Owner Changes - West

July 2021 to September 2023
Boerne ISD

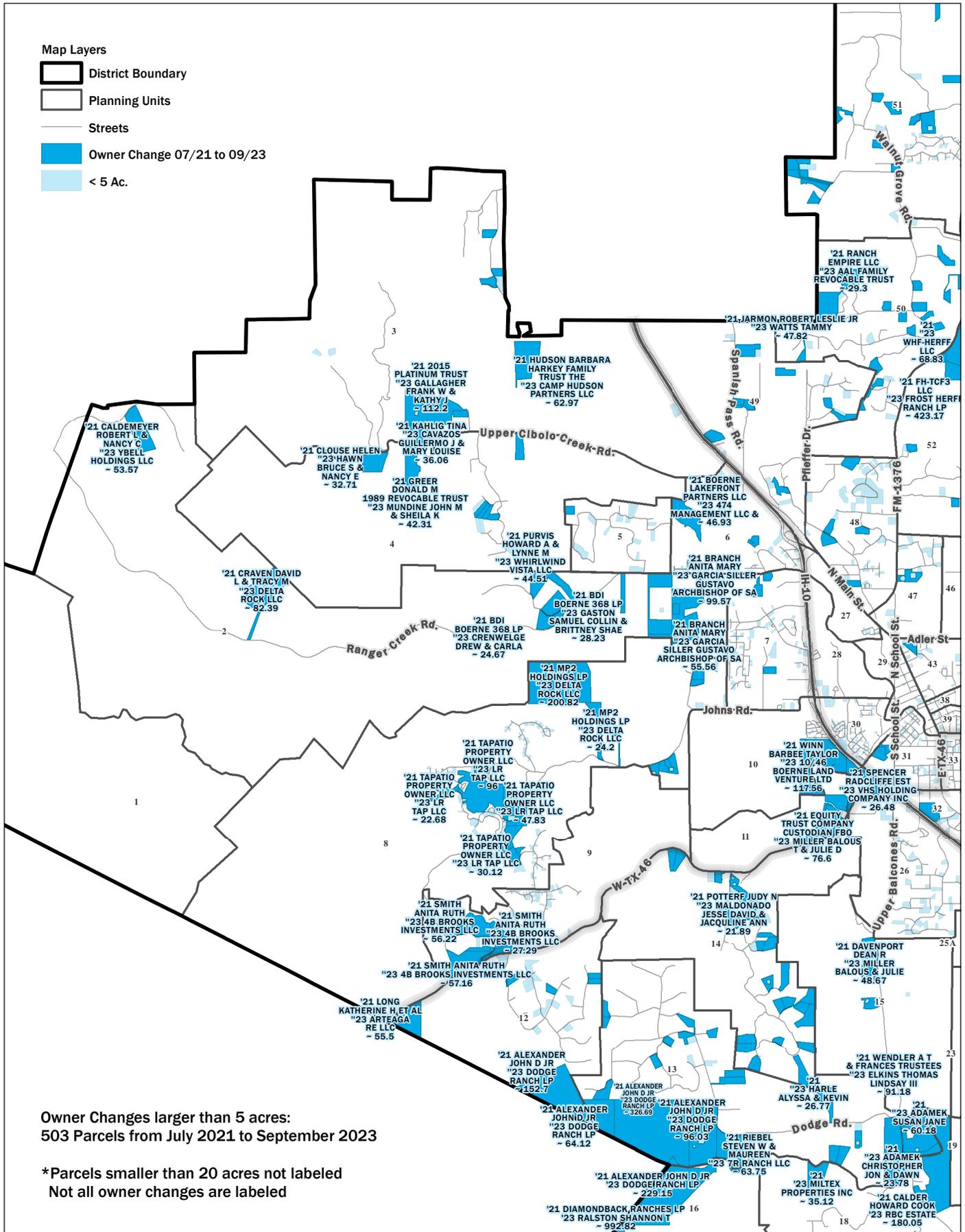


0 0.5 1 2 Miles



Map Layers

- District Boundary
- Planning Units
- Streets
- Owner Change 07/21 to 09/23
- < 5 Ac.

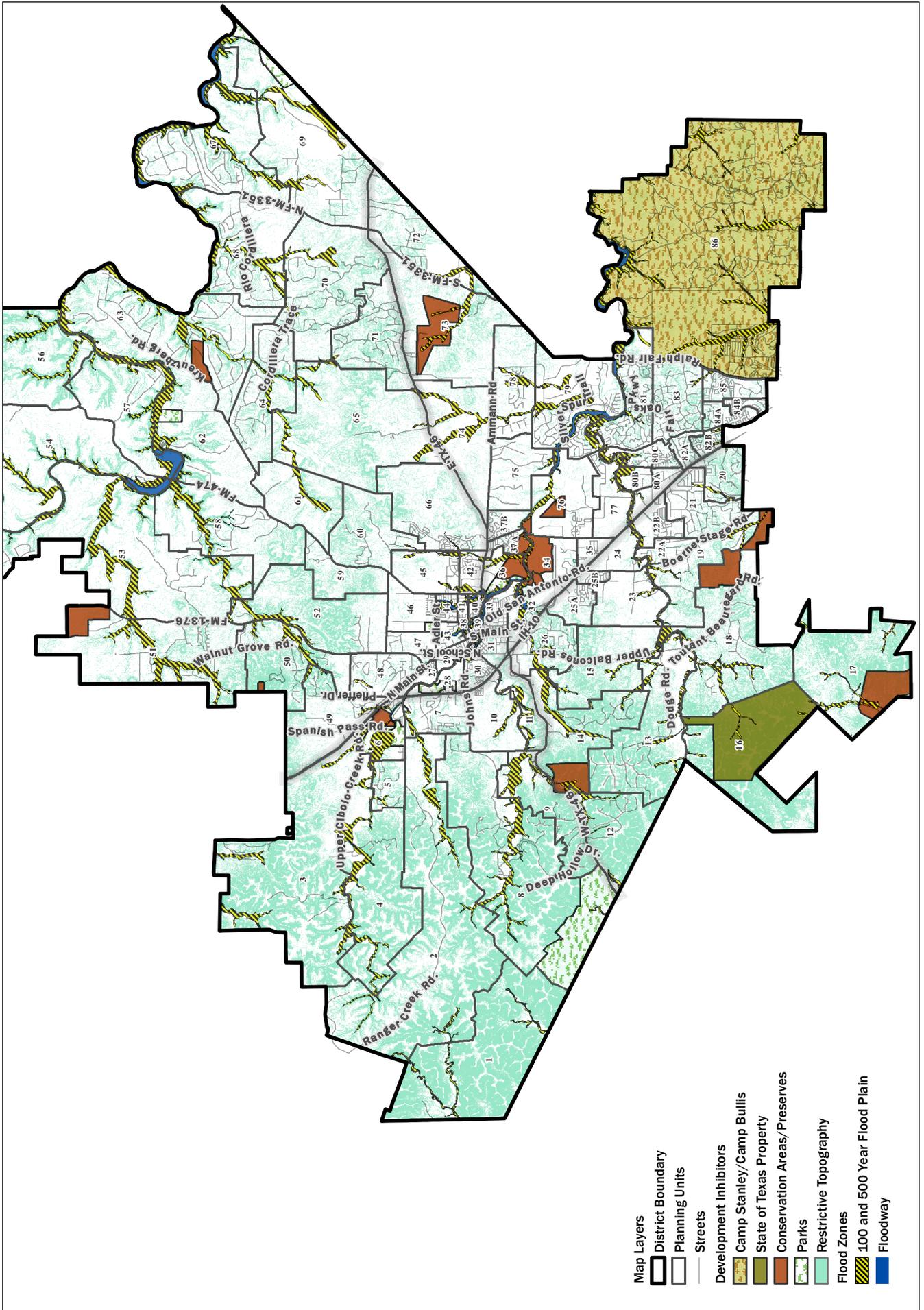


Owner Changes larger than 5 acres:
503 Parcels from July 2021 to September 2023

*Parcels smaller than 20 acres not labeled
Not all owner changes are labeled

Inhibitors of Development

Boerne ISD



Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
1	Northrup Pipe Creek Ranch	Single-Family	Potential
2	Champee Springs Ranches	Single-Family	Developing
2	Potential Future SF	Single-Family	Potential
3	Reeh Quarry	Industrial	Existing
4	Sparkling Springs	Single-Family	Developing
5	Lake Country	Single-Family	Existing
5	Lakeview Estates	Single-Family	Existing
5	Bergmann Tract	Single-Family	Potential
5	Towell Tract	Single-Family	Potential
6	Conservation Easement	Landmark	Existing
6	Shoreline Park	Single-Family	Developing
6	Cibolo Oaks	Single-Family	Existing
7	Johns Road Offices	Commercial	Developing
7	Cardinal MHC	Mobile Home Community	Existing
7	Country View	Multi-Family	Existing
7	Ranger Creek Meadows	Multi-Family	Existing
7	Williams Estates/Deer Path	Single-Family	Developing
7	Creekside Place	Single-Family	Existing
7	Ranger Creek	Single-Family	Existing
7	Schwope	Single-Family	Existing
8	Coterie Place	Single-Family	Developing
8	Heartland at Tapatio	Single-Family	Developing
8	Highlands at Tapatio Springs	Single-Family	Developing
8	Ridge at Tapatio Springs	Single-Family	Developing
8	Tapatio Springs	Single-Family	Developing
8	Deer Lake	Single-Family	Existing
8	Canyon View	Single-Family	Planned
8	Future SF	Single-Family	Planned
8	Potential Future SF	Single-Family	Potential
9	Deep Hollow	Single-Family	Developing
9	Indian Springs	Single-Family	Developing
9	Miralomas	Single-Family	Developing
9	Future Miralomas	Single-Family	Planned
9	Future Miralomas	Single-Family	Planned
9	Future SF	Single-Family	Planned
10	Foothills MHC	Mobile Home Community	Existing
10	Bluff View	Multi-Family	Developing

Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
10	10/46 Boerne Venturs Tract	Single-Family	Potential
10	Bower Tract	Single-Family	Potential
11	Spencer Ranch Mixed Use	Multi-Family	Planned
11	Birch at Spencer Ranch	Single-Family	Developing
11	Carriker Tract	Single-Family	Potential
12	Double Diamond Equestrian Center	Commercial	Existing
12	Diamond Ridge	Single-Family	Developing
13	Skyview Acres	Single-Family	Existing
14	Conservation Easement	Landmark	Existing
14	Estancia at Thunder Valley	Single-Family	Developing
15	Oak View	Single-Family	Existing
15	Future SF/WCID No. 3	Single-Family	Planned
15	Isbell	Single-Family	Planned
15	Potential Future SF	Single-Family	Potential
16	State of Texas	Institutional	Existing
17	Edwards Aquifer Protected Properties	Preserve	Existing
17	Anaqua Springs Ranch	Single-Family	Developing
17	Pecan Springs	Single-Family	Planned
18	Nature Conservancy	Preserve	Existing
18	Pecan Springs	Single-Family	Developing
19	Bridlewood	Single-Family	Developing
19	Chesmar Homes Tract	Single-Family	Developing
19	Leon Creek Estates	Single-Family	Existing
19	Future SF/WCID No. 3	Single-Family	Planned
20	Future Comm	Commercial	Planned
20	Rustico	Multi-Family	Existing
20	Highlands Ranch	Single-Family	Developing
20	Limestone Ranch	Single-Family	Existing
20	Trailwood	Single-Family	Existing
21	Prospect Prep Baseball	Commercial	Planned
21	Country Bend	Single-Family	Existing
21	Tarpon	Single-Family	Existing
21	Windwood Estates	Single-Family	Existing
21	Windsong	Single-Family	Planned
22A	Stage Field	Commercial	Existing
22A	Fox Falls	Single-Family	Developing
22A	Threshold Ranch	Single-Family	Developing

Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
22A	Reyes Tract	Single-Family	Potential
22B	Alamo Community College	Institutional	Existing
22B	Balcones Creek Ranch	Single-Family	Developing
22B	Preserves at Balcones	Single-Family	Developing
22B	Balcones Creek	Single-Family	Existing
23	Corley Farms MF	Multi-Family	Planned
23	ES #8	School	Planned
23	Bluegrass	Single-Family	Developing
23	Corley Farms	Single-Family	Developing
23	Future Corley Farms	Single-Family	Planned
23	Future SF/WCID No. 3	Single-Family	Planned
23	Potential Future SF	Single-Family	Potential
24	Duennenberg Tract	Single-Family	Potential
25A	Future Bucees	Commercial	Planned
25A	Regent Park	Single-Family	Developing
25B	Future Comm	Commercial	Planned
25B	Boerne Heights	Single-Family	Existing
25B	Kendall Creek Estates	Single-Family	Existing
26	Cibolo House	Age-Restricted Multi-Family	Existing
26	Overlook, The	Age-Restricted Multi-Family	Existing
26	Cottages Under the Oaks	Age-Restricted Single-Family	Existing
26	Future Duplexes	Age-Restricted Single-Family	Planned
26	Methodist Boerne Emergency	Landmark	Existing
26	Harris Tract	Multi-Family	Potential
26	Bristow of Upper Balcones	Single-Family	Developing
26	Menger Springs	Single-Family	Developing
26	Newton & Taylor	Single-Family	Existing
26	Miller Tract	Single-Family	Potential
27	Terraces at Cibolo	Age-Restricted Multi-Family	Existing
27	Stone Creek Village	Multi-Family	Existing
27	Potential Residential	Single-Family	Potential
28	Pine View MHC	Mobile Home Community	Existing
28	Future MF	Multi-Family	Planned
28	Schwope Tract	Single-Family	Potential
29	Boerne Cemetery	Institutional	Existing
29	BISD Admin	School	Existing
29	Boerne M.S. North	School	Existing

Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
29	Glynn Rose	Single-Family	Existing
29	River View Oaks	Single-Family	Existing
29	Topperwein	Single-Family	Existing
30	Boerne Park Meadows	Age-Restricted Multi-Family	Existing
30	John's Crossing	Commercial	Planned
30	Carrington Place	Multi-Family	Existing
30	Fabra Elem.	School	Existing
30	Cibolo Crossing	Single-Family	Existing
30	Grand Tree	Single-Family	Existing
30	Villas at Hamptons Place	Single-Family	Existing
30	Woods of Fredrick Crossing	Single-Family	Existing
30	Roberts Tract	Single-Family	Potential
31	Benedictine Sisters	Institutional	Existing
31	Main St. Villas	Multi-Family	Existing
31	Wanda & Highland	Multi-Family	Existing
31	Highland Park	Single-Family	Existing
31	Irons & Grahams	Single-Family	Existing
31	Moosehead Manor	Single-Family	Existing
31	Tusculum Oaks	Single-Family	Existing
31	502 S. School St.	Single-Family	Planned
31	Potential Future SF	Single-Family	Potential
32	Franklin Park	Age-Restricted Multi-Family	Existing
32	Heritage Place	Age-Restricted Multi-Family	Existing
32	Boerne Town Center	Commercial	
32	Business Park	Commercial	Developing
32	Commons at Menger Creek	Commercial	Developing
32	El Chaparral	Commercial	Planned
32	48A Old San Antonio MHC	Mobile Home Community	Existing
32	Estraya Boerne	Multi-Family	Developing
32	Vistas	Multi-Family	Existing
32	116 Old San Antonio Rd.	Multi-Family	Planned
32	Alamo Fiesta RV	RV Park	Existing
32	Menger Creek SF	Single-Family	Developing
32	Falls, The	Single-Family	Existing
33	Rainbow Senior	Age-Restricted Multi-Family	Existing
33	Future Comm.	Commercial	Developing
33	Village at 32 Herff	Commercial	Developing

Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
33	Future Comm	Commercial	Planned
33	Herff Farm	Industrial	Existing
33	Legacy at Cibolo	Multi-Family	Existing
33	Trails at River Road	Multi-Family	Existing
33	Oak Park Addition THs	Single-Family	Developing
33	Siena Court	Single-Family	Developing
33	Village at 32 Herff	Single-Family	Developing
33	Cibolo Creek Estates	Single-Family	Existing
33	Cibolo Park	Single-Family	Existing
33	Evergreen Courts	Single-Family	Existing
33	Green Meadows	Single-Family	Existing
33	Heart of Boerne	Single-Family	Existing
33	Kernaghan	Single-Family	Existing
33	Oak Forest	Single-Family	Existing
33	Oak Meadows	Single-Family	Existing
33	Oak Park Addition	Single-Family	Existing
33	Saddle Club Estates	Single-Family	Existing
33	Whisper Glen	Single-Family	Existing
34	Meadowland Charter	Institutional	Existing
34	Wastewater Treatment Plant	Institutional	Existing
34	Conservation Easement	Landmark	Existing
34	Conservation Easement	Landmark	Existing
34	Roots at Boerne, The	Multi-Family	Existing
34	Cibolo Preserve	Preserve	Existing
34	Boerne M.S. South	School	Existing
34	Kendall Elem.	School	Existing
34	Boerne Hollow	Single-Family	Existing
34	Ray Ranch Estates	Single-Family	Existing
34	Stonegate	Single-Family	Existing
35	25 Cascade Caverns	Age-Restricted Single-Family	Planned
35	15 Cascade Caverns MHC	Mobile Home Community	Existing
35	Cascade MHC	Mobile Home Community	Existing
35	Abbingtion Ranch	Multi-Family	Existing
36	Fairgrounds	Institutional	Existing
36	Champion H.S.	School	Existing
36	Cibolo Creek Elem.	School	Existing
37A	Ranch at Cibolo Creek	Multi-Family	Existing

Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
37A	Trails of Herff Ranch	Single-Family	Existing
37B	Ranches at Creekside	Single-Family	Developing
38	Boerne Oaks	Multi-Family	Existing
38	Courtyards	Multi-Family	Existing
38	Weindler II	Single-Family	Existing
39	Weindler I	Single-Family	Existing
40	Riverview	Age-Restricted Multi-Family	Existing
40	Oaks	Multi-Family	Existing
40	Rosewood	Multi-Family	Existing
40	BISD Transportation	School	Existing
40	Rosewood Garden	Single-Family	Existing
40	Sunrise	Single-Family	Existing
41	Arbors of Boerne	Multi-Family	Existing
41	Cheevers	Single-Family	Existing
41	Eastland Terrace	Single-Family	Existing
41	Garden Estates	Single-Family	Existing
41	Village Oaks	Single-Family	Existing
42	Collection at Boerne BTR	Single-Family	Developing
42	Champion Heights	Single-Family	Existing
42	Esser Addn	Single-Family	Existing
42	Woods of Boerne	Single-Family	Existing
43	Patrick Heath Public Library	Institutional	Existing
43	Curington Elem.	School	Existing
43	Meadowbrook Estates	Single-Family	Existing
43	Nagel/Werner	Single-Family	Existing
43	Richter Addn	Single-Family	Existing
43	Serenity Gardens	Single-Family	Existing
43	Serenity Oaks Estates	Single-Family	Existing
43	Woodside Village	Single-Family	Existing
43	Santi	Single-Family	Planned
43	EMB717 Investments Tract	Single-Family	Potential
44	Woodland, The	Multi-Family	Existing
44	Chaparral Creek	Single-Family	Existing
44	English Oaks	Single-Family	Existing
44	Hidden Oaks	Single-Family	Existing
44	Oak Grove	Single-Family	Existing
44	Oak Knoll Estates	Single-Family	Existing

Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
44	Oak Retreat/Highlands	Single-Family	Existing
44	Oak Terrace	Single-Family	Existing
44	Stone Creek	Single-Family	Existing
44	Bungalow Court	Single-Family	Planned
45	Boerne THs	Multi-Family	Existing
45	Boerne H.S.	School	Existing
45	Brentwood	Single-Family	Existing
46	Garden Creek	Multi-Family	Developing
46	Curry Creek	Single-Family	Existing
46	Garden Creek	Single-Family	Existing
46	Reserve at Saddlehorn	Single-Family	Existing
46	Saddlehorn	Single-Family	Existing
47	Boerne LIVIN	Age-Restricted Multi-Family	Existing
47	Acres North	Single-Family	Developing
47	Coyell Tract	Single-Family	Potential
48	Boerne North Business Park	Commercial	Existing
48	Future Comm	Commercial	Planned
48	Bent Tree	Single-Family	Developing
48	Durango Reserve	Single-Family	Developing
48	Chaparral Run	Single-Family	Existing
48	Elm Springs	Single-Family	Existing
48	Kendall Oaks	Single-Family	Existing
48	Pfeiffer Ranch	Single-Family	Existing
49	Fabra Oaks	Single-Family	Existing
49	K-Bar M	Single-Family	Existing
49	Skyland Ranch	Single-Family	Existing
49	Starview Estates	Single-Family	Existing
50	Conservation Easement	Landmark	Existing
50	Fox Chase Farms	Single-Family	Existing
50	Inspiration Hill	Single-Family	Existing
50	Mountain Spring Farms	Single-Family	Existing
50	Walnut Grove	Single-Family	Existing
51	Conservation Easement	Landmark	Existing
51	Indian Knoll	Single-Family	Existing
51	Rector	Single-Family	Existing
51	Walnut Hills	Single-Family	Existing
51	Wasp Acres	Single-Family	Existing

Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
52	Twin Canyon Ranch	Single-Family	Developing
52	Cherry Ridge	Single-Family	Existing
52	Sabrina Park	Single-Family	Existing
52	Steel Valley	Single-Family	Existing
53	Bergenplatz Ranches	Single-Family	Developing
53	Cypress Bend	Single-Family	Developing
53	Heritage Hills	Single-Family	Developing
54	River Trail	Single-Family	Developing
57	River Ranch Estates	Single-Family	Existing
58	Sabinas Creek Ranch	Single-Family	Developing
59	Cedar Hollow	Single-Family	Existing
59	Dove Country	Single-Family	Existing
60	Friendly Hills	Single-Family	Existing
60	Spring Creek Estates	Single-Family	Existing
61	Sleepy Hollow	Single-Family	Existing
62	Camp Alzafar	Institutional	Existing
62	Mark Twain	Single-Family	Existing
63	Cave Without A Name	Commercial	Existing
63	La Cancion	Single-Family	Developing
63	River Mountain Ranch	Single-Family	Developing
64	Cordillera Ranch I	Single-Family	Developing
66	Regency at Esperanza	Age-Restricted Single-Family	Developing
66	Esperanza Clubhouse	Commercial	Existing
66	Future Esperanza MF	Multi-Family	Planned
66	1700 River Road	Multi-Family	Potential
66	BISD	School	Existing
66	Herff Elem.	School	Existing
66	Bravada	Single-Family	Developing
66	Esperanza	Single-Family	Developing
66	Future Esperanza	Single-Family	Planned
66	Potential Future SF	Single-Family	Potential
67	BISD	School	Planned
67	Springs, The	Single-Family	Developing
67	Waterstone	Single-Family	Developing
68	Cordillera Ranch III	Single-Family	Developing
68	Sendero Ridge	Single-Family	Developing
69	North Barcoft Estates	Single-Family	Existing

Land Use Index

Boerne ISD



PU	Name	Land Use Type	Development Phase
70	Cordillera Ranch II	Single-Family	Developing
70	Future Cordillera Ranch	Single-Family	Planned
71	Coveney Ranch	Single-Family	Developing
71	Los Indios	Single-Family	Existing
71	Pleasant Valley	Single-Family	Existing
72	Voss MS	School	Existing
72	BISD	School	Planned
72	Kendall Woods Estates	Single-Family	Developing
72	Dresden Wood	Single-Family	Existing
72	Meadow Springs	Single-Family	Existing
72	Sage Oaks	Single-Family	Existing
72	Silver Hills	Single-Family	Existing
73	Pleasant Valley Business Park	Commercial	Developing
73	Conservation Easement	Landmark	Existing
74	Schwarz Ranch	Single-Family	Existing
74	George's Ranch	Single-Family	Planned
75	Ammann Ranch Estates	Single-Family	Developing
75	Cibolo Ridge	Single-Family	Existing
75	Gemini Oaks	Single-Family	Existing
75	Woodland Ranch Estates	Single-Family	Existing
76	Adams Tract	Age-Restricted Multi-Family	Planned
76	Cascade Caverns	Commercial	Existing
76	Cascade Business Park	Commercial	Planned
76	Bluffs of Southglen	Single-Family	Developing
76	Cascade Meadows	Single-Family	Existing
76	Caverns	Single-Family	Existing
76	Enclave	Single-Family	Existing
76	Kendall Ranch Estates	Single-Family	Existing
76	Oaks at Southglen	Single-Family	Existing
76	Springs	Single-Family	Existing
76	Trails	Single-Family	Existing
76	Dillingham Tract	Single-Family	Potential
77	Geneva School of Boerne	Institutional	Existing
77	Arocha	Single-Family	Existing
77	Kendall Pointe	Single-Family	Existing
77	Lily Ranch	Single-Family	Planned
77	Massey Tract	Single-Family	Potential

Land Use Index

Boerne ISD



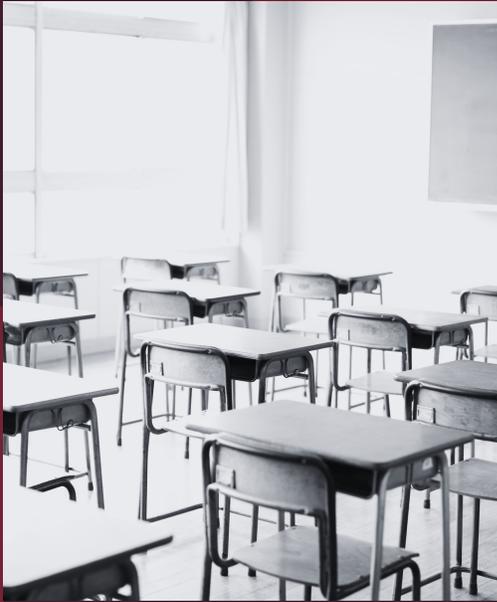
PU	Name	Land Use Type	Development Phase
78	Homestead	Single-Family	Developing
78	Stone Creek Ranch	Single-Family	Developing
78	Ammann Farms	Single-Family	Existing
78	Fair Oaks Meadows	Single-Family	Planned
79	Cibolo Trails	Single-Family	Developing
79	Fair Oaks Ranch I	Single-Family	Existing
79	River Valley	Single-Family	Existing
79	Trailside	Single-Family	Existing
79	Oak Bend Estates	Single-Family	Planned
80A	Future H-E-B	Commercial	Planned
80A	Lemon Creek	Commercial	Planned
80A	Lemon Creek MF	Multi-Family	Planned
80A	Lemon Creek MF	Multi-Family	Planned
80A	Hicks Tract	Multi-Family	Potential
80A	Old Fredericksburg Estates	Single-Family	Existing
80B	Vantage at Fair Oaks	Multi-Family	Developing
80B	Lux at Lemon Creek	Multi-Family	Planned
80C	Van Raub Elem.	School	Existing
80C	Elkhorn Ridge	Single-Family	Developing
80C	Front Gate	Single-Family	Developing
80C	Enchanted Oaks	Single-Family	Existing
81	Botanica Fair Oaks	Age-Restricted Multi-Family	Planned
81	Arbors at Fair Oaks	Single-Family	Developing
81	Blackjack Oaks	Single-Family	Existing
81	Fair Oaks Ranch II	Single-Family	Existing
81	Century Oaks Land Tract	Single-Family	Potential
82A	Montessory School	Commercial	Developing
82A	Future Comm	Commercial	Planned
82A	Fair Oaks Ranch III	Single-Family	Existing
82A	Greenwood	Single-Family	Existing
82A	Woods, The	Single-Family	Existing
82B	Napa Oaks	Multi-Family	Developing
82B	Hills at Fair Oaks	Multi-Family	Existing
82B	Colle at Napa Oaks	Single-Family	Developing
82B	Napa Oaks	Single-Family	Existing
82B	Ridge Creek	Single-Family	Existing
82B	Villas at Napa Oaks	Single-Family	Existing

Land Use Index
Boerne ISD



PU	Name	Land Use Type	Development Phase
83	Fair Oaks Ranch Elem.	School	Existing
83	Chartwell	Single-Family	Existing
83	Windermere/Fair Oaks Ranch	Single-Family	Existing
84A	Fallbrook	Single-Family	Developing
84A	Village Green	Single-Family	Developing
84A	Beth Tract	Single-Family	Potential
84B	Sablechase	Single-Family	Existing
85	Gobert Tract	Multi-Family	Potential
85	Bluffs	Single-Family	Existing
85	Cielo Ranch	Single-Family	Existing
85	Enclave	Single-Family	Existing
85	Jackson Woods	Single-Family	Existing
85	Terrace	Single-Family	Existing
86	Camp Stanley	Institutional	Existing





APPENDIX

CHAPTER 04

Three Scenarios of Growth

**Projected Students by Planning
Unit**

Projected Students by Campus

**Boerne ISD
Low Growth Scenario
2024-2033**



	Historical Enrollment at PEIMS Snapshot --										Weighted Avg. Growth, Retention, Attrition: 2019-20 to 2022-23(adv)	Projected Enrollment at PEIMS Snapshot Date										Student Change	
	2018	2019	2020	2021	2022	Oct. 27, 2023	2024	2025	2026	2027		2028	2029	2030	2031	2032	2033	2023-2028	2028-2033				
EE	67	80	83	87	69	77	74	77	82	87	92	98	104	110	117	124	15	32					
PK	100	96	128	138	169	158	164	170	184	199	212	225	238	250	262	272	54	60					
KG	591	664	578	707	771	697	700	697	823	823	852	894	930	981	1,007	1,029	155	177					
1	685	660	678	680	790	803	727	705	764	910	910	939	988	1,031	1,088	1,114	107	204					
2	607	731	627	767	723	815	808	713	750	820	976	973	1,007	1,063	1,110	1,168	161	192					
3	659	656	702	673	802	736	817	789	747	793	866	1,028	1,028	1,067	1,127	1,174	130	308					
4	728	713	646	800	725	841	773	827	852	814	863	940	1,119	1,122	1,166	1,228	22	365					
5	710	795	716	713	848	758	878	774	884	919	877	927	1,013	1,210	1,214	1,258	119	381					
6	700	767	812	793	764	886	793	944	835	964	1,001	953	1,012	1,108	1,325	1,325	115	324					
7	720	717	782	879	824	797	915	839	1,002	896	1,034	1,070	1,024	1,089	1,194	1,423	237	389					
8	728	762	754	842	908	845	813	957	881	1,063	950	1,093	1,136	1,090	1,160	1,268	105	318					
9	784	821	815	856	920	964	913	899	1,062	984	1,185	1,057	1,220	1,270	1,220	1,295	221	110					
10	706	799	837	828	876	909	963	921	907	1,077	996	1,197	1,071	1,239	1,291	1,236	87	240					
11	694	686	789	792	802	845	882	943	903	894	1,059	978	1,178	1,056	1,223	1,271	214	212					
12	691	632	670	772	772	779	817	862	922	887	877	1,037	960	1,159	1,040	1,201	98	324					
TOTAL:	9,170	9,579	9,617	10,327	10,763	10,910	11,037	11,117	11,598	12,130	12,750	13,409	14,028	14,845	15,544	16,386	1,840	3,636					
PCT. INCR.	5.56	4.46	0.40	7.38	4.22	1.37	1.16	0.72	4.33	4.59	5.11	5.17	4.62	5.82	4.71	5.42							
ACTUAL INCR.	483	409	38	710	436	147	127	80	481	532	620	659	619	817	699	842							
Enrollment by Grade Group																							
EE-5th	4,147	4,395	4,158	4,565	4,897	4,885	4,941	4,752	5,086	5,365	5,648	6,024	6,427	6,834	7,091	7,367							
6th-8th	2,148	2,246	2,348	2,514	2,496	2,528	2,521	2,740	2,718	2,923	2,985	3,116	3,172	3,287	3,679	4,016							
9th-12th	2,875	2,938	3,111	3,248	3,370	3,497	3,575	3,625	3,794	3,842	4,117	4,269	4,429	4,724	4,774	5,003							
% Change by Grade Group																							
EE-5th	0.076	0.060	-0.054	0.098	0.073	-0.002	0.011	-0.038	0.070	0.055	0.053	0.067	0.067	0.063	0.038	0.039							
6th-8th	0.035	0.046	0.045	0.071	-0.007	0.013	-0.003	0.087	-0.008	0.075	0.021	0.044	0.018	0.036	0.119	0.092							
9th-12th	0.043	0.022	0.059	0.044	0.038	0.038	0.022	0.014	0.047	0.013	0.072	0.037	0.037	0.067	0.011	0.048							
% Students in each Grade Group																							
EE-5th	0.452	0.459	0.432	0.442	0.455	0.448	0.448	0.427	0.439	0.442	0.443	0.449	0.458	0.460	0.456	0.450							
6th-8th	0.234	0.234	0.244	0.243	0.232	0.232	0.228	0.246	0.234	0.241	0.234	0.232	0.226	0.221	0.237	0.245							
9th-12th	0.314	0.307	0.323	0.315	0.313	0.321	0.324	0.326	0.327	0.317	0.323	0.318	0.316	0.318	0.307	0.305							
Added Students by Grade Group																							
EE-5th	293	248	-237	407	332	-12	56	-189	334	279	283	376	403	407	257	276							
6th-8th	72	98	102	166	-18	32	-7	219	-22	205	62	131	56	115	392	337							
9th-12th	118	63	173	137	122	127	78	50	169	48	275	152	160	295	50	229							
% Added Students by Grade Group																							
EE-5th	0.607	0.606	-6.237	0.573	0.761	-0.082	0.4409	-2.3625	0.6944	0.5244	0.4565	0.5706	0.6511	0.4982	0.3677	0.3278							
6th-8th	0.149	0.240	2.684	0.234	-0.041	0.218	-0.0551	2.7375	-0.0457	0.3853	0.1000	0.1988	0.0905	0.1408	0.5608	0.4002							
9th-12th	0.244	0.154	4.553	0.193	0.280	0.864	0.6142	0.6250	0.3514	0.0902	0.4435	0.2307	0.2585	0.3611	0.0715	0.2720							

**Boerne ISD
Moderate Growth Scenario
2024-2033**



	-- Historical Enrollment at PEIMS Snapshot --					Oct. 27, 2023	Weighted Avg. Growth, Retention, Attrition: 2019-20 to 2022-23(adv)	Projected Enrollment at PEIMS Snapshot Date										2023-2028	2028-2033
	2018	2019	2020	2021	2022			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Student Change	Student Change
EE	67	80	83	87	69	77		79	82	87	92	98	104	110	117	124	131	21	33
PK	100	96	128	138	169	158		179	186	201	217	231	246	261	276	292	306	73	75
KG	591	664	578	707	771	697		730	742	853	876	907	953	994	1,073	1,114	1,145	210	238
1	685	660	678	680	790	803	1.07945	733	759	819	947	972	1,003	1,056	1,105	1,194	1,236	169	264
2	607	731	627	767	723	815	1.04744	815	742	812	883	1,020	1,042	1,079	1,139	1,193	1,286	205	266
3	659	656	702	673	802	736	1.03181	823	821	782	862	937	1,078	1,104	1,147	1,212	1,265	201	328
4	728	713	646	800	725	841	1.06295	780	859	892	855	942	1,020	1,177	1,209	1,257	1,324	101	382
5	710	795	716	713	848	758	1.05276	885	809	924	966	925	1,015	1,103	1,276	1,312	1,360	167	435
6	700	767	812	793	764	886	1.05817	799	957	878	1,012	1,057	1,008	1,112	1,210	1,401	1,437	171	380
7	720	717	782	879	824	797	1.04114	922	850	1,022	946	1,089	1,133	1,086	1,200	1,308	1,510	292	421
8	728	762	754	842	908	845	1.02924	820	970	898	1,089	1,007	1,154	1,207	1,159	1,282	1,393	162	386
9	784	821	815	856	920	964	1.09326	921	913	1,083	1,107	1,219	1,124	1,292	1,354	1,301	1,435	285	216
10	706	799	837	828	876	909	1.00449	970	934	927	1,103	1,024	1,235	1,143	1,316	1,380	1,322	115	298
11	694	686	789	792	802	845	0.97569	889	956	921	917	1,089	1,008	1,219	1,131	1,303	1,363	244	274
12	691	632	670	772	772	779	0.97303	824	874	940	909	903	1,069	993	1,203	1,117	1,283	124	380
TOTAL:	9,170	9,579	9,617	10,327	10,763	10,910		11,169	11,454	12,039	12,681	13,420	14,192	14,936	15,915	16,790	17,796	2,510	4,376
PCT. INCR.	5.56	4.46	0.40	7.38	4.22	1.37		2.37	2.55	5.11	5.33	5.83	5.75	5.24	6.55	5.50	5.99		
ACTUAL INCR.	483	409	38	710	436	147		259	285	585	642	739	772	744	979	875	1,006		
Enrollment by Grade Group																			
EE-5th	4,147	4,395	4,158	4,565	4,897	4,885		5,024	5,000	5,370	5,698	6,032	6,461	6,884	7,342	7,698	8,053		
6th-8th	2,148	2,246	2,348	2,514	2,496	2,528		2,541	2,777	2,798	3,047	3,153	3,295	3,405	3,569	3,991	4,340		
9th-12th	2,875	2,938	3,111	3,248	3,370	3,497		3,604	3,677	3,871	3,936	4,235	4,436	4,647	5,004	5,101	5,403		
% Change by Grade Group																			
EE-5th	0.076	0.060	-0.054	0.098	0.073	-0.002		0.028	-0.005	0.074	0.061	0.059	0.071	0.065	0.067	0.048	0.046		
6th-8th	0.035	0.046	0.045	0.071	-0.007	0.013		0.005	0.093	0.008	0.089	0.035	0.045	0.033	0.048	0.118	0.087		
9th-12th	0.043	0.022	0.059	0.044	0.038	0.038		0.031	0.020	0.053	0.017	0.076	0.047	0.048	0.077	0.019	0.059		
% Students in each Grade Group																			
EE-5th	0.452	0.459	0.432	0.442	0.455	0.448		0.450	0.437	0.446	0.449	0.449	0.455	0.461	0.461	0.458	0.453		
6th-8th	0.234	0.234	0.244	0.243	0.232	0.232		0.228	0.242	0.232	0.240	0.235	0.232	0.228	0.224	0.238	0.244		
9th-12th	0.314	0.307	0.323	0.315	0.313	0.321		0.323	0.321	0.322	0.310	0.316	0.313	0.311	0.314	0.304	0.304		
Added Students by Grade Group																			
EE-5th	293	248	-237	407	332	-12		139	-24	370	328	334	429	423	458	356	355		
6th-8th	72	98	102	166	-18	32		13	236	21	249	106	142	110	164	422	349		
9th-12th	118	63	173	137	122	127		107	73	194	65	299	201	211	357	97	302		
% Added Students by Grade Group																			
EE-5th	0.607	0.606	-6.237	0.573	0.761	-0.082		0.5367	-0.0842	0.6325	0.5109	0.4520	0.5557	0.5685	0.4678	0.4069	0.3529		
6th-8th	0.149	0.240	2.684	0.234	-0.041	0.218		0.0502	0.8281	0.0359	0.3879	0.1434	0.1839	0.1478	0.4823	0.3469	0.3469		
9th-12th	0.244	0.154	4.553	0.193	0.280	0.864		0.4131	0.2561	0.3316	0.1012	0.4046	0.2604	0.2836	0.3647	0.1109	0.3002		

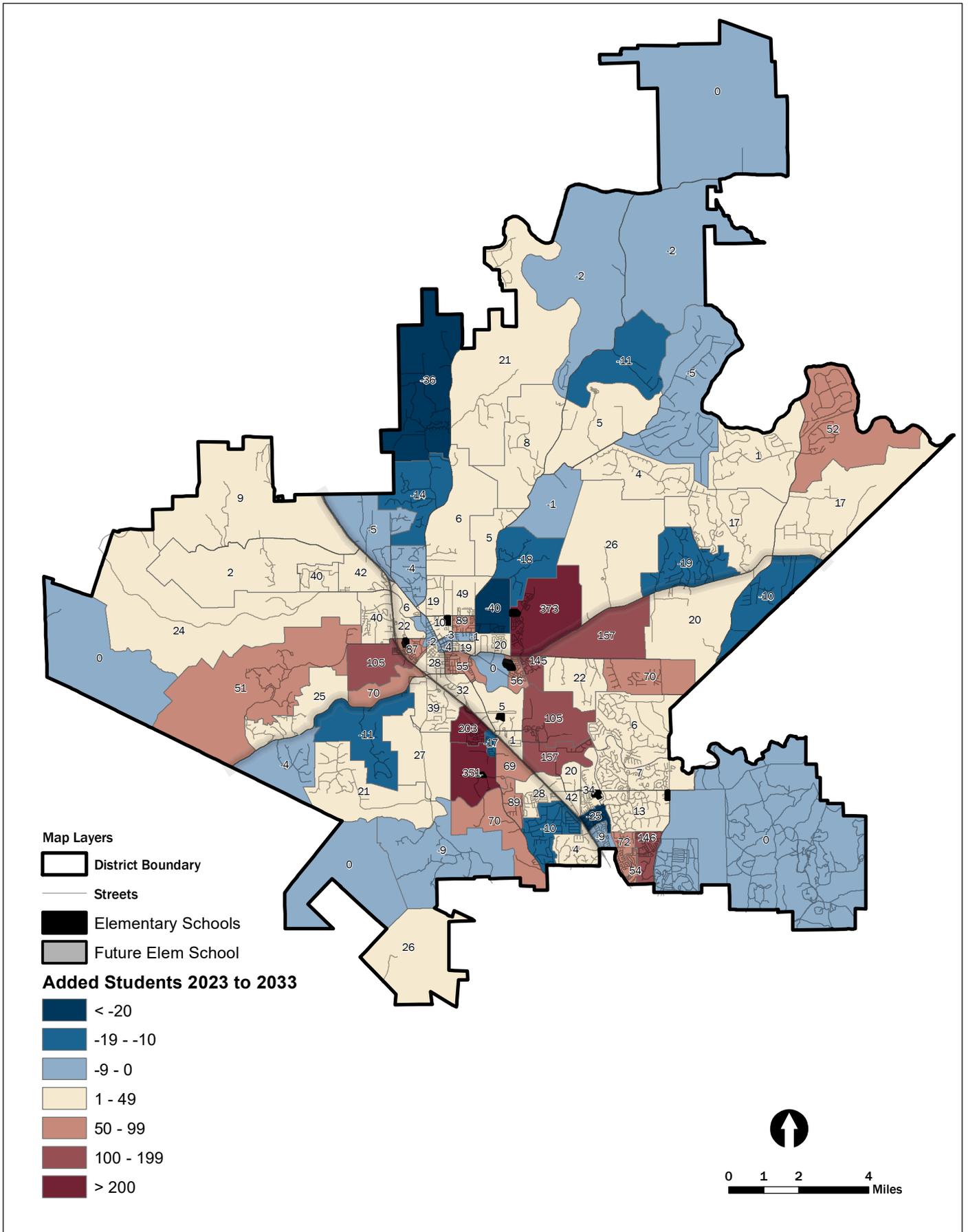
**Boerne ISD
High Growth Scenario
2024-2033**



	Historical Enrollment at PEIMS Snapshot --										Weighted Avg. Growth, Retention, Attrition: 2019-20 to 2022-23 (adj.)	Projected Enrollment at PEIMS Snapshot Date										Student Change	
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		2028	2029	2030	2031	2032	2033	2023-2028	2028-2033				
EE	67	80	83	87	69	77	85	88	93	99	105	111	118	125	133	141	28	36					
PK	100	96	128	138	169	158	191	198	214	231	246	261	277	293	310	325	88	79					
KG	591	664	578	707	771	697	762	778	897	910	960	1,020	1,070	1,159	1,209	1,254	263	294					
1	685	660	678	680	790	803	747	820	858	997	1,011	1,063	1,133	1,192	1,292	1,344	208	333					
2	607	731	627	767	723	815	838	782	878	926	1,075	1,086	1,146	1,225	1,290	1,394	260	319					
3	659	656	702	673	802	736	839	867	825	933	983	1,138	1,153	1,220	1,306	1,371	247	388					
4	728	713	646	800	725	841	781	895	942	903	1,020	1,102	1,245	1,265	1,340	1,430	179	410					
5	710	795	716	713	848	758	886	825	963	1,021	978	1,102	1,161	1,353	1,376	1,453	220	475					
6	700	767	812	793	764	886	800	958	896	1,056	1,118	1,068	1,209	1,276	1,489	1,510	232	392					
7	720	717	782	879	824	797	923	851	1,023	966	1,138	1,201	1,153	1,308	1,382	1,608	341	470					
8	728	762	754	842	908	845	821	971	899	1,091	1,029	1,209	1,282	1,233	1,400	1,475	184	446					
9	784	821	815	856	920	964	923	914	1,084	1,009	1,223	1,151	1,356	1,441	1,387	1,570	289	347					
10	706	799	837	828	876	909	970	936	928	1,105	1,027	1,242	1,172	1,384	1,472	1,413	118	386					
11	694	686	789	792	802	845	889	956	923	919	1,092	1,013	1,229	1,162	1,373	1,456	247	364					
12	691	632	670	772	772	779	824	874	940	912	906	1,074	999	1,215	1,150	1,355	127	449					
TOTAL:	9,170	9,579	9,617	10,327	10,763	10,910	11,279	11,713	12,363	13,078	13,911	14,811	15,703	16,851	17,909	19,099	3,001	5,188					
PCT. INCR.	5.56	4.46	0.40	7.38	4.22	1.37	3.38	3.85	5.55	5.78	6.37	6.47	6.02	7.31	6.28	6.64							
ACTUAL INCR.	483	409	38	710	436	147	369	434	650	715	833	900	892	1,148	1,058	1,190							
Enrollment by Grade Group																							
EE-5th	4,147	4,395	4,158	4,565	4,897	4,885	5,129	5,253	5,670	6,020	6,378	6,853	7,303	7,832	8,256	8,712							
6th-8th	2,148	2,246	2,348	2,514	2,496	2,528	2,544	2,780	2,818	3,113	3,285	3,478	3,644	3,817	4,271	4,593							
9th-12th	2,875	2,938	3,111	3,248	3,370	3,497	3,606	3,680	3,875	3,945	4,248	4,480	4,756	5,202	5,382	5,794							
% Change by Grade Group																							
EE-5th	0.076	0.060	-0.054	0.098	0.073	-0.002	0.050	0.024	0.079	0.062	0.059	0.074	0.066	0.072	0.054	0.055							
6th-8th	0.035	0.046	0.045	0.071	-0.007	0.013	0.006	0.093	0.014	0.105	0.055	0.059	0.048	0.047	0.119	0.075							
9th-12th	0.043	0.022	0.059	0.044	0.038	0.038	0.031	0.021	0.053	0.018	0.077	0.055	0.062	0.094	0.035	0.077							
% Students in each Grade Group																							
EE-5th	0.452	0.459	0.432	0.442	0.455	0.448	0.455	0.448	0.459	0.460	0.458	0.463	0.465	0.465	0.461	0.456							
6th-8th	0.234	0.234	0.244	0.243	0.232	0.232	0.226	0.237	0.228	0.238	0.236	0.235	0.232	0.227	0.238	0.240							
9th-12th	0.314	0.307	0.323	0.315	0.313	0.321	0.320	0.314	0.313	0.302	0.305	0.302	0.303	0.309	0.301	0.303							
Added Students by Grade Group																							
EE-5th	293	248	-237	407	332	-12	244	124	417	350	358	475	450	529	424	456							
6th-8th	72	98	102	166	-18	32	16	236	38	295	172	193	166	173	454	322							
9th-12th	118	63	173	137	122	127	109	74	195	70	303	232	276	446	180	412							
% Added Students by Grade Group																							
EE-5th	0.607	0.606	-6.237	0.573	0.761	-0.082	0.6612	0.2857	0.6415	0.4895	0.4298	0.5278	0.5045	0.4608	0.4008	0.3832							
6th-8th	0.149	0.240	2.684	0.234	-0.041	0.218	0.0434	0.5438	0.0585	0.4126	0.2065	0.2144	0.1861	0.1507	0.4291	0.2706							
9th-12th	0.244	0.154	4.553	0.193	0.280	0.864	0.2954	0.1705	0.3000	0.0979	0.3637	0.2578	0.3094	0.3865	0.1701	0.3462							

Projected Growth in Elementary School Students

Growth in Resident Students between 2023-24 and 2033-34
Boerne ISD



**Projected Resident Elementary School Students by Planning Unit
Moderate Growth Scenario**



PU	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
1	0	0	0	0	0	0	0	0	0	0
2	6	2	2	1	0	6	12	18	24	30
3	15	14	16	19	21	22	23	24	24	24
4	12	11	13	13	13	13	13	13	13	13
5	21	26	30	35	39	42	46	52	55	58
6	31	39	52	65	71	69	69	67	66	66
7	101	100	105	112	119	125	129	134	137	139
8	26	28	32	40	48	53	59	66	70	75
9	19	16	19	22	27	32	36	39	42	46
10	26	42	42	45	49	62	76	93	110	131
11	1	7	19	36	53	58	63	68	67	71
12	14	12	14	12	12	12	12	12	12	12
13	42	43	49	52	56	58	59	60	60	60
14	8	7	6	3	0	0	0	0	0	0
15	4	5	5	6	6	6	6	12	20	31
16	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	2	7	12	19	26
18	7	5	3	3	0	0	0	0	0	0
19	16	22	26	34	37	42	50	59	69	85
20	75	68	74	71	71	76	78	81	82	83
21	78	69	61	56	56	63	70	72	72	72
22A	15	27	38	48	54	61	69	79	89	100
22B	216	208	219	227	222	228	231	236	237	237
23	21	37	63	94	136	178	221	266	311	359
24	2	1	0	0	1	7	19	35	53	71
25A	179	222	274	316	334	335	339	345	349	355
25B	46	41	40	38	31	32	33	34	34	34
26	25	20	18	13	11	20	30	43	56	68
27	33	28	24	21	24	27	30	34	37	41
28	8	5	11	16	20	20	20	20	25	30
29	9	10	8	7	7	7	7	7	7	7
30	177	177	192	207	223	237	248	259	262	265
31	32	34	33	40	43	48	52	55	57	60
32	57	50	51	56	61	68	74	79	84	90
33	104	108	113	125	132	136	141	147	148	148
34	70	69	73	72	69	69	70	71	71	71
35	78	70	70	71	65	69	72	75	77	78
36	13	13	13	13	13	13	13	13	13	13
37A	202	197	210	219	232	241	248	256	257	257
37B	84	87	104	124	141	162	183	207	223	221
38	12	13	11	10	9	9	9	9	9	9
39	3	3	1	0	0	0	0	0	0	0
40	52	54	56	59	64	66	67	68	68	69
41	22	23	22	18	19	19	19	19	19	19
42	132	129	144	155	148	149	150	152	151	150
43	31	33	33	35	39	40	41	42	42	42
44	115	120	138	148	169	179	186	194	196	196
45	43	36	30	27	22	21	20	18	17	17
46	77	80	87	90	94	98	101	107	113	120
47	21	15	13	11	9	14	19	24	33	41
48	38	33	35	30	31	33	35	36	35	35
49	21	19	14	12	8	8	9	13	16	19
50	24	18	19	15	13	13	13	13	13	13

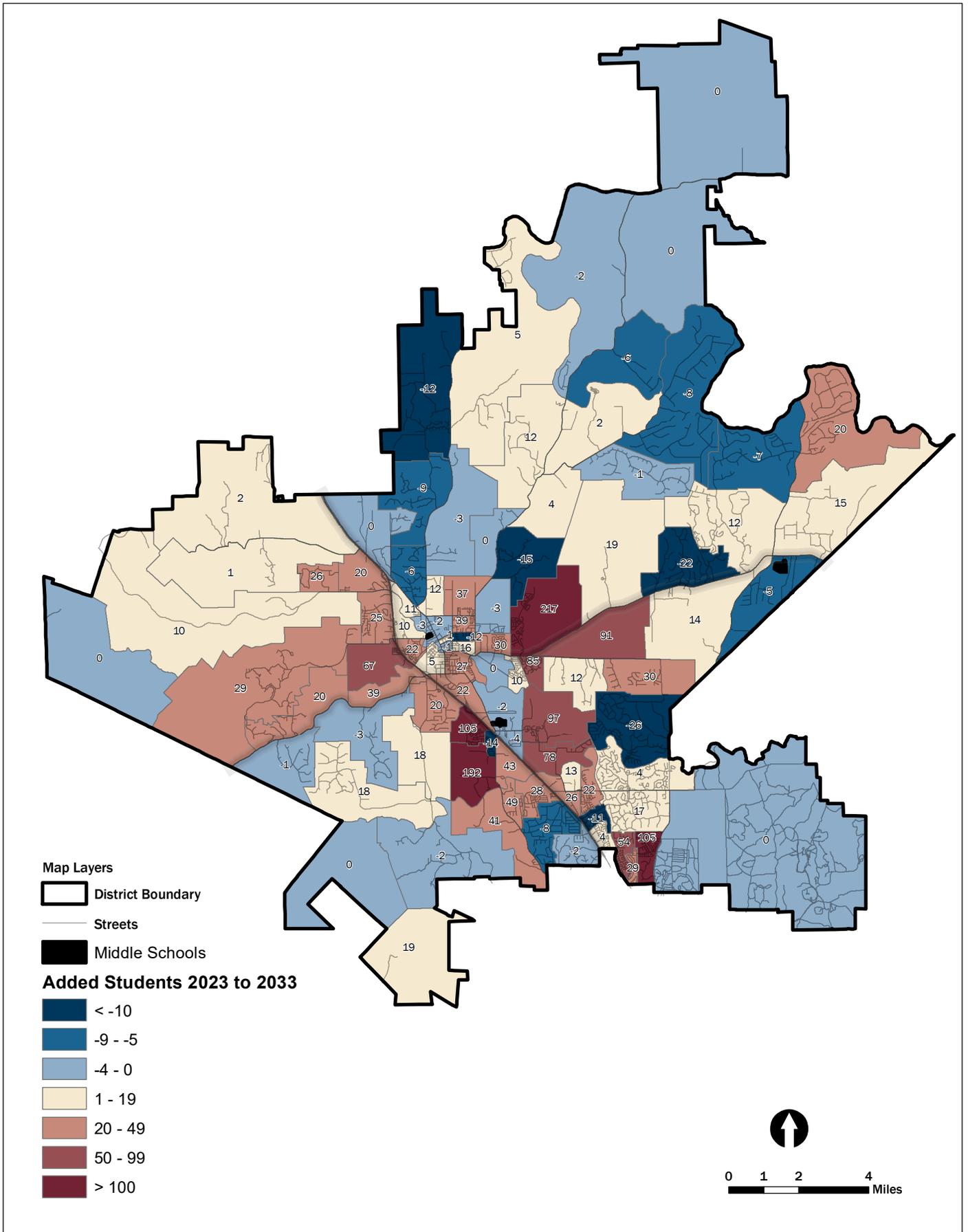
**Projected Resident Elementary School Students by Planning Unit
Moderate Growth Scenario**



PU	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
51	85	77	74	64	55	54	54	55	55	56
52	11	12	15	13	15	16	17	18	18	18
53	18	21	28	29	34	35	36	36	36	36
54	8	9	8	6	7	7	7	7	7	7
55	0	0	0	0	0	0	0	0	0	0
56	2	2	1	0	0	0	0	0	0	0
57	10	7	6	3	0	0	0	0	0	0
58	25	24	27	31	32	35	36	34	33	31
59	9	11	13	13	12	12	12	12	12	12
60	16	10	5	0	1	1	1	1	1	1
61	15	14	13	14	13	13	13	13	13	13
62	13	14	14	15	16	16	17	18	18	18
63	51	48	45	43	43	45	48	50	51	50
64	7	8	10	13	13	14	13	12	12	12
65	21	23	26	29	31	32	36	39	41	43
66	192	206	234	270	308	353	397	444	493	542
67	44	43	52	57	66	72	78	84	90	96
68	27	27	30	28	28	29	30	31	31	31
69	31	29	30	31	33	34	38	43	46	49
70	18	18	15	14	15	18	22	27	32	37
71	31	23	19	18	14	16	17	18	18	18
72	25	19	15	17	15	16	16	17	18	18
73	19	19	20	19	19	19	23	28	32	37
74	3	10	21	32	49	67	87	108	134	161
75	26	29	34	39	42	42	42	42	42	42
76	162	165	181	187	198	206	216	228	237	247
77	15	23	37	53	76	101	123	147	161	169
78	19	17	19	30	41	55	67	77	85	95
79	159	133	143	148	153	159	164	169	170	170
80A	4	4	9	15	23	28	33	38	42	46
80B	14	14	23	28	35	37	34	32	31	30
80C	211	217	221	219	217	220	224	227	226	226
81	197	179	177	174	161	170	178	186	190	194
82A	46	38	37	32	29	28	24	23	22	22
82B	153	146	143	139	139	142	144	146	145	144
83	149	141	142	150	151	157	161	164	165	165
84A	213	208	224	227	243	252	261	268	273	277
84B	176	175	180	189	199	207	214	221	222	222
85	335	341	354	367	384	405	424	441	452	461
86	0	0	0	0	0	0	0	0	0	0
Total	5,024	5,000	5,370	5,698	6,032	6,461	6,884	7,342	7,698	8,053

Projected Growth in Middle School Students

Growth in Resident Students between 2023-24 and 2033-34
Boerne ISD



**Projected Resident Middle School Students by Planning Unit
Moderate Growth Scenario**



PU	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
1	0	0	0	0	0	0	0	0	0	0
2	4	5	4	5	2	5	7	9	12	15
3	9	9	7	6	5	6	8	9	10	11
4	4	5	4	5	4	6	6	6	6	6
5	6	7	7	6	9	11	15	17	24	29
6	17	24	26	35	40	40	38	37	36	36
7	40	42	43	45	45	46	50	55	63	68
8	8	11	11	11	11	18	25	30	34	38
9	10	15	19	19	17	17	18	22	26	29
10	10	25	29	28	30	32	39	45	58	72
11	1	7	11	23	31	33	37	38	39	40
12	8	10	8	8	6	8	6	6	6	6
13	13	15	14	17	17	21	23	26	28	29
14	5	6	5	5	7	6	3	0	0	0
15	1	1	2	1	2	2	3	6	12	18
16	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	3	6	9	14	19
18	3	4	6	4	5	3	3	0	1	2
19	7	10	17	23	27	26	31	34	41	49
20	47	48	41	39	37	38	34	34	40	44
21	48	46	48	58	63	57	49	42	43	44
22A	11	15	26	30	32	35	39	44	49	54
22B	104	118	115	107	110	115	120	111	119	124
23	12	25	36	57	77	101	122	150	174	199
24	0	1	2	2	2	4	10	19	31	43
25A	103	121	129	149	160	164	169	176	183	187
25B	30	27	24	24	27	25	21	12	14	16
26	20	17	12	14	18	21	24	27	34	41
27	12	13	16	19	15	10	7	12	17	22
28	3	5	8	12	14	13	12	11	14	16
29	25	24	25	26	27	25	24	24	24	24
30	96	100	85	79	78	85	92	100	110	119
31	16	17	17	16	19	15	16	15	20	24
32	29	38	40	36	39	38	39	37	43	50
33	27	32	32	37	41	43	51	55	61	67
34	52	53	40	45	48	53	52	50	52	53
35	27	33	31	38	43	42	39	31	35	40
36	0	0	0	0	0	0	0	0	0	0
37A	126	118	113	112	105	110	113	118	128	138
37B	45	59	70	80	83	89	97	106	119	119
38	3	3	4	5	7	5	4	3	3	3
39	2	1	3	3	3	1	0	0	0	0
40	16	18	21	24	23	23	24	28	30	30
41	16	11	6	13	13	12	8	9	9	9
42	76	95	97	92	90	93	97	88	90	89
43	13	14	13	12	10	9	9	12	13	14
44	47	45	43	49	44	55	59	74	85	95
45	22	25	27	19	20	16	13	10	11	11
46	45	44	42	44	46	50	51	57	67	74
47	10	13	12	13	10	11	12	12	18	25
48	20	24	26	30	26	23	16	14	18	20
49	14	11	13	12	14	9	8	6	11	13
50	16	18	14	15	11	12	8	6	6	6

**Projected Resident Middle School Students by Planning Unit
Moderate Growth Scenario**

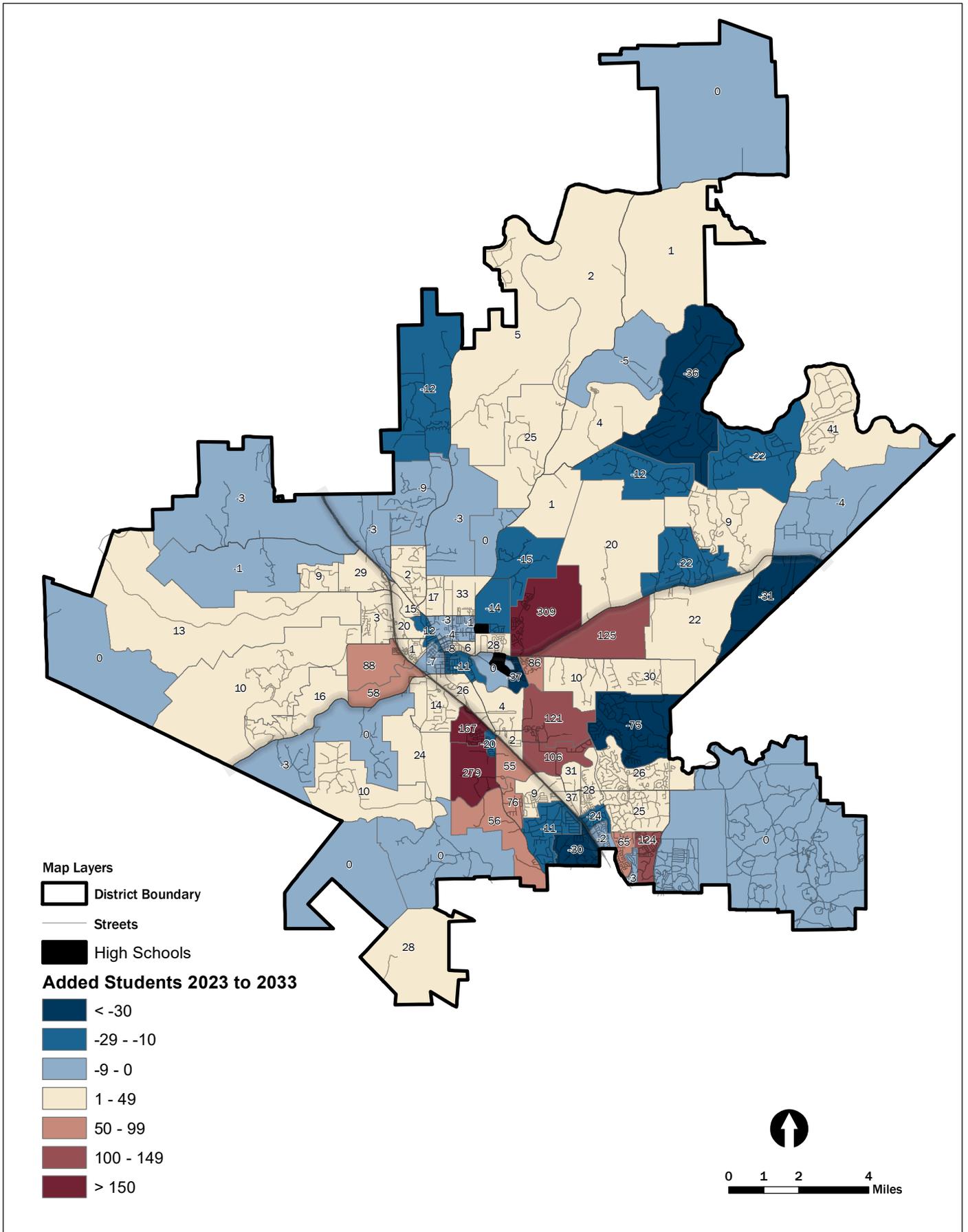


PU	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
51	47	44	44	48	52	49	39	32	35	36
52	10	6	4	6	6	8	5	6	7	8
53	13	13	6	10	9	14	13	18	19	21
54	6	4	4	5	5	4	2	3	3	3
55	0	0	0	0	0	0	0	0	0	0
56	0	0	1	2	2	1	0	0	0	0
57	5	6	5	7	7	6	3	0	0	0
58	9	12	16	20	24	24	26	23	24	23
59	6	5	0	2	5	7	7	6	6	6
60	14	11	12	15	9	4	-1	0	0	0
61	1	4	7	7	7	6	7	6	6	6
62	7	7	7	6	7	7	7	7	7	8
63	38	25	27	29	29	24	20	20	24	30
64	11	8	7	5	6	5	8	9	11	11
65	6	6	6	7	7	10	15	20	24	26
66	89	118	132	148	162	182	203	226	257	287
67	29	29	26	29	26	32	36	44	48	52
68	22	13	9	11	13	16	13	12	13	14
69	13	13	15	15	14	14	13	16	20	26
70	12	11	13	12	14	12	15	17	19	21
71	28	25	22	20	18	12	10	5	7	8
72	37	38	34	31	31	27	29	27	30	34
73	6	7	6	9	9	10	11	15	18	20
74	3	8	14	22	29	40	49	64	79	94
75	8	11	7	8	8	13	18	21	21	21
76	46	63	69	85	89	106	112	121	131	139
77	17	14	15	23	32	45	62	79	91	97
78	26	21	22	22	29	34	42	48	56	61
79	90	103	82	80	62	70	73	75	83	90
80A	0	0	4	7	15	17	20	21	24	26
80B	8	9	16	24	27	29	25	23	21	19
80C	89	97	93	100	106	106	99	94	100	104
81	111	123	111	121	125	121	117	98	106	112
82A	26	30	28	32	27	25	21	18	18	16
82B	84	81	87	88	88	81	74	72	77	81
83	71	79	80	76	75	71	73	71	78	82
84A	78	101	99	111	102	114	113	127	137	143
84B	80	82	82	89	89	88	92	97	105	111
85	116	122	142	163	175	176	177	186	205	224
86	0	0	0	0	0	0	0	0	0	0
Total	2,541	2,777	2,798	3,047	3,153	3,295	3,405	3,569	3,991	4,340

Projected Growth in High School Students

Growth in Resident Students between 2023-24 and 2033-34

Boerne ISD



**Projected Resident High School Students by Planning Unit
Moderate Growth Scenario**



PU	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
1	0	0	0	0	0	0	0	0	0	0
2	8	10	7	5	9	10	14	19	18	23
3	13	9	11	11	12	11	8	8	8	9
4	6	6	6	6	7	5	6	7	6	8
5	10	7	8	6	7	11	11	13	18	22
6	27	32	40	51	56	57	52	54	52	50
7	66	72	67	54	53	54	54	57	59	64
8	29	23	21	15	16	20	21	24	32	41
9	21	19	18	21	26	30	35	34	34	36
10	8	26	28	30	41	52	61	73	83	97
11	2	7	17	32	47	52	56	59	58	60
12	14	12	12	11	12	10	12	10	8	10
13	19	20	18	15	19	18	20	22	24	29
14	6	6	4	6	6	7	8	8	7	6
15	0	0	0	1	1	2	2	6	14	24
16	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	3	8	12	19	28
18	5	4	4	6	5	6	6	7	5	3
19	13	16	22	26	32	41	44	53	63	69
20	73	72	71	63	61	52	52	48	41	45
21	86	76	75	68	69	79	90	93	85	74
22A	12	23	34	45	47	52	61	66	73	79
22B	146	146	140	143	144	144	142	148	140	146
23	15	29	53	78	111	143	177	214	250	288
24	2	2	1	0	3	8	16	29	42	57
25A	92	116	174	217	226	228	216	215	226	236
25B	42	42	42	39	39	31	29	34	27	26
26	37	27	28	24	26	28	34	46	54	63
27	8	9	11	13	18	22	24	24	24	23
28	8	9	11	16	19	19	20	21	20	25
29	17	12	12	7	4	6	6	6	7	5
30	127	120	127	133	129	129	118	113	115	123
31	34	31	31	26	23	28	23	25	25	22
32	48	48	52	49	54	64	66	69	65	63
33	71	58	55	43	37	46	38	47	54	57
34	47	49	61	52	54	51	45	51	50	53
35	59	55	56	46	38	42	42	57	51	49
36	28	28	28	28	28	28	28	28	28	28
37A	186	183	169	162	164	148	146	142	134	140
37B	74	78	88	94	121	135	148	163	164	160
38	10	5	7	4	3	6	6	7	8	6
39	6	5	3	2	2	3	4	3	3	1
40	28	19	19	20	23	29	33	32	35	35
41	22	25	30	23	19	15	14	15	16	15
42	86	97	108	114	136	137	131	135	126	126
43	21	17	20	23	18	20	18	13	13	13
44	82	77	73	69	62	54	63	60	65	79
45	60	53	51	54	56	61	64	57	53	47
46	58	59	61	59	60	60	65	69	78	90
47	20	20	18	15	18	18	23	30	30	35
48	37	37	39	38	37	36	41	40	33	31
49	18	17	17	17	16	18	18	20	19	17
50	20	22	20	20	24	19	21	20	14	14

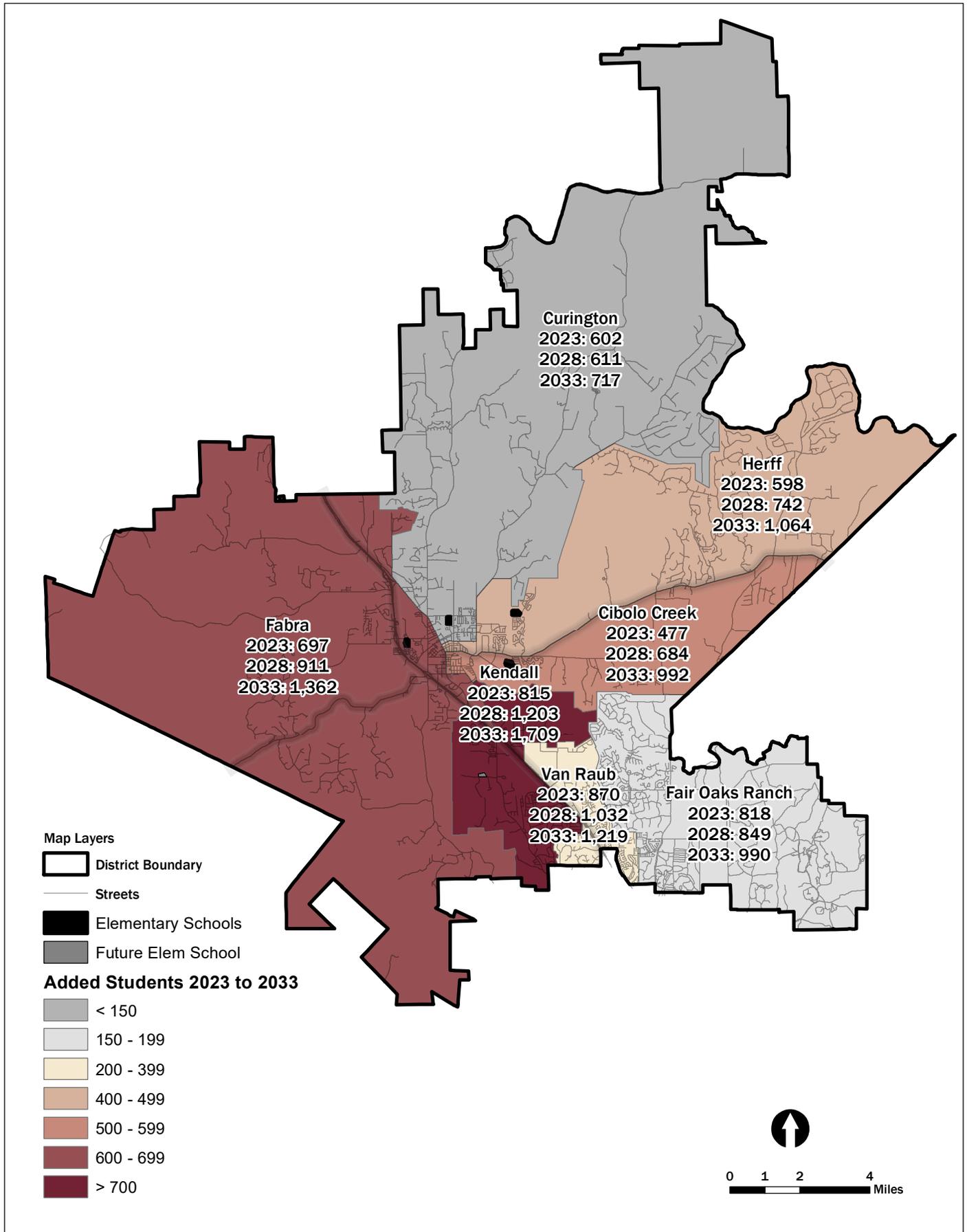
**Projected Resident High School Students by Planning Unit
Moderate Growth Scenario**



PU	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
51	75	75	70	62	59	56	63	67	62	59
52	13	14	13	14	11	6	9	7	8	9
53	20	17	23	21	18	15	13	13	17	22
54	3	5	6	7	6	6	7	5	6	5
55	0	0	0	0	0	0	0	0	0	0
56	0	0	0	0	0	1	2	2	2	1
57	9	10	10	7	8	7	8	10	7	6
58	17	14	19	23	27	30	32	38	38	38
59	6	4	8	6	6	5	2	5	7	9
60	17	22	18	18	19	16	18	14	9	4
61	8	6	3	3	4	7	8	10	9	8
62	6	6	6	9	8	10	9	8	10	9
63	54	58	52	50	49	38	37	36	32	27
64	22	21	17	15	13	10	8	8	8	11
65	8	9	8	8	10	10	11	15	19	27
66	113	142	166	192	238	272	304	339	361	398
67	27	34	44	54	56	53	54	54	56	64
68	36	33	30	27	26	14	16	15	14	17
69	24	24	14	13	17	19	23	23	23	22
70	17	19	18	16	17	21	22	24	30	32
71	31	39	38	37	39	35	28	29	19	11
72	32	27	30	25	25	27	19	21	19	17
73	5	7	7	7	9	10	12	16	21	27
74	8	10	21	32	45	59	76	91	112	134
75	9	8	12	10	12	13	9	12	15	21
76	57	55	57	62	82	96	122	142	154	176
77	18	21	34	41	53	66	80	99	115	126
78	41	42	43	52	53	60	63	68	76	80
79	165	154	143	128	123	109	96	97	76	87
80A	1	0	4	8	16	22	27	33	37	38
80B	11	16	21	28	37	39	43	42	38	37
80C	114	119	128	125	122	126	126	132	131	131
81	124	138	154	136	160	160	153	181	165	162
82A	47	38	34	33	38	36	37	38	29	29
82B	105	113	112	110	112	111	117	113	106	99
83	74	69	75	89	98	104	100	102	94	92
84A	110	105	108	115	118	131	143	146	146	160
84B	112	112	109	99	103	108	105	113	114	114
85	138	156	148	154	160	180	205	230	240	244
86	0	0	0	0	0	0	0	0	0	0
Total	3,604	3,677	3,871	3,936	4,235	4,436	4,647	5,004	5,101	5,403

Projected Growth in Resident Elementary School Students

Projected Resident Students in 2023-24, 2028-29, and 2033-34
Boerne ISD



Boerne I.S.D.
Projected Resident Students – Moderate Growth Scenario
2023-24 Elementary School Attendance Zones

	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Net Transfers 2023-24
Cibolo Creek												
Students Projected	477	495	499	549	618	684	751	820	895	952	992	-40
Capacity	800	800	800	800	800	800	800	800	800	800	800	
Percent Utilization	60%	62%	62%	69%	77%	86%	94%	103%	112%	119%	124%	
Student Margin	323	305	301	251	182	116	49	-20	-95	-152	-192	
Curlington												
Students Projected	602	603	584	607	588	611	639	664	688	704	717	36
Capacity	700	700	700	700	700	700	700	700	700	700	700	
Percent Utilization	86%	86%	83%	87%	84%	87%	91%	95%	98%	101%	102%	
Student Margin	98	97	116	93	112	89	61	36	12	-4	-17	
Fabra												
Students Projected	697	695	700	758	836	911	995	1,080	1,180	1,263	1,362	12
Capacity	800	800	800	800	800	800	800	800	800	800	800	
Percent Utilization	87%	87%	88%	95%	105%	114%	124%	135%	148%	158%	170%	
Student Margin	103	105	100	42	-36	-111	-195	-280	-380	-463	-562	
Fair Oaks Ranch												
Students Projected	818	840	794	816	839	849	891	927	960	977	990	-13
Capacity	800	800	800	800	800	800	800	800	800	800	800	
Percent Utilization	102%	105%	99%	102%	105%	106%	111%	116%	120%	122%	124%	
Student Margin	-18	-40	6	-16	-39	-49	-91	-127	-160	-177	-190	
Herff												
Students Projected	598	601	599	647	701	742	804	868	936	999	1,064	25
Capacity	800	800	800	800	800	800	800	800	800	800	800	
Percent Utilization	75%	75%	75%	81%	88%	93%	101%	109%	117%	125%	133%	
Student Margin	202	199	201	153	99	58	-4	-68	-136	-199	-264	
Kendall												
Students Projected	815	883	931	1,045	1,143	1,203	1,290	1,390	1,500	1,599	1,709	19
Capacity	800	800	800	800	800	800	800	800	800	800	800	
Percent Utilization	102%	110%	116%	131%	143%	150%	161%	174%	188%	200%	214%	
Student Margin	-15	-83	-131	-245	-343	-403	-490	-590	-700	-799	-909	
Van Raub												
Students Projected	870	907	893	948	973	1,032	1,091	1,135	1,183	1,204	1,219	-39
Capacity	800	800	800	800	800	800	800	800	800	800	800	
Percent Utilization	109%	113%	112%	119%	122%	129%	136%	142%	148%	151%	152%	
Student Margin	-70	-107	-93	-148	-173	-232	-291	-335	-383	-404	-419	
Totals:												
Students Projected	4,877	5,024	5,000	5,370	5,698	6,032	6,461	6,884	7,342	7,698	8,053	
Capacity	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	
Percent Utilization	89%	91%	91%	98%	104%	110%	117%	125%	133%	140%	146%	
Student Margin	623	476	500	130	-198	-532	-961	-1,384	-1,842	-2,198	-2,553	

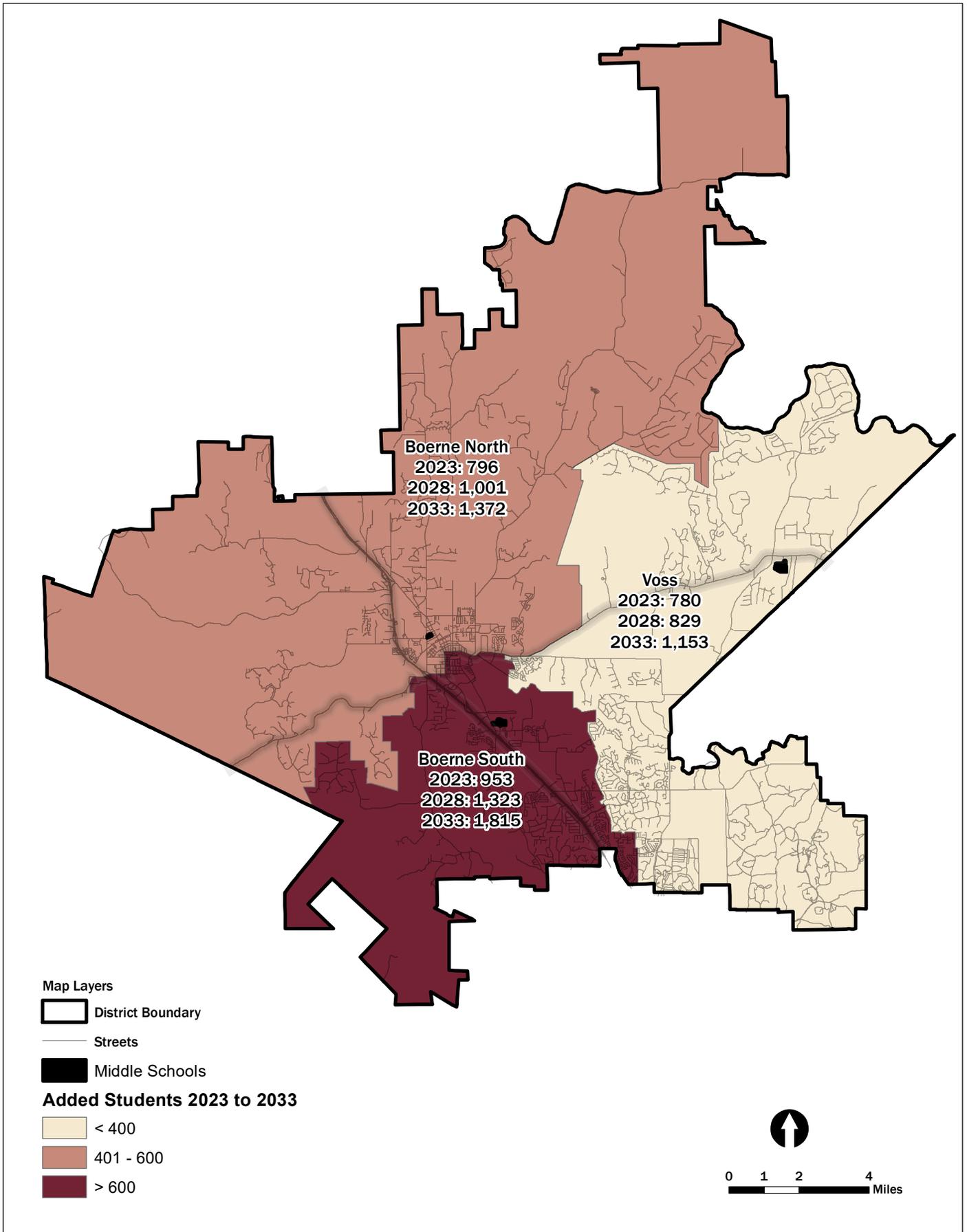
**Boerne ISD
Elementary School Transfers**



		Cibolo Creek	Curlington	Fabra	Fair Oaks Ranch	Herff	Kendall	Van Raub	Resides In	Transfers Out	Net Transfers
Resides In	Attends	395	14	9	8	44	7		477	-82	-40
	Cibolo Creek	10	571	9		12			602	-31	36
	Curlington	14	10	654	3	10	6		697	-43	12
	Fabra	3		2	777	8	19	9	818	-41	-13
	Fair Oaks Ranch	7	33	11	4	533	6	4	598	-65	25
	Herff	3	9	20	1	9	768	5	815	-47	19
	Kendall	5	1	4	12	7	28	813	870	-57	-39
	Van Raub										
	Resides In & Attends	395	571	654	777	533	768	813			
	Transfers In	42	67	55	28	90	66	18			
Attends	437	638	709	805	623	834	831				

Projected Growth in Resident Middle School Students

Projected Resident Students in 2023-24, 2028-29, and 2033-34
Boerne ISD



Boerne I.S.D.
Projected Resident Students – Moderate Growth Scenario
2023-24 Middle School Attendance Zones

	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Net Transfers 2023-24
Boerne North												
Students Projected	796	819	902	911	984	1,001	1,031	1,043	1,102	1,248	1,372	29
Capacity	1,000	1,000	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	
Percent Utilization	80%	82%	82%	83%	89%	91%	94%	95%	100%	113%	125%	
Student Margin	204	181	198	189	116	99	69	57	-2	-148	-272	
Boerne South												
Students Projected	953	962	1,081	1,108	1,240	1,323	1,402	1,453	1,515	1,678	1,815	-23
Capacity	1,200	1,200	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	
Percent Utilization	79%	80%	83%	85%	95%	102%	108%	112%	117%	129%	140%	
Student Margin	247	238	219	192	60	-23	-102	-153	-215	-378	-515	
Voss												
Students Projected	780	760	794	779	823	829	862	909	952	1,065	1,153	-6
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	
Percent Utilization	65%	63%	66%	65%	69%	69%	72%	76%	79%	89%	96%	
Student Margin	420	440	406	421	377	371	338	291	248	135	47	
Totals:												
Students Projected	2,529	2,541	2,777	2,798	3,047	3,153	3,295	3,405	3,569	3,991	4,340	
Capacity	3,400	3,400	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	
Percent Utilization	74%	75%	77%	78%	85%	88%	92%	95%	99%	111%	121%	
Student Margin	871	859	823	802	553	447	305	195	31	-391	-740	

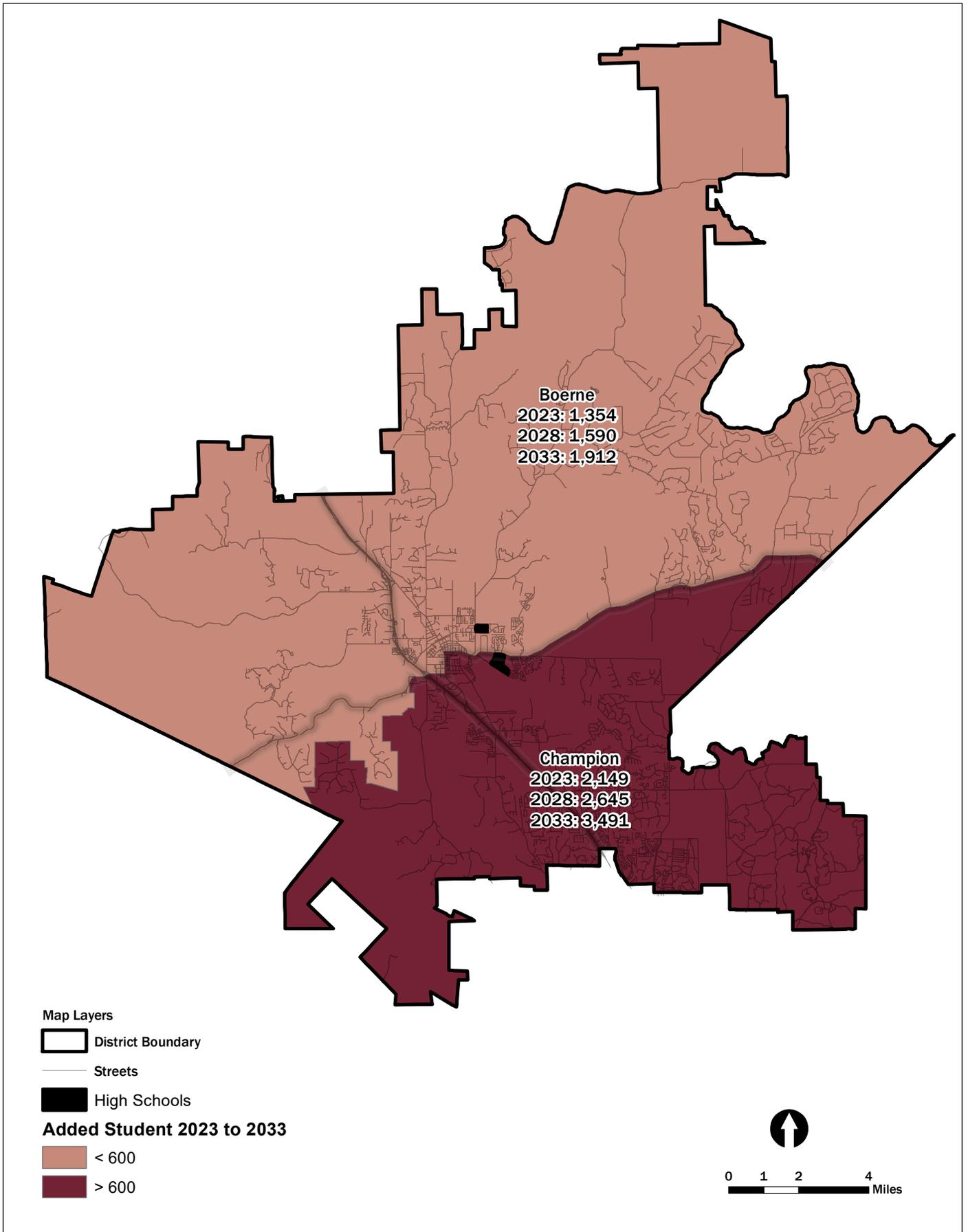
**Boerne ISD
Middle School Transfers**



		Boerne North	Boerne South	Voss	Resides In	Transfers Out	Net Transfers
Resides In	Attends						
	Boerne North	765	16	15	796	-31	29
	Boerne South	42	902	9	953	-51	-23
	Voss	18	12	750	780	-30	-6
Resides In & Attends		765	902	750			
Transfers In		60	28	24			
Attends		825	930	774			

Projected Growth in Resident High School Students

Projected Resident Students in 2023-24, 2028-29, and 2033-34
Boerne ISD



Boerne I.S.D.
Projected Resident Students – Moderate Growth Scenario
2023-24 High School Attendance Zones

	Current	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Net Transfers 2023-24
Boerne High School												
Students Projected	1,354	1,378	1,415	1,460	1,483	1,590	1,630	1,704	1,778	1,804	1,912	72
Capacity	1,700	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	
Percent Utilization	80%	73%	74%	77%	78%	84%	86%	90%	94%	95%	101%	
Student Margin	346	522	485	440	417	310	270	196	122	96	-12	
Champion High School												
Students Projected	2,149	2,226	2,262	2,411	2,453	2,645	2,806	2,943	3,226	3,297	3,491	-72
Capacity	2,400	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	
Percent Utilization	90%	86%	87%	93%	94%	102%	108%	113%	124%	127%	134%	
Student Margin	251	374	338	189	147	-45	-206	-343	-626	-697	-891	
Totals:												
Students Projected	3,503	3,604	3,677	3,871	3,936	4,235	4,436	4,647	5,004	5,101	5,403	
Capacity	4,100	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	
Percent Utilization	85%	80%	82%	86%	87%	94%	99%	103%	111%	113%	120%	
Student Margin	597	896	823	629	564	265	64	-147	-504	-601	-903	

**Boerne ISD
High School Transfers**



		Boerne	Champion	Resides In	Transfers Out	Net Transfers
Resides In	Boerne	1,165	189	1,354	-189	72
	Champion	261	1,888	2,149	-261	-72
	Resides In & Attends	1,165	1,888			
	Transfers In	261	189			
	Attends	1,426	2,077			