



2019-20  
Demographic Update

# Boerne

Independent School District

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# EXECUTIVE SUMMARY

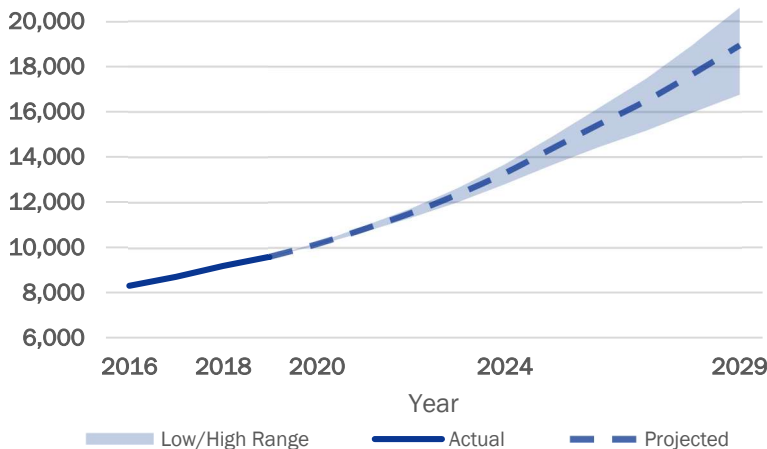
Population and Survey Analysts (PASA) has recently completed a Demographic Update for Boerne I.S.D., and the findings are summarized below. The Demographic Update included the study of current student locations, potential growth based on new housing, trends occurring in student relocation patterns throughout the District, and economic factors relevant to both the District and the nation. PASA projects student data for a school district by using forward-looking techniques and does not rely on past rates of change.

## DISTRICTWIDE PROJECTIONS

After evaluating 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 finds the following projected student population by grade group:

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>EE-5th</b>	4,578	4,879	5,248	5,520	5,885	6,203	6,539	6,888	7,267	7,656
<b>6th-8th</b>	2,430	2,617	2,747	2,980	3,261	3,676	3,901	4,213	4,444	4,715
<b>9th-12th</b>	3,129	3,304	3,514	3,841	4,133	4,483	4,996	5,375	5,961	6,570
<b>Total:</b>	<b>10,137</b>	<b>10,800</b>	<b>11,509</b>	<b>12,341</b>	<b>13,279</b>	<b>14,362</b>	<b>15,436</b>	<b>16,476</b>	<b>17,672</b>	<b>18,941</b>

## THREE SCENARIOS OF GROWTH



PASA takes a “conservative” approach to projecting growth, and develops a Low, Moderate, and High scenario of growth for each of the years in the projection period. These scenarios are shown on the graph at left, with supporting data and complete projections found in the attached Chapter 4.

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## UNIQUE CHARACTERISTICS OF B.I.S.D. THAT IMPACT GROWTH

In order to derive the three scenarios of growth, PASA needed to understand not only when and where new development might occur, but also the factors which are unique to the District and which might either accelerate or retard the potential development of new housing. These factors, discussed in depth throughout this report, include economic variables such as job availability, socioeconomic characteristics, quality-of-life indicators, housing construction, land development potential, charter and private school plans, and household size and age.

The student projections developed in this study are based on a set of assumptions that incorporates a number of factors discussed throughout this report. In the case of Boerne I.S.D., it is important to note the following:

- Births from mothers living within the District have been steadily increasing. From 2010 to 2014, the number of births increased by approximately 10.5%. During the next four years, from 2014 to 2018, the number of births increased by 19.5%. Thus, the number of Kindergarten students enrolling in B.I.S.D. schools is projected to rise.
- Several indicators point to a high perceived quality-of-life in B.I.S.D. compared to other districts. The percentage of B.I.S.D. students eligible for the free/reduced price lunch program in 2018-19 is 18.2%, compared to 60.6% of all students in Texas. Thus, comparing all Texas school districts with 8,000 students enrolled, Boerne I.S.D. ranks 7<sup>th</sup> out of 134 with the lowest percentage of economically disadvantaged students. Another economic indicator, the median household income, is higher than average. The District's median income is \$93,567 compared to the metro area at \$57,379. Lastly, B.I.S.D. has the highest overall STAAR passage rate, at 87.9%, of any large school district over 8,000 students in the metro area.
- The Texas Workforce Commission highlighted the region in its November Labor Market Review as achieving the highest annual growth rate among all Texas metro areas. This is the first time Metro San Antonio achieved the highest ranking since the beginning of the data time series in 1990. From October 2018 to October 2019, employers in the San Antonio Metro Area added 35,700 jobs, or 3.4%, to the workforce. The report also stated that more jobs were created in San Antonio metro area than any other metro area in Texas in October 2019. The San Antonio metro area gained 10,000 jobs during the month.
- New single-family housing occupancies within B.I.S.D. are projected to double within 7–9 years from this study. Several large, new communities are now in the early stages of development, including the approximately 1,200-lot Miralomas and Esperanza, master-planned for 2,480 homes. Within the next year or two, Bakke Development is planning to break ground on a new 1,215-lot community along Scenic Loop Road.

# STUDENT POPULATION PROJECTIONS

PASA has generated the student population projections by Planning Unit, to aid in long range planning. These Planning Units can then be used as “building blocks” for planning of future attendance zones. The student population projections have been aggregated into the current attendance zones and compared to the capacities of each school to illustrate where the District is anticipated to need additional capacity in the upcoming decade.

	Projected RESIDENT Students											
	Capacity	Current	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Cibolo Creek</b>	900	523	559	606	652	682	717	729	739	757	779	810
<b>Curlington</b>	1,000	577	571	581	579	592	606	613	619	625	628	630
<b>Fabra</b>	900	543	525	538	583	633	696	751	810	873	935	994
<b>Fair Oaks Ranch</b>	900	699	744	807	878	915	969	1,004	1,044	1,060	1,077	1,097
<b>Herff</b>	900	501	534	609	677	759	831	903	979	1,072	1,172	1,278
<b>Kendall</b>	1,000	675	701	720	757	768	839	931	1,025	1,147	1,290	1,424
<b>Van Raub</b>	900	876	944	1,018	1,122	1,171	1,227	1,272	1,323	1,354	1,386	1,423
<b>Elementary</b>		4,394	4,578	4,879	5,248	5,520	5,885	6,203	6,539	6,888	7,267	7,656
<b>Boerne North MS</b>	1,300	778	840	866	877	914	1,027	1,173	1,290	1,406	1,500	1,598
<b>Boerne South MS</b>	1,500	785	868	995	1,080	1,214	1,314	1,469	1,513	1,619	1,716	1,829
<b>Voss MS</b>	1,200	683	722	756	789	852	920	1,034	1,098	1,188	1,228	1,288
<b>Middle School</b>		2,246	2,430	2,617	2,746	2,980	3,261	3,676	3,901	4,213	4,444	4,715
<b>Boerne HS</b>	1,800	1,237	1,253	1,287	1,344	1,485	1,582	1,711	1,856	1,998	2,258	2,506
<b>Champion HS</b>	2,400	1,706	1,876	2,017	2,170	2,356	2,551	2,772	3,140	3,377	3,703	4,064
<b>High School</b>		2,943	3,129	3,304	3,514	3,841	4,133	4,483	4,996	5,375	5,961	6,570

Yellow highlights denote the year in which projected students exceed capacity by >120%.

# PROJECTED NEW HOUSING UNITS

	Single Family	Multi-Family	Mixed Use	Age-Restricted Housing	Manufactured Homes	Grand Total
<b>Oct 2019–Oct 2020</b>	775	78	1	25	0	879
<b>Oct 2020–Oct 2021</b>	975	175	2	108	-10	1,250
<b>Oct 2021–Oct 2022</b>	1,091	247	2	54	-12	1,382
<b>Oct 2022–Oct 2023</b>	1,151	349	1	19	-10	1,510
<b>Oct 2023–Oct 2024</b>	1,223	475	11	25	-2	1,732
<b>Oct 2024–Oct 2025</b>	1,327	589	62	30	0	2,008
<b>Oct 2025–Oct 2026</b>	1,396	640	87	25	0	2,148
<b>Oct 2026–Oct 2027</b>	1,474	585	118	35	0	2,212
<b>Oct 2027–Oct 2028</b>	1,595	555	140	25	0	2,315
<b>Oct 2028–Oct 2029</b>	1,674	560	153	20	0	2,407
<b>Oct 2019–Oct 2024</b>	5,215	1,324	17	231	-34	6,753
<b>Oct 2024–Oct 2029</b>	7,466	2,929	560	135	0	11,090
<b>Oct 2019–Oct 2029</b>	12,681	4,253	577	366	-34	17,843

## PROJECTED SINGLE-FAMILY HOUSING UNITS

PASA projects the developments listed below to have the largest impact on the District in the next 10 years. These 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 are not a reflection of the total students expected in each development.

### GREATEST HOUSING OCCUPANCIES BY SINGLE-FAMILY DEVELOPMENT

Planning Unit:	Subdivision Names or Owner(s) Names:	2019-2024	2024-2029	2019-2029
66	Esperanza	689	1,010	1,699
9	Miralomas	308	465	773
23	Bakke Dev./"Boerne West Tract"	220	545	765
25	Regent Park	338	361	699
85	Cielo Ranch	448	123	571
<b>Total (Above-Listed Developments):</b>		<b>2,003</b>	<b>2,504</b>	<b>4,507</b>
<b>Total Single-Family Housing Projected:</b>		<b>5,215</b>	<b>7,466</b>	<b>12,681</b>

## STUDENTS PER HOME

The ratios of students per home ranged from **0.00** to **1.46** in specific subdivisions. Only developments with 20 homes or more were included in this analysis, so as not to skew the data with small sample sizes. The weighted average of students per home throughout the District for subdivisions with more than 20 homes occupied is **0.50**.

Boerne I.S.D. has 25 known apartment complexes, townhome communities, and condominium communities in the District. Occupancy data is unavailable for 6 of these complexes, and the remaining complexes average 93% occupancy. There are 629 Boerne I.S.D. students currently living in almost 2,000 units in the District, for an overall weighted average ratio of **0.34** students per occupied unit.

## ECONOMIC CONSIDERATIONS

### STATEWIDE ECONOMIC OUTLOOK

Employment in Texas increased 2.4% from October 2018 to October 2019, according to the Real Estate Center at Texas A&M University (TAMU). Texas outperformed the national economy, which grew by 1.4% in the same time period. Both national and statewide growth has been slowing in the latter half of 2019, and in Texas, the mining and logging sector, which includes many jobs in the state's oil industry, has seen stagnant growth. According to the Real Estate



Center at TAMU, financial sector jobs in Texas increased by 3.45% year-over-year. As explained later in Chapter 1, the Finance, Insurance, and Real Estate sector employs nearly 10% of the Boerne I.S.D. workforce.

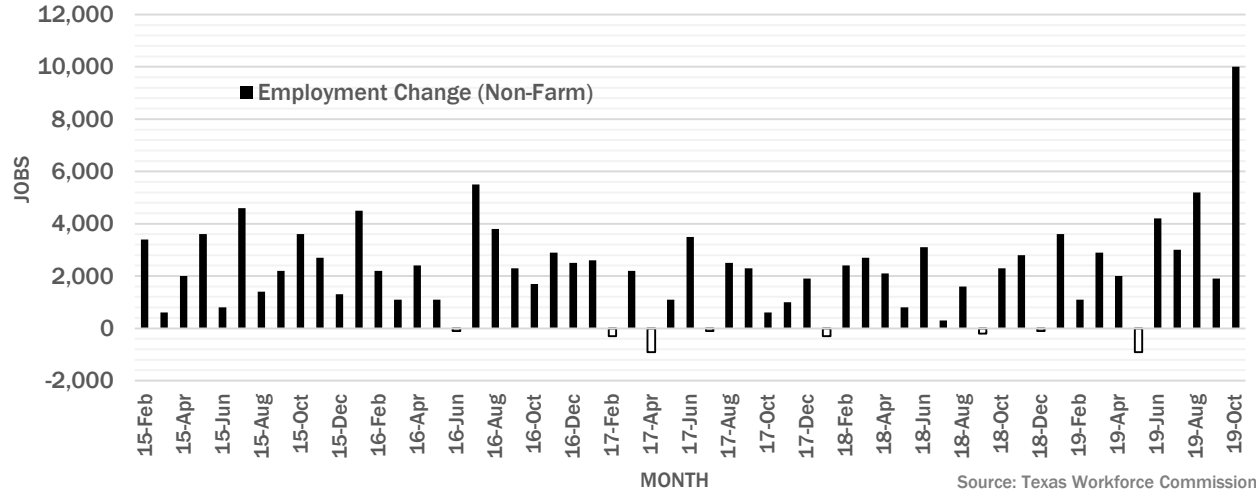
## REGIONAL EMPLOYMENT TRENDS

The city of San Antonio and Bexar County have both shown strong employment gains through 2019. Between October 2018 and October 2019 (the most recent month for which data is available) employers hired 3.3% more workers. Kendall County's gains were similar. The unemployment rate is extremely low in the region. Kendall County has an unemployment rate of 2.5% while Bexar County, including the City of San Antonio, has a 2.9% unemployment rate.

	October 2018	April 2019	October 2019	6-Month Pct. Chg.	Annual Pct. Chg.
<b>San Antonio</b>					
Employment	704,862	716,377	728,294	1.66%	3.32%
Unemployment Rate	3.1	2.6	2.9		
<b>Bexar County</b>					
Employment	912,893	927,807	943,241	1.66%	3.32%
Unemployment Rate	3.1	2.6	2.9		
<b>Kendall County</b>					
Employment	20,857	21,239	21,563	1.53%	3.38%
Unemployment Rate	2.8	2.3	2.5		

Low unemployment, particularly below 3.5%, can lead to increased migration into a region, as people move into the area to find work. Job growth in the San Antonio metro area has been positive since 2015, with an increase in job creation in 2019. The chart below illustrates the actual changes in monthly employment within the San Antonio metro area over the last few years. An average of 2,000 jobs have been created every month in the region since the beginning of 2017. So far in 2019, annual job growth has nearly doubled in the San Antonio metro area. In 2017 and 2018 combined, a total of 33,900 jobs were created, whereas in the first ten months of 2019, 33,000 jobs were added in Metro San Antonio. The Texas Workforce Commission highlighted the region in its November Labor Market Review as achieving the highest annual growth rate among all Texas metro areas. This is the first time Metro San Antonio achieved the highest ranking since the beginning of the data time series in 1990. From October 2018 to October 2019, employers in the San Antonio metro area added 35,700 jobs, or 3.4%, to the workforce. The report also stated that more jobs were created in the San Antonio metro area than any other metro area in Texas in October 2019. The metro area gained 10,000 jobs during the month.

### Monthly Employment Change in San Antonio MSA, Seasonally Adjusted





# INTRODUCTION

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Population and Survey Analysts (PASA) has recently completed a Demographic Update for Boerne I.S.D. by studying student residential locations, potential growth, housing trends, and economic factors inherent to the District. PASA studied the expected long-term trends for the District and created a dataset to use in planning for the next ten years. The findings of this report are detailed in the following document.

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## DEMOGRAPHIC STUDY OVERVIEW

PASA projects student data for a school district by using forward-looking techniques and does not rely on past rates of change. The resulting data that PASA generates is more rigorous and more usable by school districts than data created by State or Local entities because PASA assesses the actual development occurring. The steps in the gathering of this data are outlined below and organized by chapter.

### CHAPTER 1 – INTRODUCTORY MATERIALS

PASA uses this data to understand the competitive advantage the District has over other nearby districts or schools and to understand recent enrollment trends by grade and grade group.

- Introductory materials comparing the District to surrounding districts
- Economic data
- Recent enrollment trends by grade

### CHAPTER 2 – HOUSING PROJECTIONS

PASA employees assess the 10-year development potential for each major parcel of land in the District. Data is gathered for every subdivision, apartment complex, and condo and then aggregated into Planning Units, with the Planning Units being derived from the Census-defined block groups for the area. Projected housing occupancies are based on interviews with up to 100 real estate experts, commercial brokers, city and county officials, and others, who are familiar with development expected in the area.

- Planning Unit maps
- Maps and spreadsheets of projected housing occupancies – both single- and multi-family – for the 10-year timeframe
- Maps containing aerial imagery and data on parcels, subdivisions, and multi-family complexes

## **CHAPTER 3 – CURRENT STUDENTS**

The total students emanating from future housing is only a portion of the analysis needed to project future student population. The current and recent student populations must also be analyzed. This chapter details the following:

- Counts of current students per occupied single-family and multi-family home
- Geocoded students in map and spreadsheet form
- Recent trends in students by existing development
- Private and Charter school enrollment estimates

## **CHAPTER 4 – STUDENT PROJECTIONS**

PASA uses the data prepared in the Demographic Update to assess the long-term stability of each existing attendance zone and also projects when and where additional facilities might be warranted.

- Three scenarios of Districtwide, grade level growth: Low Growth, Moderate Growth, and High Growth
- Charts containing projections by Planning Unit, based on the Moderate Scenario of Growth
- Maps detailing the projections by Attendance Zone
- Charts of current transfers by attendance zone
- Maps and charts detailing the projected student population compared to the capacity of each facility

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## **REGIONAL GROWTH TRENDS**

The first map in this chapter shows the location of Boerne I.S.D., as it sits in southeast Kendall County and northwest Bexar County. A small portion of the District is situated in southwestern Comal County. The GIS files from TEA indicate the District comprises approximately 306.54 square miles. The next maps in the chapter show enrollment in the region based on the 2018-19 PEIMS enrollment.

Growth in Boerne I.S.D. has been significant. The District gained 483 students between PEIMS 2018 and PEIMS 2019 and gained 1,941 students over the last 5 years. Several “closer-in” Districts on the northern side of the metro area have seen larger increases in the last 5 years, with many urban districts having seen student losses in the same timeframe. Boerne I.S.D. grew at 26.85% in the past five years, which is a higher percent increase than any district in the region except Medina Valley, which grew at 40.67%.

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## **HISTORICAL ENROLLMENT**

An analysis of the past decade of enrollment trends shows the expected fluctuation in class sizes from year to year, with annual growth rates ranging from 0.78% to 5.56%. The district has approximately 46% of its student population in Elementary grades, up from a low of 41.54% in 2011-12. These proportions are graphed on the next graph in the chapter.

The bar graph shown next in the chapter highlights the annual student gain or loss in the District since 1991-92. The most telling part of this graph is the recent large increases in elementary students since 2012-13. When a district sees large increases in elementary students, those students then matriculate through the District, leading to substantial increases in middle and high school grades.

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## GROWTH OF STUDENTS IN EARLY GRADES

PASA must measure and understand the trends occurring in grade levels throughout the District, paying particular attention to any changes in enrollment at the earliest grade levels. Changes in the Kindergarten and 1st grade enrollment counts can mean trends and patterns are developing or changing, and these patterns can have significant future impacts for the District.

The next chart compares the births by zip code and/or census tract of the birth mother to the Kindergarten enrollment in the District (adjusted 5 years). By making this comparison, it is possible to project Kindergarten trends for the next several years in very general terms. This chart shows that the number of children born to mothers living within B.I.S.D. has increased since 2004-05, but the rate of that increase has turned upward in the last several years. This should translate into larger incoming KG classes in the new few years. The next graph shows the rapid increase in Kindergarten students in the last 2+ decades.

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## SOCIOECONOMIC CHARACTERISTICS OF STUDENT POPULATION

Perceived quality-of-life is very important to understand for any school district, as it is the primary reason parents choose to relocate to the District in order to raise their families. While it can be difficult to measure various 'quality-of-life' factors, PASA uses two main data points to ascertain the desirability of one district over another. First, the percentage of students who qualify for the free/reduced price lunch program is tightly correlated with median household income and median housing value. Therefore, analysis of the free/reduced lunch population offers an annually updated assessment of this quality-of-life indicator. In B.I.S.D., only 18.24% of enrolled students were eligible for the free/reduced price lunch program in 2018-19, compared to the Statewide totals for the year, in which 60.6% of all students in Texas participated in this program. This measure is an important factor that new parents use when deciding where to purchase a new home, placing Boerne I.S.D. as a district perceived to have strong quality-of-life characteristics. This percent of free and reduced lunch students has remained fairly steady over recent years, as shown on the next graph in the chapter, and the total has remained well below the statewide average.

Understanding the dynamics of growth patterns of districts with varying proportions of economically disadvantaged students is critical to estimating future growth for a school district. Particularly in suburban districts, the percent of free and reduced lunch students is highly

correlated with the median household income and median housing values, as well as median years of education of those 25 and older.

## **STANDARDIZED TESTS**

Another quality-of-life indicator is performance on the State-mandated STAAR test. While most Districts focus on small subsets of the population and scores on specific tests, a more global analysis provides a good comparison of overall performance between districts. Therefore, PASA summarizes the percentage of students in all grades who passed all subjects of the STAAR test. Statewide, in Spring 2019, about 74% of all students in Texas public schools passed the STAAR test. Comparatively, Boerne I.S.D. has an overall passage rate of 87.9%. This high passage rate shows why parents would want to relocate to the District. Lackland ISD had the same passage rate, with only Randolph Field having a higher rate in the entire San Antonio area.

## **OTHER SOCIOECONOMIC INDICATORS**

Other socioeconomic characteristics are summarized for the District in the next chart, and the District is compared to other nearby Districts and the metro area. The following findings are of note:

1. The age composition in Boerne I.S.D.'s population is also relevant to estimating future student enrollment. The resident population of Boerne I.S.D. is much older in age than the San Antonio metro area (median age of 43.7 years compared to the median age in the metro of 34.9 years), and slightly more oriented to families with children (20% of the population is school-aged, compared to 18% in the metro.)
2. It is useful to assess which school districts have a high proportion of millennials, the population 25–34 years of age, since this cohort will provide the families who will populate the schools of the near-term future. About 9% of the population living in Boerne I.S.D. is within this 25–34 age range, compared to 15% for the Metro Area.
3. Median household income is higher than for any of the other school district shown in this chapter. The median household income for B.I.S.D. is \$93,567, with \$80,177 for Comal I.S.D., \$72,414 for Comfort I.S.D., and \$57,379 for the metro area.
4. Residents in the District travel 31.4 minutes to work each way. This is higher than 26.6 minutes for the entire metro area but shorter than Bandera, Comal, and Medina Valley.

# ECONOMIC AND EMPLOYMENT TRENDS

## STATEWIDE ECONOMIC OUTLOOK

Employment in Texas increased 2.4% from October 2018 to October 2019, according to the Real Estate Center at Texas A&M University (TAMU). Texas outperformed the national economy, which grew by 1.4% in the same time period. Both national and statewide growth has been slowing in the latter half of 2019, and in Texas, the mining and logging sector, which includes many jobs in the state’s oil industry, has seen stagnant growth. According to the Real Estate Center at TAMU, financial sector jobs in Texas increased by 3.45% year-over-year. As explained later in this chapter, the Finance, Insurance, and Real Estate sector employs nearly 10% of the Boerne I.S.D. workforce.

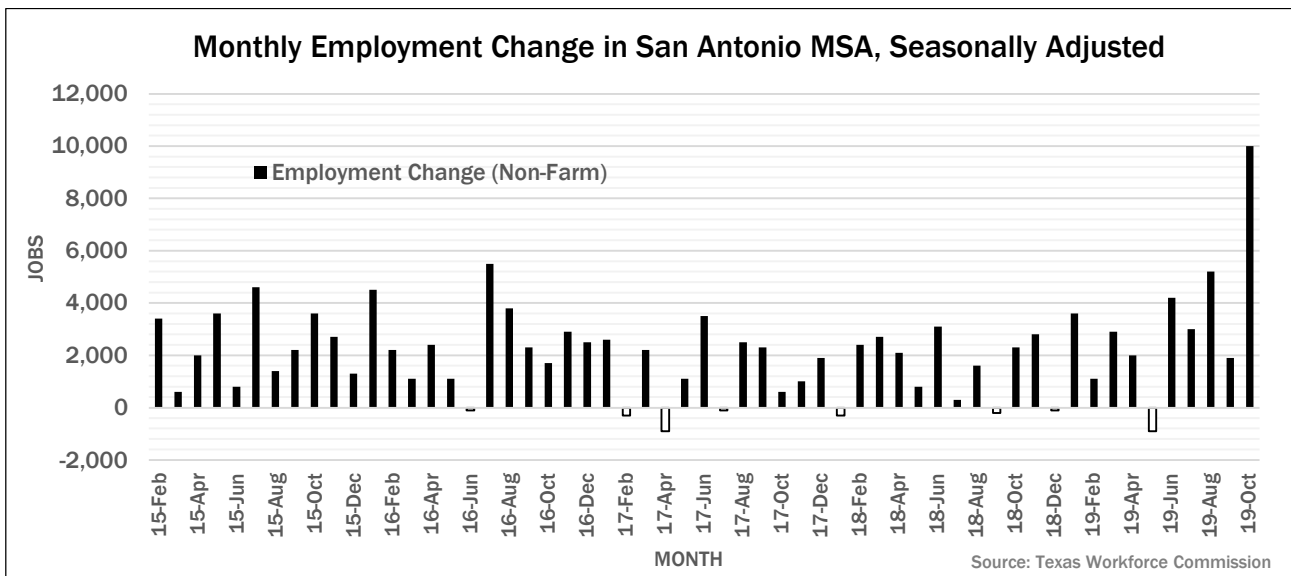
However, not all industries are booming in Texas. Oil and gas production continues to grow in the Permian Basin, despite the pace of growth slowing in 2019. Forbes wrote in a July 2019 article, “Permian Basin Oil Production Growth Is Falling Fast”, that year-over-year production growth peaked in mid-2018. Since the 2015 oil bust, many companies have been investing carefully and are better prepared to survive low oil prices. Dr. Ray Perryman of The Perryman Group suggests that energy companies believe technological advancements in drilling will likely produce higher yields at even lower costs within the next five years. Thus, drilling efficiencies and slower growth will lead to fewer jobs created.

## REGIONAL EMPLOYMENT TRENDS

The city of San Antonio and Bexar County have both shown strong employment gains through 2019. Between October 2018 and October 2019 (the most recent month for which data is available) employers hired 3.3% more workers. Kendall County’s gains were similar. The unemployment rate is extremely low in the region. Kendall County has an unemployment rate of 2.5%, while Bexar County, including the City of San Antonio, has a 2.9% unemployment rate. Low unemployment, particularly below 3.5%, can lead to increased migration into a region, as people move into the area to find work.

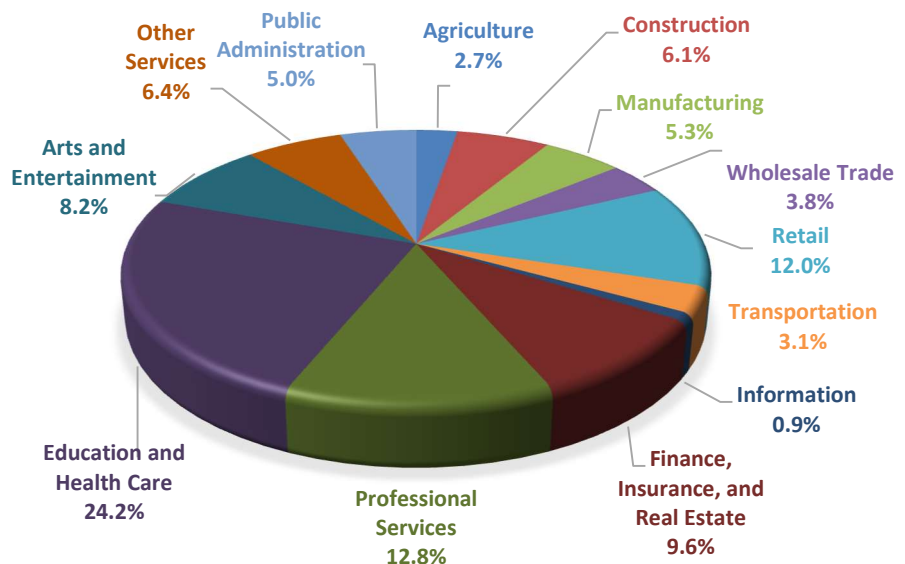
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Employment	20,857	21,239	21,563	1.53%	3.38%
Unemployment Rate	2.8	2.3	2.5		

Job growth in the San Antonio metro area has been positive since 2015, with an increase in job creation in 2019. The chart below illustrates the actual changes in monthly employment within the San Antonio metro area over the last few years. An average of 2,000 jobs have been created every month in the region since the beginning of 2017. So far in 2019, annual job growth has nearly doubled in the San Antonio metro area. In 2017 and 2018 combined, a total of 33,900 jobs were created, whereas in the first ten months of 2019, 33,000 jobs were added in Metro San Antonio. The Texas Workforce Commission highlighted the region in its November Labor Market Review as having achieved the highest annual growth rate among all Texas metro areas. This is the first time Metro San Antonio achieved the highest ranking since the beginning of the data time series in 1990. From October 2018 to October 2019, employers in the San Antonio metro area added 35,700 jobs, or 3.4%, to the workforce. The report also stated that more jobs were created in the San Antonio metro area than any other metro area in Texas in October 2019. The metro area gained 10,000 jobs during the month.



### EMPLOYMENT BY ECONOMIC SECTOR IN BOERNE I.S.D.

While not available for the current year, the most recent estimates from 2017 in the American Community Survey show the most significant sectors of employment in the Boerne Independent School District. The largest sectors were Educational Services and Health Care (24.2% of the workforce) and the



Source: US Census Bureau, 2017 American Community Survey



Professional Services sector (12.8%.) The retail sector employs 12% of the B.I.S.D. workforce. A large proportion (9.6%) of the population is employed in the Finance, Insurance, and Real Estate sector. The proximity to USAA headquarters and the Texas Hill Country plays a role in this sector's influence. This workforce data helps PASA understand the types of jobs that current residents hold, with the assumption that future employment growth may be pulled from similar sectors.

## **LARGEST EMPLOYERS IN KENDALL COUNTY**

Employment in Kendall County is dominated by government and retail organizations. According to data compiled by the Boerne-Kendall County Economic Development Corporation, within Kendall County, only two companies aside from retailers and government entities employ more than 200 people: Mission Pharmacal and Albany Engineered Composites. The largest employer in Kendall County, Boerne I.S.D., employs approximately 1,000 people.

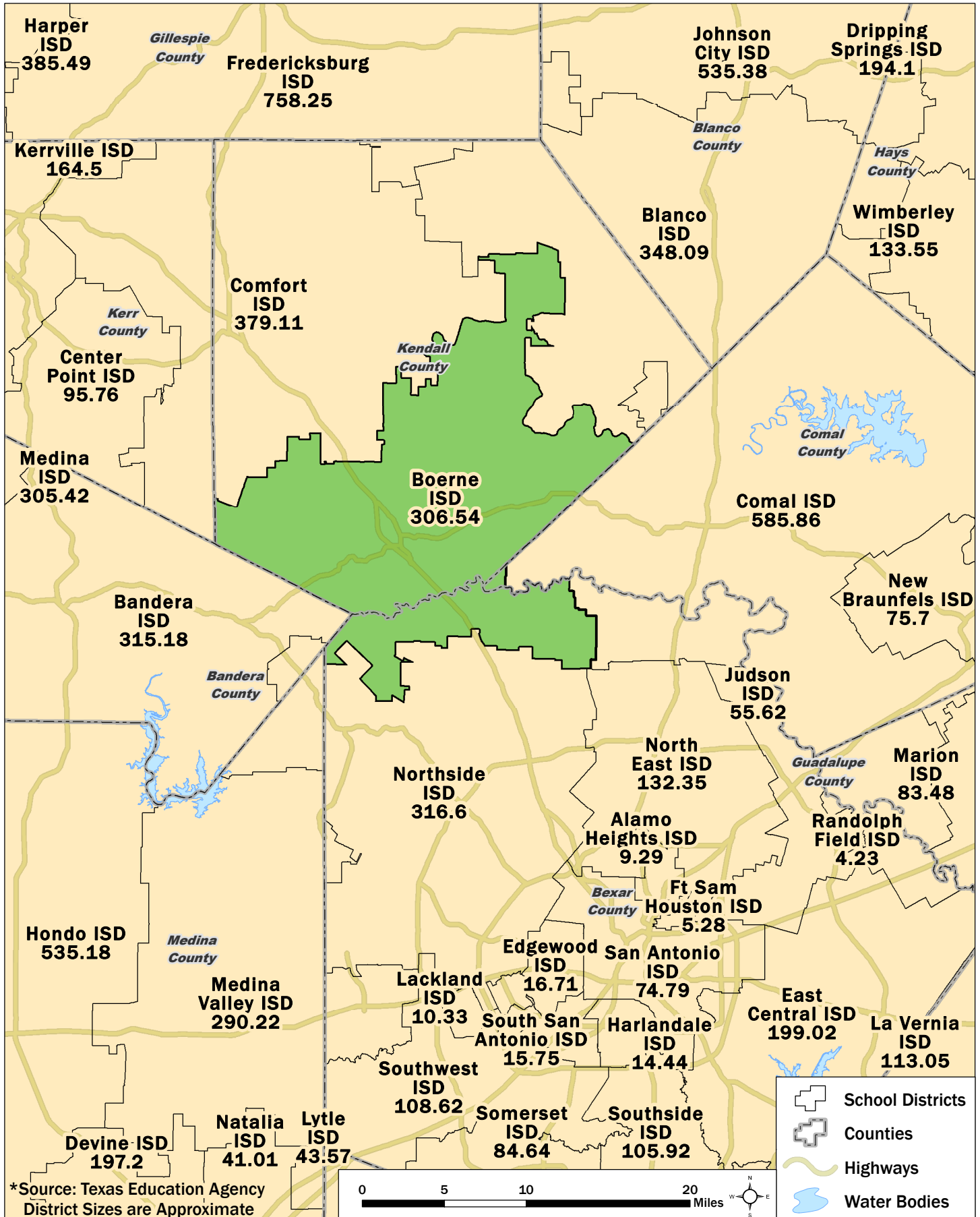
### **MAJOR EMPLOYERS IN KENDALL COUNTY, 2019**

<b>Organization</b>	<b>Employees</b>
Boerne I.S.D.	997
H-E-B	347
Mission Pharmacal	249
Albany Engineered Composites	238
Kendall County	237
City of Boerne	233
Wal-Mart	225
Toyota of Boerne	201

Source: Boerne-Kendall County Economic Development Corporation

# School District Area in Square Miles

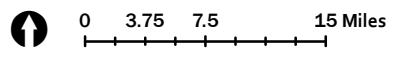
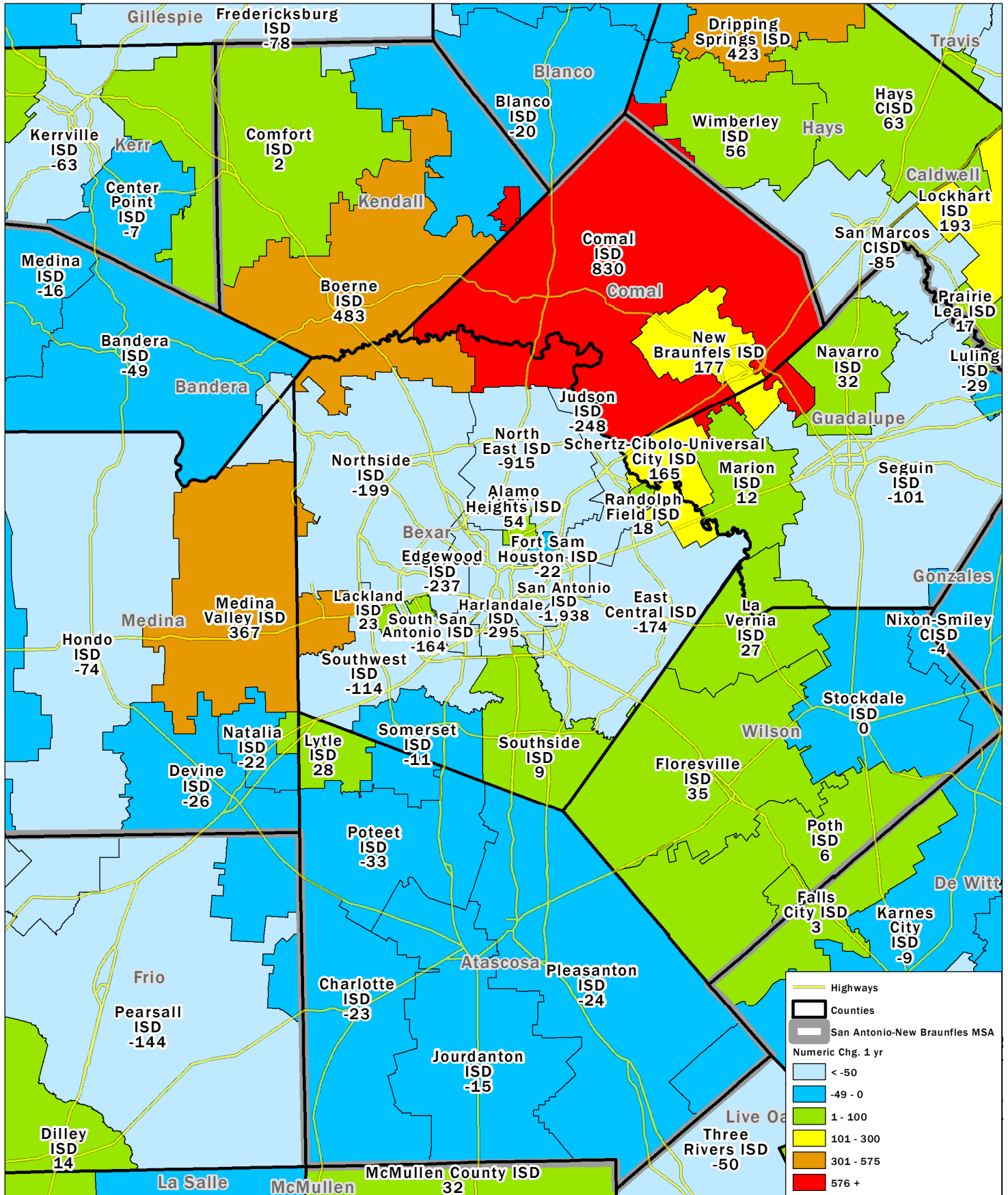
Boerne I.S.D.





# Numeric Change in School District Enrollment

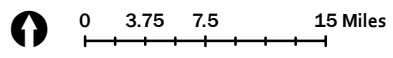
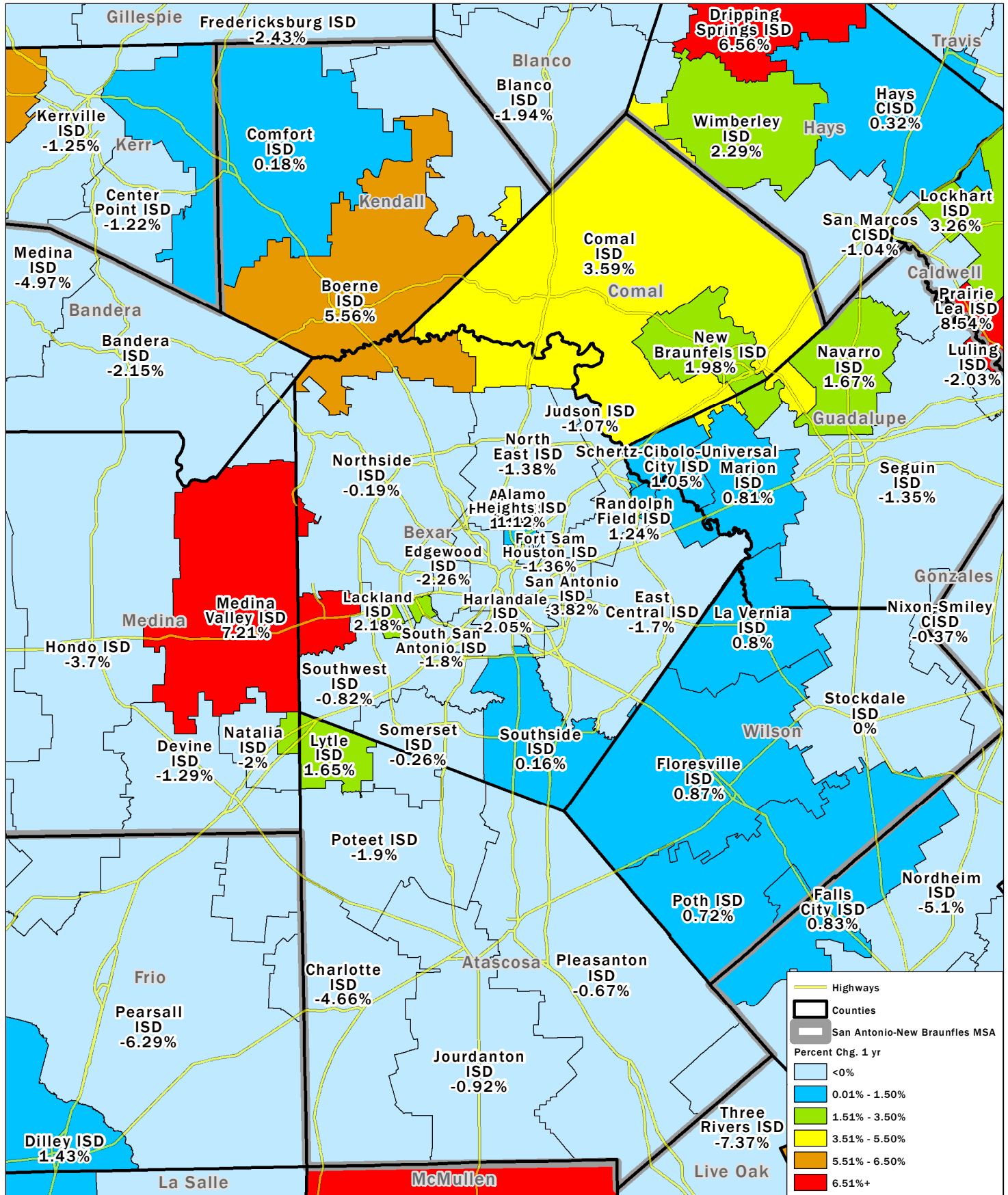
1-Year Change: 2017-18 to 2018-19



Source: Texas Education Agency

# Percent Change in School District Enrollment

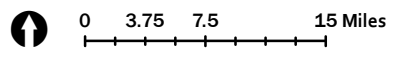
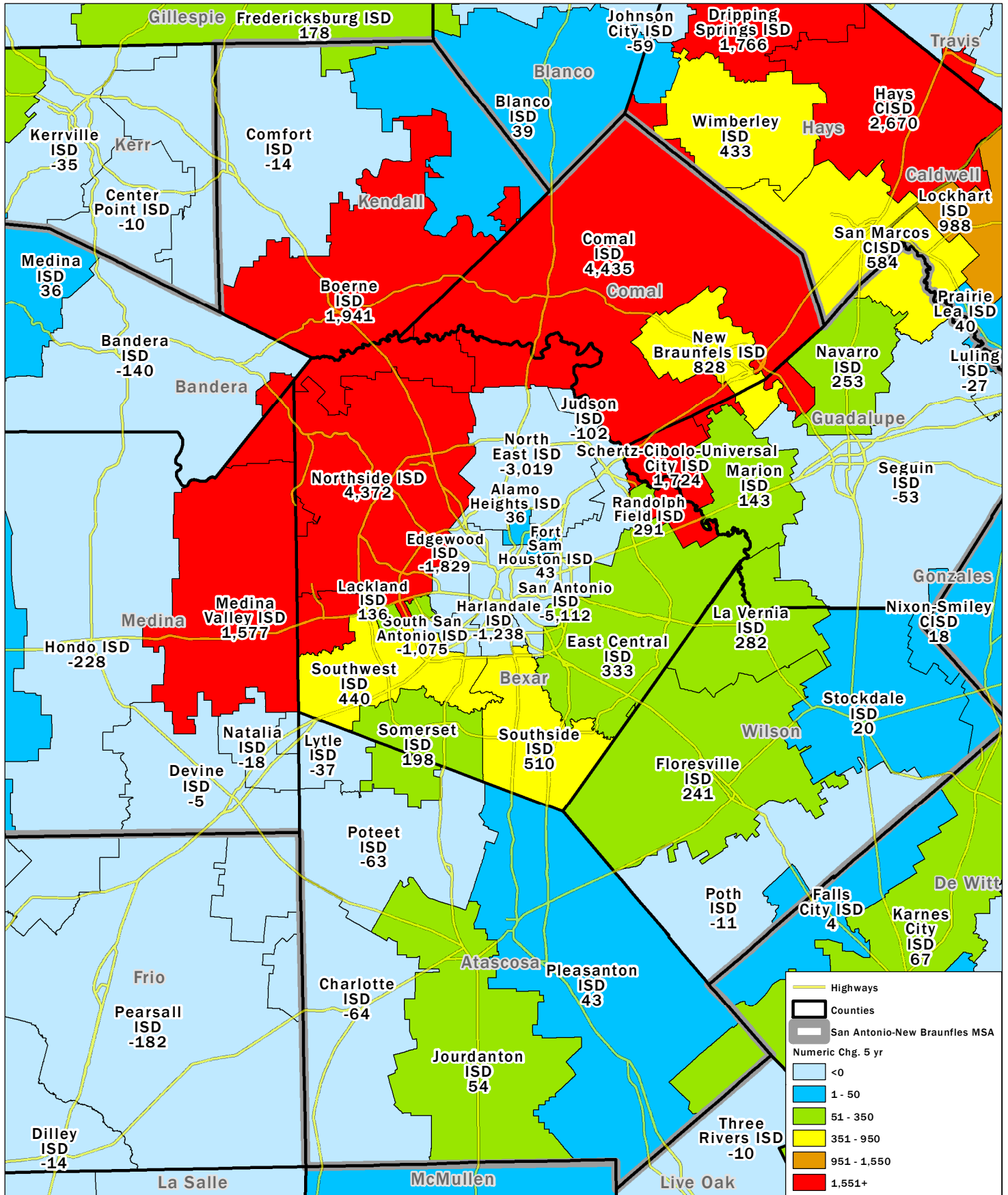
1-Year Change: 2017-18 to 2018-19



Source: Texas Education Agency

# Numeric Change in School District Enrollment

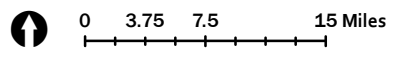
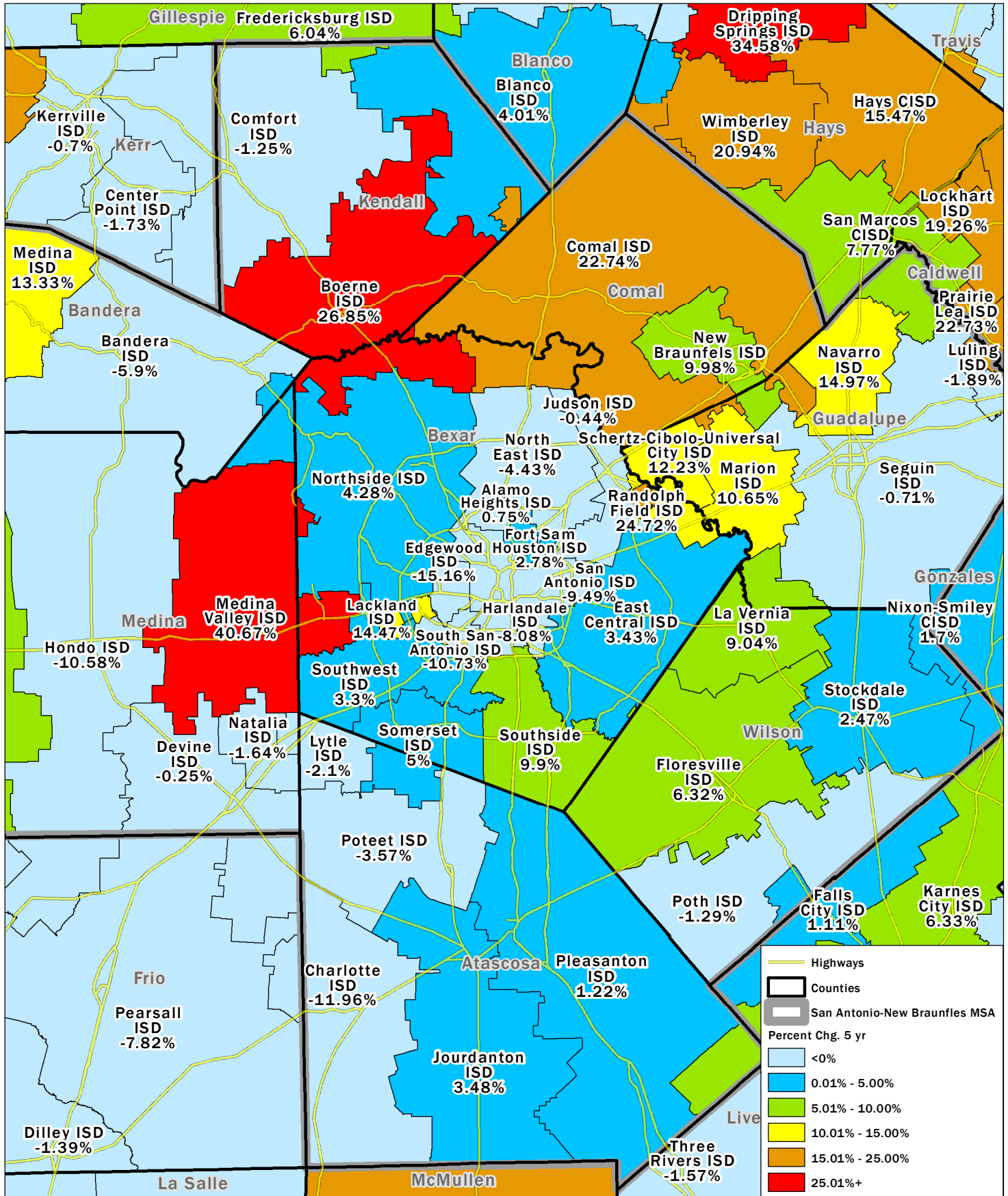
5-Year Change: 2013-14 to 2018-19



Source: Texas Education Agency

# Percent Change in School District Enrollment

5-Year Change: 2013-14 to 2018-19



Source: Texas Education Agency

**Enrollment Trends – 2013-14 through 2018-19**  
**All Districts with 8,000+ Students (Excluding Charter Schools)**



Rank	District Name	Enrollment					5-Year % Change (2013-2018)	Percent Change			
		2018-19	2017-18	2016-17	2015-16	2014-15		2013-14	2018 / 2017	2017 / 2016	2016 / 2015
1	HALLSVILLE ISD	9,486	5,077	4,974	4,936	4,824	4,760	99.29%	86.84%	2.07%	0.77%
2	PROSPER ISD	14,348	12,133	9,998	8,296	7,076	6,413	123.73%	18.26%	21.35%	20.52%
3	FORNEY ISD	11,133	10,196	9,705	9,386	8,995	8,648	28.73%	9.19%	5.06%	3.40%
4	HUNTSVILLE ISD	8,928	8,274	7,260	6,962	6,699	6,501	37.33%	7.90%	13.97%	4.28%
5	TOMBALL ISD	16,962	15,933	14,932	14,120	13,238	12,499	35.71%	6.46%	6.70%	5.75%
6	MIDLOTHIAN ISD	9,389	8,872	8,441	8,146	7,899	7,720	21.62%	5.83%	5.11%	3.62%
7	<b>BOERNE ISD</b>	<b>9,170</b>	<b>8,687</b>	<b>8,300</b>	<b>7,902</b>	<b>7,493</b>	<b>7,229</b>	<b>26.85%</b>	<b>5.56%</b>	<b>4.66%</b>	<b>5.04%</b>
8	WAXAHACHIE ISD	8,937	8,517	8,408	8,121	7,968	7,814	14.37%	4.93%	1.30%	3.53%
9	WYLIE ISD	16,527	15,769	15,021	14,615	14,039	13,726	20.41%	4.81%	4.98%	2.78%
10	ALVIN ISD	25,945	24,852	23,587	22,183	20,866	19,809	30.98%	4.40%	5.36%	6.33%
11	NORTHWEST ISD	24,141	23,141	22,044	20,976	19,831	18,950	27.39%	4.32%	4.98%	5.09%
12	LAMAR CISD	33,444	32,146	30,829	29,692	28,332	27,079	23.51%	4.04%	4.27%	3.83%
13	MANOR ISD	9,463	9,109	8,870	8,873	8,852	8,657	9.31%	3.89%	2.69%	-0.03%
14	EAGLE MT-SAGINAW ISD	20,054	19,317	19,653	19,203	18,659	18,197	10.20%	3.82%	-1.71%	2.34%
15	COMAL ISD	23,935	23,105	22,240	21,163	20,327	19,500	22.74%	3.59%	3.89%	5.09%
16	SHELDON ISD	9,401	9,100	8,884	8,477	7,963	7,760	21.15%	3.31%	2.43%	4.80%
17	LAKE TRAVIS ISD	10,738	10,410	9,825	9,238	8,833	8,257	30.05%	3.15%	5.95%	6.35%
18	CROWLEY ISD	15,728	15,253	15,215	15,097	14,985	15,080	4.30%	3.11%	0.25%	0.78%
19	ECTOR COUNTY ISD	33,268	32,267	31,481	31,791	31,971	30,857	7.81%	3.10%	2.50%	-0.98%
20	BELTON ISD	11,885	11,529	11,116	10,862	10,542	10,343	14.91%	3.09%	3.72%	2.34%
...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...
110	EAST CENTRAL ISD	10,041	10,215	10,227	10,087	9,836	9,708	3.43%	-1.70%	-0.12%	1.39%
111	EL PASO ISD	57,315	58,326	59,424	60,047	60,852	61,620	-6.99%	-1.73%	-1.85%	-1.04%
112	LAREDO ISD	23,645	24,069	24,237	24,199	24,705	24,955	-5.25%	-1.76%	-0.69%	0.16%
113	ALIEF ISD	45,436	46,263	46,376	47,265	47,202	46,258	-1.78%	-1.79%	-0.24%	-1.88%
114	SOUTH SAN ANTONIO ISD	8,939	9,103	9,631	9,854	9,960	10,014	-10.73%	-1.80%	-5.48%	-2.26%
115	CORPUS CHRISTI ISD	37,318	38,014	38,327	38,614	38,772	39,414	-5.32%	-1.83%	-0.82%	-0.74%
116	ARLINGTON ISD	59,900	61,076	62,181	63,210	63,882	64,688	-7.40%	-1.93%	-1.78%	-1.63%
117	MISSION CISD	15,588	15,896	15,882	15,765	15,396	15,372	1.41%	-1.94%	0.09%	0.74%
118	AUSTIN ISD	80,032	81,650	83,067	83,648	84,564	85,372	-6.25%	-1.98%	-1.71%	-0.69%
119	FORT WORTH ISD	84,510	86,234	87,428	87,080	85,975	84,588	-0.09%	-2.00%	-1.37%	0.40%
120	HARLANDALE ISD	14,086	14,381	14,832	15,084	15,289	15,324	-8.08%	-2.05%	-3.04%	-1.67%
121	HOUSTON ISD	209,772	214,175	216,106	215,627	215,225	211,552	-0.84%	-2.06%	-0.89%	0.22%
122	BEAUMONT ISD	18,470	18,858	19,204	19,232	19,453	19,875	-7.07%	-2.06%	-1.80%	-0.15%
123	SPRING ISD	35,385	36,134	36,698	36,890	36,950	36,484	-3.01%	-2.07%	-1.54%	-0.52%
124	EDGEWOOD ISD	10,234	10,471	10,881	11,293	11,735	12,063	-15.16%	-2.26%	-3.77%	-3.65%
125	TEXAS CITY ISD	8,641	8,850	8,945	6,397	6,347	6,163	40.21%	-2.36%	-1.06%	39.83%
126	DONNA ISD	14,459	14,818	15,072	15,334	15,351	15,376	-5.96%	-2.42%	-1.69%	-1.71%
127	PASADENA ISD	53,291	54,646	56,282	56,019	55,577	54,535	-2.28%	-2.48%	-2.91%	0.47%
128	BROWNSVILLE ISD	44,402	45,578	46,880	47,749	48,355	49,370	-10.06%	-2.58%	-2.78%	-1.82%
129	DESOTO ISD	9,404	9,657	9,747	9,740	9,604	9,404	0.00%	-2.62%	-0.92%	0.07%
130	RIO GRANDE CITY CISD	10,184	10,460	10,812	10,930	10,905	10,910	-6.65%	-2.64%	-3.26%	-1.08%
131	LA JOYA ISD	28,024	28,788	29,500	29,590	29,667	29,711	-5.68%	-2.65%	-2.41%	-0.30%
132	DEL VALLE ISD	10,870	11,216	11,278	11,559	11,727	11,684	-6.97%	-3.08%	-0.55%	-2.43%
133	MCALLEN ISD	22,875	23,721	23,826	24,330	24,692	25,217	-9.29%	-3.57%	-0.44%	-2.07%
134	SAN ANTONIO ISD	48,745	50,683	52,514	53,069	53,750	53,857	-9.49%	-3.82%	-3.49%	-1.05%
<b>State of Texas</b>		<b>5,115,041</b>	<b>5,103,355</b>	<b>5,086,184</b>	<b>5,052,215</b>	<b>5,003,779</b>	<b>4,948,524</b>	<b>3.36%</b>	<b>0.23%</b>	<b>0.34%</b>	<b>0.67%</b>



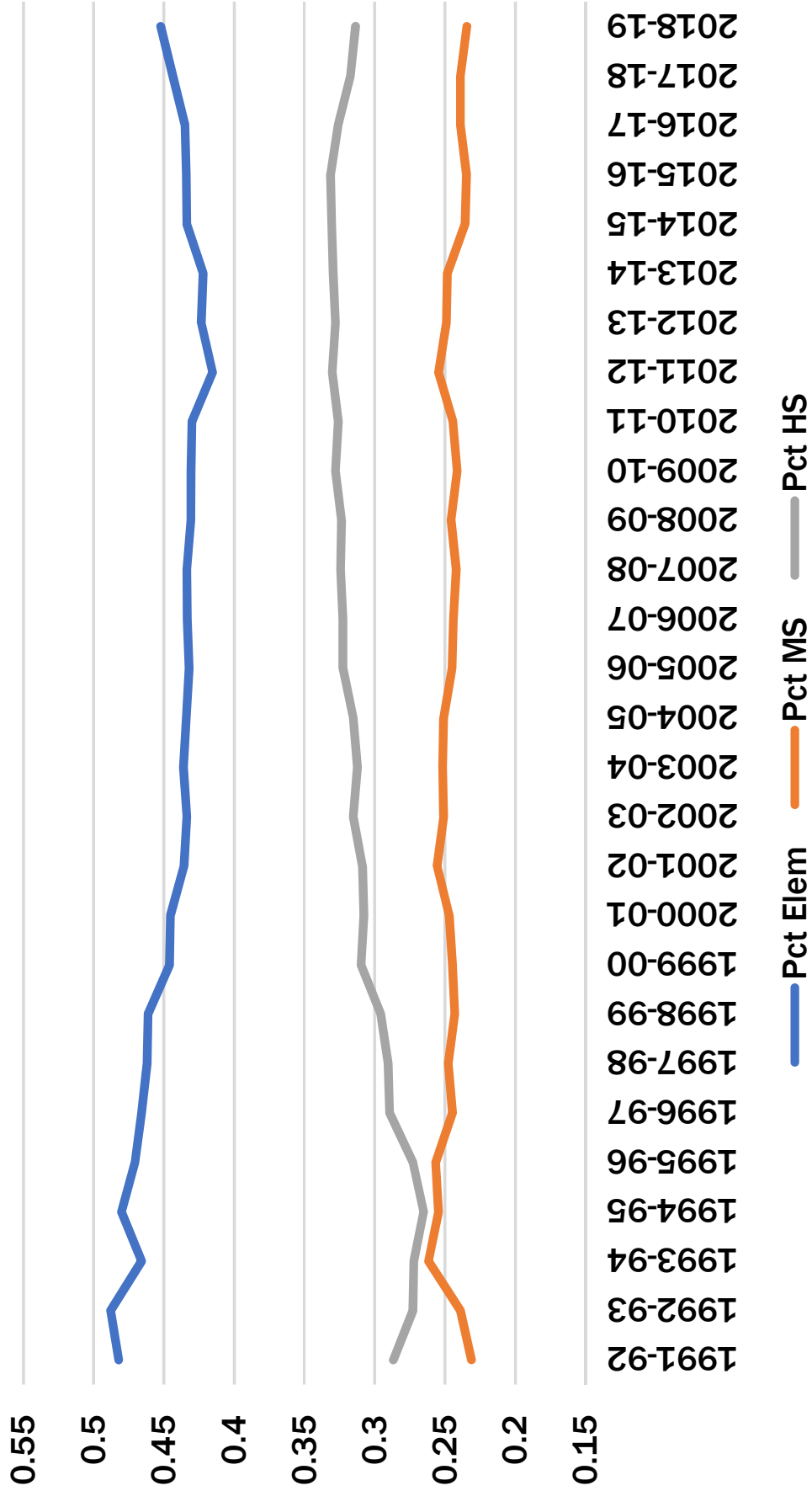


## Boerne I.S.D. Historical Growth Trends by Grade and Grade Group

	2008-09	07-08	% Chg.	09-09/	08-09	% Chg.	2010-11	09-10	% Chg.	2011-12	10-11	% Chg.	2012-13	11-12	% Chg.	2013-14	12-13	% Chg.	2014-15	13-14	% Chg.	2015-16	14-15	% Chg.	2016-17	15-16	% Chg.	2017-18	16-17	% Chg.	2018-19	17-18	% Chg.	2019-20	18-19	% Chg.		
EE	20	-23.08%	21	5.00%	2009-10	08-09	2010-11	09-10	2011-12	10-11	2012-13	11-12	2013-14	12-13	2014-15	13-14	2015-16	14-15	2016-17	15-16	2017-18	16-17	2018-19	17-18	2019-20	18-19	20	34.09%	66	34.09%	66	34.09%	66	34.09%	66	34.09%	66	34.09%
PK	38	0.00%	33	-13.16%	29	-12.12%	26	-10.34%	26	-10.34%	37	42.31%	38	2.70%	15	-60.53%	21	40.00%	33	57.14%	33	57.14%	55	66.67%	55	66.67%	55	66.67%	55	66.67%	100	81.82%	100	81.82%	96	-4.00%		
KG	387	2.38%	421	8.79%	412	-2.14%	408	-0.97%	452	10.78%	443	-1.99%	509	14.90%	510	0.20%	510	0.20%	535	4.90%	535	4.90%	624	16.64%	591	-5.29%	591	-5.29%	624	16.64%	591	-5.29%	664	12.35%				
1	400	-6.98%	388	-3.00%	459	18.30%	439	-4.36%	445	1.37%	477	7.19%	505	5.87%	557	10.30%	555	-0.36%	555	-0.36%	602	10.66%	600	-0.33%	607	1.17%	607	1.17%	685	23.42%	685	23.42%	660	-3.65%				
2	432	-0.46%	429	-0.69%	422	-1.63%	464	9.85%	480	3.45%	485	5.21%	515	13.19%	544	5.63%	544	5.63%	602	10.66%	600	-0.33%	607	1.17%	607	1.17%	607	1.17%	685	23.42%	685	23.42%	660	-3.65%				
3	475	5.09%	449	-5.47%	456	1.56%	457	0.22%	524	14.66%	532	1.53%	500	-6.02%	562	12.40%	593	5.52%	593	5.52%	659	11.13%	659	11.13%	659	11.13%	659	11.13%	659	11.13%	659	11.13%	659	11.13%	656	-0.46%		
4	467	2.19%	507	8.57%	501	-1.18%	475	-5.19%	488	2.74%	595	9.63%	578	-8.04%	572	-1.04%	618	8.04%	618	8.04%	689	11.13%	689	11.13%	689	11.13%	689	11.13%	689	11.13%	689	11.13%	689	11.13%	689	11.13%	689	11.13%
5	495	-0.20%	506	2.22%	556	9.88%	510	-8.27%	544	6.67%	525	-3.49%	594	13.14%	614	3.37%	609	-0.81%	609	-0.81%	662	9.03%	662	9.03%	662	9.03%	662	9.03%	662	9.03%	662	9.03%	662	9.03%	662	9.03%	662	9.03%
6	504	4.13%	508	0.79%	544	7.09%	575	5.70%	557	-3.13%	568	1.97%	556	-2.11%	638	14.75%	662	3.76%	662	3.76%	678	1.66%	678	1.66%	678	1.66%	678	1.66%	678	1.66%	678	1.66%	678	1.66%	678	1.66%	678	1.66%
7	508	-2.31%	526	3.54%	532	1.14%	581	9.21%	605	4.13%	592	-2.15%	588	-0.68%	596	1.36%	678	13.76%	678	13.76%	683	0.74%	683	0.74%	683	0.74%	683	0.74%	683	0.74%	683	0.74%	683	0.74%	683	0.74%	683	0.74%
8	535	5.31%	508	-5.05%	545	7.26%	563	3.30%	603	7.10%	634	5.14%	623	-1.74%	620	-0.48%	643	3.71%	643	3.71%	687	8.54%	687	8.54%	687	8.54%	687	8.54%	687	8.54%	687	8.54%	687	8.54%	687	8.54%	687	8.54%
9	526	3.54%	567	7.79%	541	-4.59%	573	5.91%	622	8.55%	655	5.31%	698	6.56%	715	2.44%	687	-3.92%	687	-3.92%	687	-3.92%	687	-3.92%	687	-3.92%	687	-3.92%	687	-3.92%	687	-3.92%	687	-3.92%	687	-3.92%	687	-3.92%
10	494	-10.99%	522	5.67%	595	13.98%	561	-5.71%	575	2.50%	619	7.65%	635	2.58%	686	8.03%	707	3.06%	707	3.06%	690	-2.40%	690	-2.40%	690	-2.40%	690	-2.40%	690	-2.40%	690	-2.40%	690	-2.40%	690	-2.40%	690	-2.40%
11	526	2.14%	498	-5.32%	532	6.83%	582	9.40%	572	-1.72%	556	-2.80%	608	9.35%	640	5.26%	671	4.84%	671	4.84%	671	4.84%	671	4.84%	671	4.84%	671	4.84%	671	4.84%	671	4.84%	671	4.84%	671	4.84%	671	4.84%
12	492	9.58%	509	3.46%	495	-2.75%	513	3.64%	557	8.58%	553	-0.72%	535	-3.25%	578	8.04%	641	10.50%	641	10.50%	673	4.99%	673	4.99%	673	4.99%	673	4.99%	673	4.99%	673	4.99%	673	4.99%	673	4.99%	673	4.99%
<b>Total:</b>	<b>6,299</b>	<b>0.78%</b>	<b>6,392</b>	<b>1.48%</b>	<b>6,639</b>	<b>3.86%</b>	<b>6,753</b>	<b>1.72%</b>	<b>7,094</b>	<b>5.05%</b>	<b>7,229</b>	<b>1.90%</b>	<b>7,493</b>	<b>3.65%</b>	<b>7,902</b>	<b>5.46%</b>	<b>8,300</b>	<b>5.04%</b>	<b>8,300</b>	<b>5.04%</b>	<b>8,687</b>	<b>4.66%</b>	<b>9,170</b>	<b>5.66%</b>	<b>9,170</b>	<b>5.66%</b>	<b>9,170</b>	<b>5.66%</b>	<b>9,170</b>	<b>5.66%</b>	<b>9,170</b>	<b>5.66%</b>	<b>9,170</b>	<b>5.66%</b>	<b>9,170</b>	<b>5.66%</b>	<b>9,170</b>	<b>5.66%</b>
<b>EE-5th</b>	<b>2,714</b>	<b>0.11%</b>	<b>2,754</b>	<b>1.47%</b>	<b>2,855</b>	<b>3.67%</b>	<b>2,805</b>	<b>-1.75%</b>	<b>3,003</b>	<b>7.06%</b>	<b>3,052</b>	<b>1.63%</b>	<b>3,250</b>	<b>6.49%</b>	<b>3,429</b>	<b>5.51%</b>	<b>3,611</b>	<b>5.31%</b>	<b>3,611</b>	<b>5.31%</b>	<b>3,854</b>	<b>6.73%</b>	<b>4,147</b>	<b>7.60%</b>	<b>4,147</b>	<b>7.60%</b>	<b>4,147</b>	<b>7.60%</b>	<b>4,147</b>	<b>7.60%</b>	<b>4,147</b>	<b>7.60%</b>	<b>4,147</b>	<b>7.60%</b>	<b>4,147</b>	<b>7.60%</b>	<b>4,147</b>	<b>7.60%</b>
<b>6th-8th</b>	<b>1,547</b>	<b>2.31%</b>	<b>1,542</b>	<b>-0.32%</b>	<b>1,621</b>	<b>5.12%</b>	<b>1,719</b>	<b>6.05%</b>	<b>1,765</b>	<b>2.68%</b>	<b>1,794</b>	<b>1.64%</b>	<b>1,767</b>	<b>-1.51%</b>	<b>1,854</b>	<b>4.92%</b>	<b>1,983</b>	<b>6.96%</b>	<b>1,983</b>	<b>6.96%</b>	<b>2,076</b>	<b>4.69%</b>	<b>2,148</b>	<b>3.47%</b>	<b>2,148</b>	<b>3.47%</b>	<b>2,148</b>	<b>3.47%</b>	<b>2,148</b>	<b>3.47%</b>	<b>2,148</b>	<b>3.47%</b>	<b>2,148</b>	<b>3.47%</b>	<b>2,148</b>	<b>3.47%</b>		
<b>9th-12th</b>	<b>2,038</b>	<b>0.54%</b>	<b>2,096</b>	<b>2.85%</b>	<b>2,163</b>	<b>3.20%</b>	<b>2,229</b>	<b>3.05%</b>	<b>2,326</b>	<b>4.35%</b>	<b>2,383</b>	<b>2.45%</b>	<b>2,476</b>	<b>3.90%</b>	<b>2,619</b>	<b>5.78%</b>	<b>2,706</b>	<b>3.32%</b>	<b>2,706</b>	<b>3.32%</b>	<b>2,757</b>	<b>1.88%</b>	<b>2,875</b>	<b>4.28%</b>	<b>2,875</b>	<b>4.28%</b>	<b>2,875</b>	<b>4.28%</b>	<b>2,875</b>	<b>4.28%</b>	<b>2,875</b>	<b>4.28%</b>	<b>2,875</b>	<b>4.28%</b>	<b>2,875</b>	<b>4.28%</b>		
<b>% EE-5th</b>	43.09%		43.09%		43.00%		41.54%		42.33%		42.22%		43.37%		43.39%		43.51%		43.51%		44.37%		45.22%		45.22%		45.22%		45.22%		45.22%		45.22%		45.22%			
<b>% 6th-8th</b>	24.56%		24.12%		24.42%		25.46%		24.88%		24.82%		23.58%		23.46%		23.89%		23.89%		23.90%		23.42%		23.42%		23.42%		23.42%		23.42%		23.42%		23.42%			
<b>% 9th-12th</b>	32.35%		32.79%		32.58%		33.01%		32.79%		32.96%		33.04%		33.14%		32.60%		32.60%		31.74%		31.35%		31.35%		31.35%		31.35%		31.35%		31.35%		31.35%			

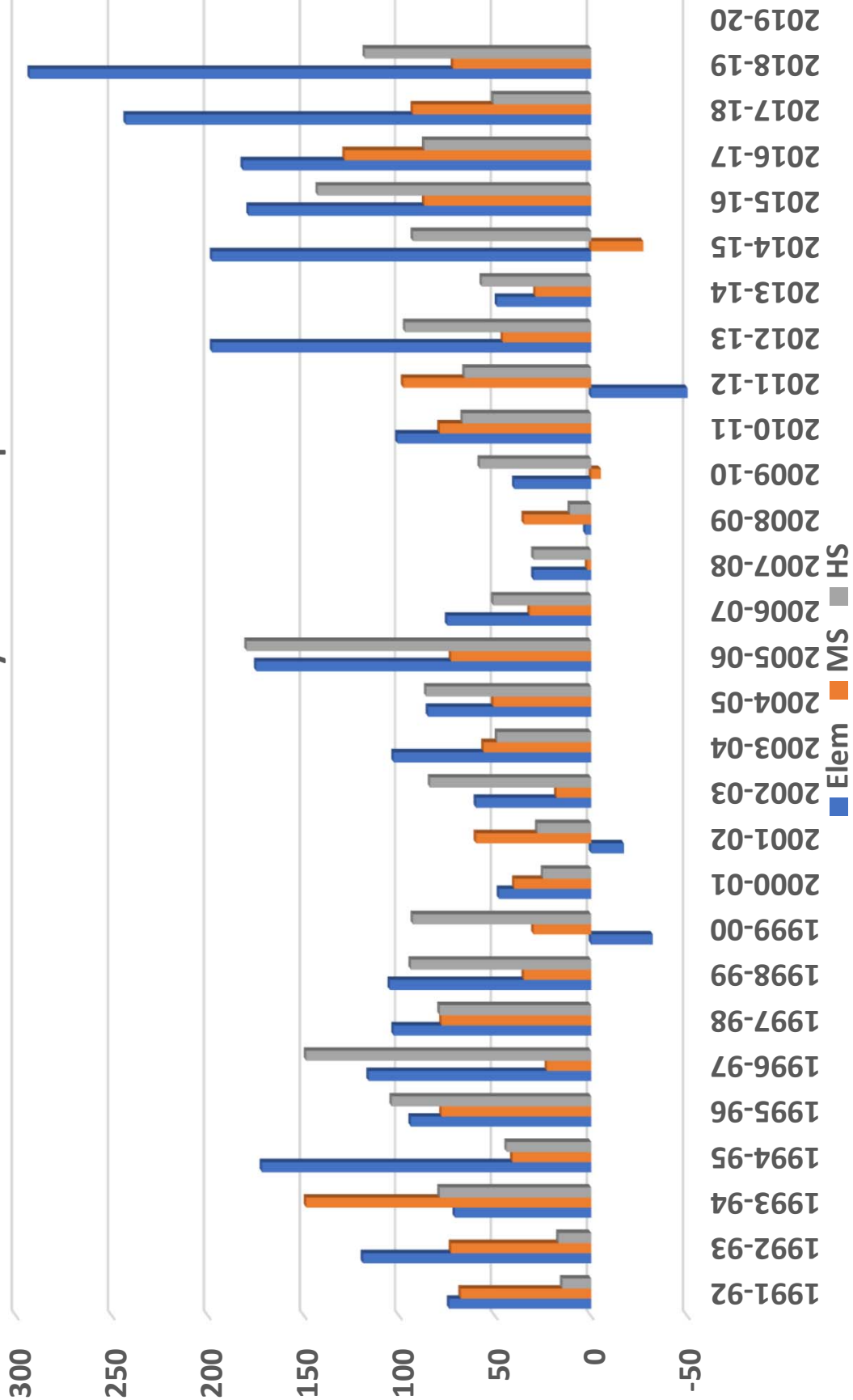


# Historical Percent of Student Population in Each Grade Group





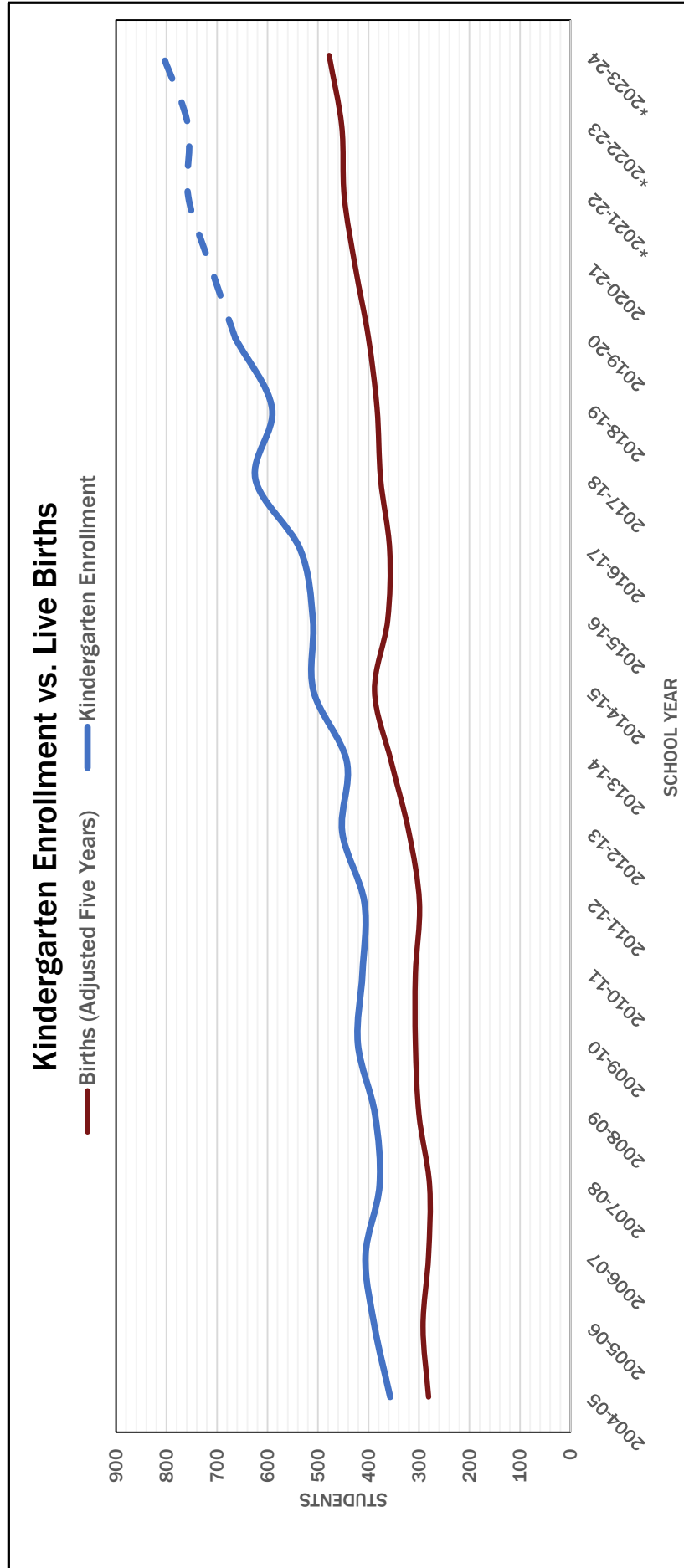
**Boerne I.S.D.  
Historical Growth by Grade Group**





## Boerne ISD Kindergarten Enrollment Compared to Live Births (Moved Forward 5 Years)

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	*2021-22	*2022-23	*2023-24
<b>Births (Adjusted Five Years)</b>	281	292	281	279	300	307	307	299	320	355	388	362	358	376	383	400	426	448	453	478
<b>Kindergarten Enrollment</b>	357	388	406	378	387	421	412	408	452	443	509	510	535	624	591	664	712	757	757	807



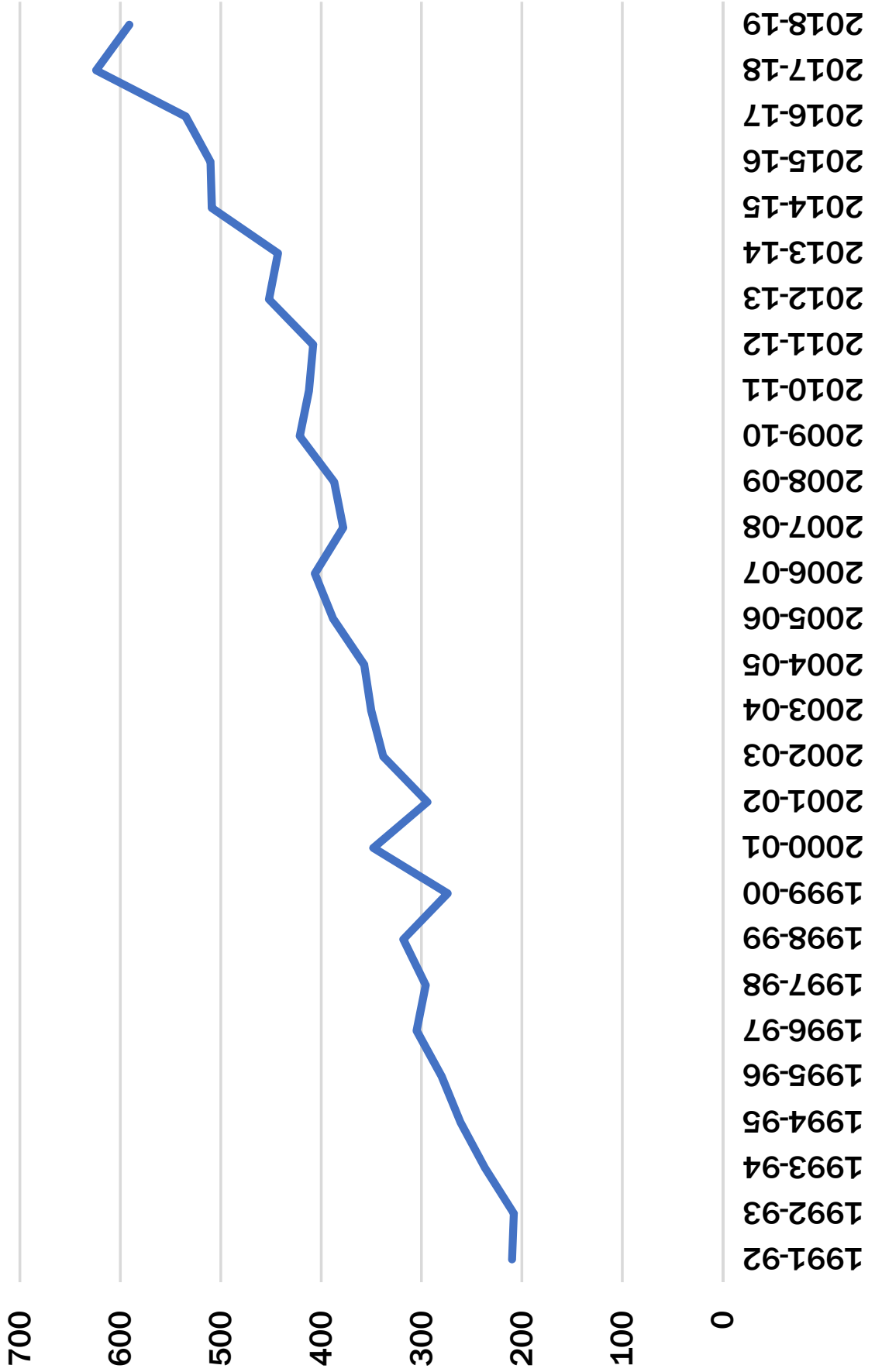
Sources: Texas Educational Agency, PEIMS Enrollment Reports, 2004-2018; Texas Department of State and Health Services, Vital Statistics, 1999-2018

\*Fall 2021 through Fall 2023 estimates based on provisional birth data by zip code

# Boerne I.S.D.

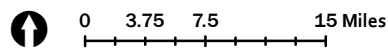
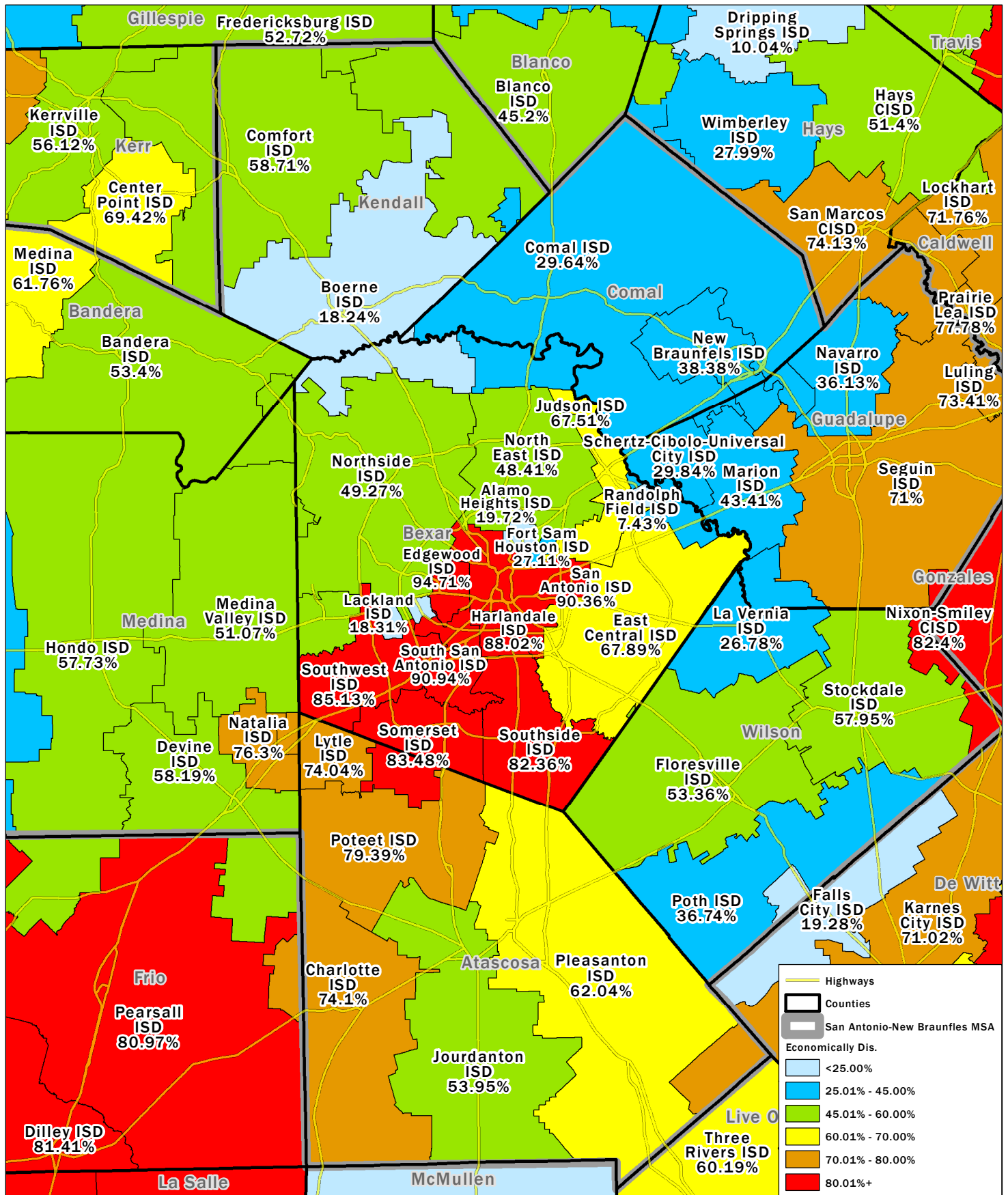


## Historical Kindergarten Enrollment



# Economically Disadvantaged Enrollment

2018-19

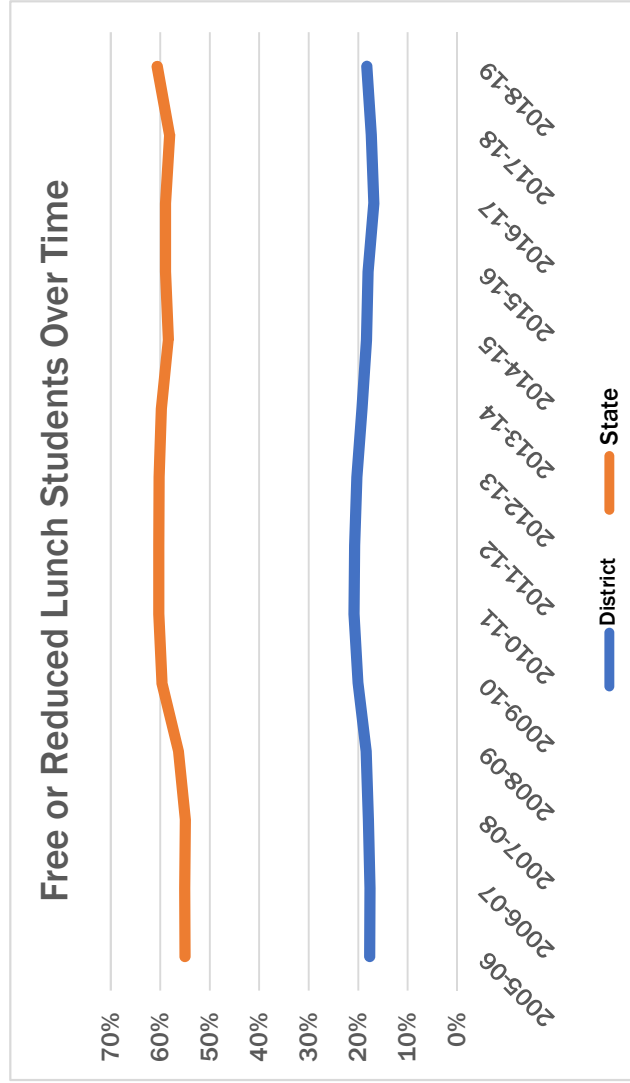


Source: Texas Education Agency

# Historical Proportion of Student Population Qualifying for Free or Reduced Lunch



	BOERNE ISD	STATE OF TEXAS
2005-06	17.7%	55.0%
2006-07	17.6%	55.1%
2007-08	17.9%	54.9%
2008-09	18.4%	56.3%
2009-10	20.1%	59.7%
2010-11	20.9%	60.3%
2011-12	20.7%	60.3%
2012-13	20.2%	60.3%
2013-14	19.2%	59.8%
2014-15	18.3%	58.4%
2015-16	18.0%	58.9%
2016-17	16.8%	59.0%
2017-18	17.3%	58.1%
2018-19	18.2%	60.6%



**Economically Disadvantaged Student Population – 2018-19**  
**All Districts with 8,000+ Students (Excluding Charter Schools)**



	District Name	Economically Disadvantaged		
		Students	Total Enrollment	% Disadvantaged
<b>1</b>	CARROLL ISD	108	8,366	<b>1.3%</b>
<b>2</b>	EANES ISD	263	8,132	<b>3.2%</b>
<b>3</b>	PROSPER ISD	1,083	14,348	<b>7.5%</b>
<b>4</b>	COPPELL ISD	1,290	12,925	<b>10.0%</b>
<b>5</b>	LAKE TRAVIS ISD	1,316	10,738	<b>12.3%</b>
<b>6</b>	FRISCO ISD	7,543	60,182	<b>12.5%</b>
<b>7</b>	<b>BOERNE ISD</b>	<b>1,673</b>	<b>9,170</b>	<b>18.2%</b>
<b>8</b>	ALLEN ISD	4,170	21,557	<b>19.3%</b>
<b>9</b>	LEANDER ISD	8,116	40,031	<b>20.3%</b>
<b>10</b>	NORTHWEST ISD	5,027	24,141	<b>20.8%</b>
<b>11</b>	MIDLOTHIAN ISD	2,141	9,389	<b>22.8%</b>
<b>12</b>	TOMBALL ISD	4,109	16,962	<b>24.2%</b>
<b>13</b>	GRAPEVINE-COLLEYVILLE ISD	3,467	13,941	<b>24.9%</b>
<b>14</b>	MONTGOMERY ISD	2,240	8,857	<b>25.3%</b>
<b>15</b>	ROCKWALL ISD	4,244	16,587	<b>25.6%</b>
<b>16</b>	KELLER ISD	9,725	35,088	<b>27.7%</b>
<b>17</b>	WYLIE ISD	4,581	16,527	<b>27.7%</b>
<b>18</b>	ROUND ROCK ISD	13,993	50,387	<b>27.8%</b>
<b>19</b>	CLEAR CREEK ISD	12,112	42,205	<b>28.7%</b>
<b>20</b>	FORNEY ISD	3,205	11,133	<b>28.8%</b>
...	...	...	...	...
<b>120</b>	MISSION CISD	13,453	15,588	<b>86.3%</b>
<b>121</b>	EDINBURG CISD	29,490	34,121	<b>86.4%</b>
<b>122</b>	CLINT ISD	9,857	11,388	<b>86.6%</b>
<b>123</b>	ALDINE ISD	58,292	66,854	<b>87.2%</b>
<b>124</b>	HARLANDALE ISD	12,398	14,086	<b>88.0%</b>
<b>125</b>	BROWNSVILLE ISD	39,283	44,402	<b>88.5%</b>
<b>126</b>	SAN BENITO CISD	9,310	10,520	<b>88.5%</b>
<b>127</b>	RIO GRANDE CITY CISD	9,148	10,184	<b>89.8%</b>
<b>128</b>	SAN ANTONIO ISD	44,044	48,745	<b>90.4%</b>
<b>129</b>	SOUTH SAN ANTONIO ISD	8,129	8,939	<b>90.9%</b>
<b>130</b>	PHARR-SAN JUAN-ALAMO ISD	30,049	32,682	<b>91.9%</b>
<b>131</b>	LA JOYA ISD	26,001	28,024	<b>92.8%</b>
<b>132</b>	DONNA ISD	13,605	14,459	<b>94.1%</b>
<b>133</b>	EDGEWOOD ISD	9,693	10,234	<b>94.7%</b>
<b>134</b>	LAREDO ISD	22,780	23,645	<b>96.3%</b>
	<b>State of Texas:</b>			<b>60.6%</b>

Source: Texas Education Agency, Public Education Information Management System





## 2018-19 STAAR Results

3rd-8th Grade Primary Administration, All Tests Taken  
All Districts with >8,000 Students (Excluding Charter Schools)

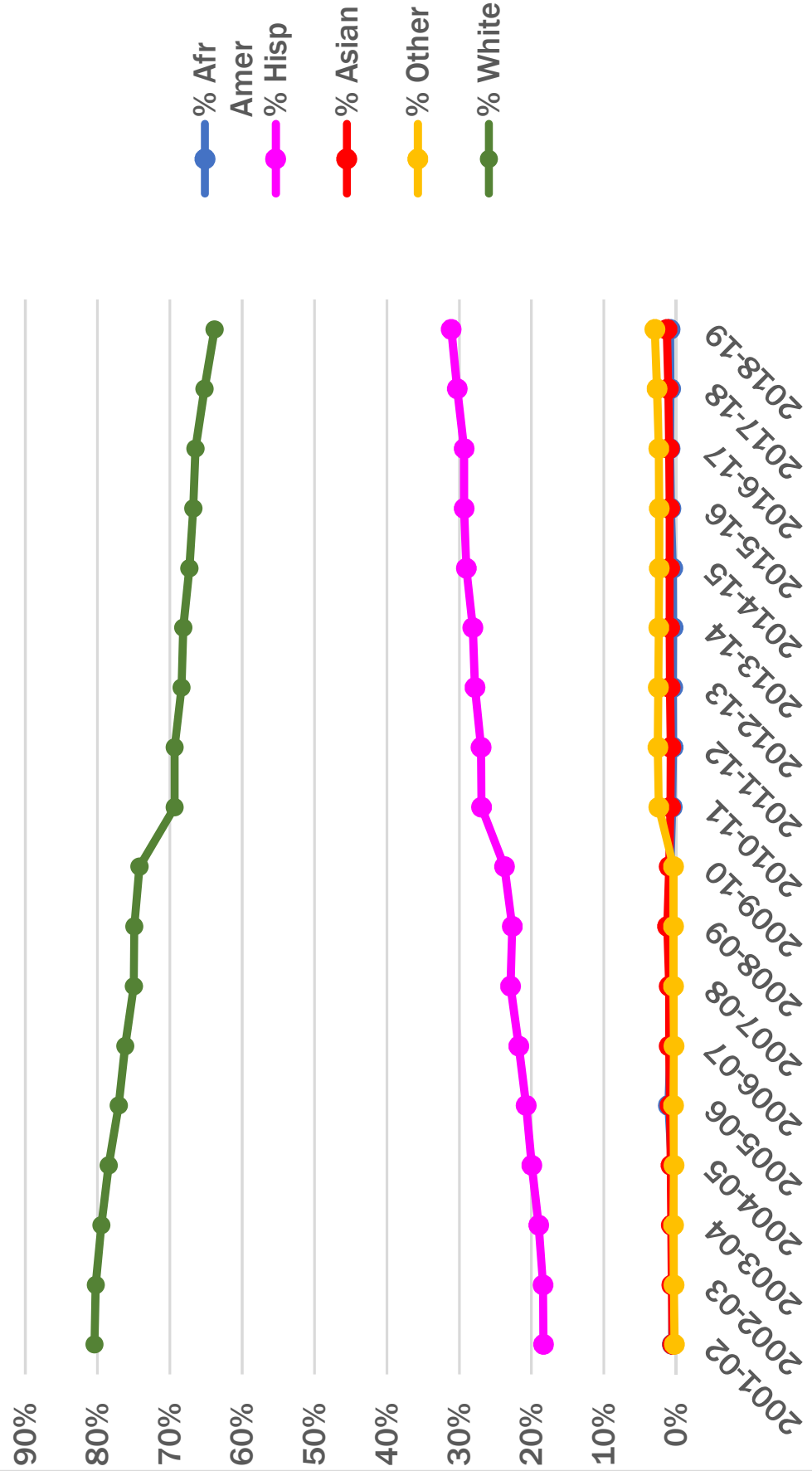


Rank	District Name	STAAR Passage Rate						
		2018-19 Enrollment	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14
1	CARROLL ISD	8,366	97%	97%	97%	98%	98%	97%
2	EANES ISD	8,132	95%	95%	95%	95%	96%	95%
3	COPPELL ISD	12,925	92%	92%	91%	92%	89%	90%
4	ALLEN ISD	21,557	90%	91%	91%	92%	90%	92%
5	FRISCO ISD	60,182	90%	90%	90%	91%	91%	92%
6	PROSPER ISD	14,348	90%	91%	89%	91%	89%	90%
7	LAKE TRAVIS ISD	10,738	90%	91%	91%	93%	93%	93%
8	WYLIE ISD	16,527	90%	89%	87%	90%	90%	88%
9	TOMBALL ISD	16,962	89%	89%	88%	90%	89%	87%
10	BOERNE ISD	9,170	88%	88%	87%	88%	86%	87%
11	KATY ISD	79,913	87%	87%	86%	88%	87%	87%
12	MIDWAY ISD	8,302	87%	87%	85%	89%	87%	85%
13	PEARLAND ISD	21,606	87%	86%	86%	90%	89%	86%
14	ROCKWALL ISD	16,587	86%	86%	84%	86%	86%	85%
15	MONTGOMERY ISD	8,857	86%	85%	84%	86%	86%	86%
16	SHARYLAND ISD	10,285	86%	86%	86%	87%	84%	83%
17	GRAPEVINE-COLLEYVILLE ISD	13,941	86%	86%	85%	87%	87%	85%
18	LEANDER ISD	40,031	85%	85%	83%	84%	83%	83%
19	COMAL ISD	23,935	85%	84%	83%	84%	83%	82%
20	MANSFIELD ISD	35,293	85%	84%	81%	82%	80%	81%
21	LOS FRESNOS CIS	10,739	85%	83%	83%	83%	84%	83%
22	KELLER ISD	35,088	84%	84%	83%	83%	82%	84%
23	ROUND ROCK ISD	50,387	84%	84%	84%	87%	86%	84%
24	NORTHWEST ISD	24,141	84%	83%	81%	83%	84%	83%
25	MIDLOTHIAN ISD	9,389	83%	83%	83%	86%	86%	85%
...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...
120	PORT ARTHUR ISD	8,319	62%	60%	57%	57%	58%	62%
121	TEXAS CITY ISD	8,641	62%	61%	60%	72%	71%	67%
122	HALLSVILLE ISD	9,486	62%	83%	79%	83%	82%	80%
123	BASTROP ISD	11,081	62%	60%	62%	64%	64%	64%
124	FORT WORTH ISD	84,510	61%	61%	60%	60%	62%	60%
125	SPRING ISD	35,385	61%	61%	59%	62%	61%	60%
126	DESOTO ISD	9,404	60%	60%	55%	56%	62%	58%
127	WACO ISD	14,756	60%	60%	56%	55%	51%	51%
128	ECTOR COUNTY IS	33,268	59%	58%	55%	52%	53%	55%
129	SOUTH SAN ANTON	8,939	58%	56%	58%	61%	59%	58%
130	EAST CENTRAL IS	10,041	58%	53%	53%	61%	60%	61%
131	SAN ANTONIO ISD	48,745	57%	55%	51%	56%	55%	54%
132	DEL VALLE ISD	10,870	56%	58%	56%	61%	58%	57%
133	BEAUMONT ISD	18,470	53%	54%	55%	58%	60%	61%
134	EDGEWOOD ISD	10,234	53%	54%	55%	60%	56%	54%
<b>State of Texas</b>			<b>74%</b>	<b>73%</b>	<b>71%</b>	<b>73%</b>	<b>72%</b>	<b>72%</b>

Source: Texas Education Agency, Public Education Information Management System



### Boerne I.S.D. Historical Percentage of Enrollment by Ethnicity





**Boerne I.S.D.  
Selected Socioeconomic Characteristics  
Compared with Adjacent and/or Comparable School Districts**

	<b>Boerne ISD**</b>	<b>Bandera ISD**</b>	<b>Comal ISD*</b>	<b>Comfort ISD</b>	<b>Medina Valley ISD**</b>	<b>San Antonio - New Braunfels, TX Metro Area*</b>
	<b>42,638</b>	<b>18,234</b>	<b>135,185</b>	<b>8,250</b>	<b>23,503</b>	<b>2,518,036</b>
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Total Population</b>	<b>16,089</b>		<b>53,063</b>	<b>3,247</b>	<b>8,353</b>	<b>905,875</b>
<b>Housing</b>						
<b>Total housing units</b>	<b>14,917</b>	<b>93%</b>	<b>47,833</b>	<b>2,540</b>	<b>7,378</b>	<b>823,888</b>
Occupied housing units	1,172	7%	5,230	707	975	81,987
Vacant housing units	11,510	77%	40,603	1,999	5,702	513,356
Owner-occupied	3,407	29%	7,201	541	1,676	310,532
Renter-occupied						
<b>Age</b>						
Under 5 years	1,965	5%	8,521	427	1,805	172,980
5 to 9 years	3,000	7%	8,601	291	1,347	167,957
10 to 14 years	3,458	8%	8,114	566	1,819	187,084
15 to 19 years	3,018	7%	7,403	476	1,412	184,808
<b>5 to 17 years</b>	<b>8,377</b>	<b>20%</b>	<b>21,464</b>	<b>1,273</b>	<b>4,063</b>	<b>462,066</b>
20 to 24 years	1,677	4%	6,797	1,069	1,446	173,042
<b>25 to 34 years</b>	<b>4,046</b>	<b>9%</b>	<b>16,331</b>	<b>637</b>	<b>3,215</b>	<b>377,223</b>
35 to 44 years	4,778	11%	17,576	1,079	2,765	336,239
45 to 54 years	6,399	15%	19,665	905	3,399	308,011
55 to 59 years	3,251	8%	9,293	612	1,772	145,219
60 to 64 years	2,904	7%	11,005	601	966	136,800
65 to 74 years	5,143	12%	14,378	877	2,254	197,487
75 to 84 years	2,309	5%	5,373	374	726	94,982
85 years and over	690	2%	2,138	336	577	36,204
<b>Median Age</b>	<b>43.7</b>		<b>41.3</b>	<b>40.8</b>	<b>37.1</b>	<b>34.9</b>
<b>Class of Worker</b>						
Private wage and salary	14,968	77%	50,947	3,175	8,193	928,377
Government	2,561	13%	8,314	644	1,540	152,929
Self-employed	1,907	10%	5,308	402	747	73,289
Unpaid family workers	0	0%	59	0	4	2,252
<b>Income and Benefits</b>						
<b>Total households</b>	<b>14,917</b>		<b>47,833</b>	<b>2,540</b>	<b>7,378</b>	<b>823,888</b>
less than \$10,000	603	4%	1,813	68	436	62,691
\$10,000 to \$14,999	278	2%	821	28	293	36,811
\$15,000 to \$24,999	747	5%	1,950	261	426	74,409
\$25,000 to \$34,999	1,130	8%	3,391	196	747	76,133
\$35,000 to \$49,999	1,158	8%	5,154	250	863	111,349
\$50,000 to \$74,999	2,035	14%	8,260	516	1,356	149,833
\$75,000 to \$99,999	1,878	13%	8,905	426	1,047	105,931
\$100,000 to \$149,999	3,047	20%	7,902	459	1,261	117,114
\$150,000 to \$199,999	1,665	11%	4,010	177	476	43,948
\$200,000 or more	2,376	16%	5,627	159	473	45,669
<b>Median household income</b>	<b>\$93,567</b>		<b>\$80,177</b>	<b>\$72,414</b>	<b>\$64,247</b>	<b>\$57,379</b>

\* Data Gathered From the 2018 American Community Survey 1-Year and \*\* 2017 5-year



**Boerne I.S.D.  
Selected Socioeconomic Characteristics  
Compared with Adjacent and/or Comparable School Districts**

	<b>Boerne ISD**</b>	<b>Bandera ISD**</b>	<b>Comal ISD*</b>	<b>Comfort ISD</b>	<b>Medina Valley ISD**</b>	<b>San Antonio - New Braunfels, TX Metro Area*</b>
<b>Educational Attainment</b>	<b>29,520</b>	<b>13,991</b>	<b>95,749</b>	<b>5,421</b>	<b>15,674</b>	<b>1,632,165</b>
<b>Population 25 years &amp; over</b>						
Less than 9th grade	446	560	3,169	664	962	112,424
9th to 12th grade, no diploma	665	1,295	4,187	250	1,507	131,436
H.S. graduate	5,585	4,248	25,549	1,666	3,913	438,341
Some college, no degree	6,819	3,379	20,921	1,147	3,496	368,235
Associate's degree	2,083	1,280	6,746	554	1,746	132,231
Bachelor's degree	9,248	2,210	23,558	776	2,616	285,566
Graduate or professional degree	4,674	1,029	11,619	364	1,434	163,842
H.S. graduate or higher	96%	87%	92%	83%	84%	85%
Bachelor's degree or higher	47%	23%	37%	21%	26%	28%
<b>Residence 1 year ago</b>	<b>42,428</b>	<b>18,110</b>	<b>132,830</b>	<b>8,112</b>	<b>23,127</b>	<b>2,488,824</b>
<b>Population 1 year &amp; over</b>						
Same house	35,261	15,071	120,979	6,905	19,303	2,106,044
<b>Different house in the U.S.</b>	<b>7,027</b>	<b>3,027</b>	<b>11,652</b>	<b>1,197</b>	<b>3,824</b>	<b>367,405</b>
Same county	2,150	888	4,370	295	2,099	242,936
Different county	4,877	2,139	7,282	902	1,725	124,469
Same state	3,465	1,829	3,875	705	1,521	68,008
Different state	1,412	310	3,407	197	204	56,461
Abroad	140	12	199	10	0	15,375
<b>Commuting to work</b>	<b>18,960</b>	<b>7,414</b>	<b>64,098</b>	<b>4,167</b>	<b>10,259</b>	<b>1,154,760</b>
<b>Workers 16 years &amp; over</b>						
Car, truck or van - drove alone	15,374	5,931	52,878	3,045	7,994	915,094
Car, truck or van - car-pooled	1,455	739	4,614	723	1,671	128,776
Public transportation (excluding taxis)	39	0	343	0	0	20,502
Walked	225	153	254	219	163	20,754
Other means	192	32	802	20	141	16,444
Worked at home	1,675	559	5,207	160	290	53,190
<b>Mean travel time to work (mins.)</b>	<b>31.4</b>	<b>37.5</b>	<b>34.4</b>	<b>27.7</b>	<b>34</b>	<b>26.6</b>

\* Data Gathered From the 2018 American Community Survey 1-Year and \*\* 2017 5-year

**Boerne I.S.D.**  
**Selected Socioeconomic Characteristics for Boerne I.S.D.**  
**2007 - 2017**



	<b>2007</b>		<b>2012</b>		<b>2017</b>	
	<b>3-year</b>		<b>5-year</b>		<b>5-year</b>	
<b>Total Population</b>	<b>30,730</b>		<b>34,902</b>		<b>42,638</b>	
<b>Housing</b>	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Total housing units</b>	<b>12,255</b>		<b>13,752</b>		<b>16,089</b>	
Occupied housing units	11,340	93%	12,973	94%	14,917	93%
Vacant housing units	915	7%	779	6%	1,172	7%
Owner-occupied	8,615		10,250		11,510	
Renter-occupied	2,725		2,723		3,407	
<b>Age</b>						
Under 5 years	1,621	5%	1,868	5%	1,965	5%
5 to 9 years	2,088	7%	2,418	7%	3,000	7%
10 to 14 years	2,481	8%	2,832	8%	3,458	8%
15 to 19 years	2,396	8%	2,405	7%	3,018	7%
<b>5 to 17 years</b>	<b>6,121</b>	<b>20%</b>	<b>6,797</b>	<b>19%</b>	<b>8,377</b>	<b>20%</b>
20 to 24 years	1,532	5%	1,488	4%	1,677	4%
<b>25 to 34 years</b>	<b>3,108</b>	<b>10%</b>	<b>2,906</b>	<b>8%</b>	<b>4,046</b>	<b>9%</b>
35 to 44 years	4,318	14%	4,209	12%	4,778	11%
45 to 54 years	4,829	16%	6,588	19%	6,399	15%
55 to 59 years	1,941	6%	2,676	8%	3,251	8%
60 to 64 years	1,774	6%	2,447	7%	2,904	7%
65 to 74 years	2,855	9%	3,618	10%	5,143	12%
75 to 84 years	999	3%	1,629	5%	2,309	5%
85 years and over	788	3%	718	2%	690	2%
<b>Median Age</b>	<b>40.7</b>		<b>43.3</b>		<b>43.7</b>	
<b>Class of Worker</b>						
Private wage and salary	10,702	73%	11,569	72%	14,968	77%
Government	1,822	12%	2,358	15%	2,561	13%
Self-employed	2,062	14%	2,058	13%	1,907	10%
Unpaid family workers	48	0%	0	0%	0	0%
<b>Income and Benefits</b>						
<b>Total households</b>	<b>11,340</b>		<b>12,973</b>		<b>14,917</b>	
less than \$10,000	278	2%	443	3%	603	4%
\$10,000 to \$14,999	595	5%	188	1%	278	2%
\$15,000 to \$24,999	1,116	10%	942	7%	747	5%
\$25,000 to \$34,999	703	6%	724	6%	1,130	8%
\$35,000 to \$49,999	948	8%	1,638	13%	1,158	8%
\$50,000 to \$74,999	1,965	17%	1,805	14%	2,035	14%
\$75,000 to \$99,999	1,580	14%	1,414	11%	1,878	13%
\$100,000 to \$149,999	1,832	16%	2,853	22%	3,047	20%
\$150,000 to \$199,999	914	8%	1,353	10%	1,665	11%
\$200,000 or more	1,409	12%	1,613	12%	2,376	16%
<b>Median household income</b>	<b>\$75,639</b>		<b>\$84,738</b>		<b>\$93,567</b>	

\*Data Gathered From the 2017 American Community Survey 1-Year estimates

**Boerne I.S.D.**  
**Selected Socioeconomic Characteristics for Boerne I.S.D.**  
**2007 - 2017**



	<b>2007</b>		<b>2012</b>		<b>2017</b>	
	<b>3-year</b>		<b>5-year</b>		<b>5-year</b>	
<b>Educational Attainment</b>						
<b>Population 25 years &amp; over</b>	<b>20,612</b>		<b>23,891</b>		<b>29,520</b>	
Less than 9th grade	775	4%	723	3%	446	2%
9th to 12th grade, no diploma	690	3%	900	4%	665	2%
H.S. graduate	4,691	23%	3,891	16%	5,585	19%
Some college, no degree	4,220	20%	5,480	23%	6,819	23%
Associate's degree	1,306	6%	1,801	8%	2,083	7%
Bachelor's degree	5,854	28%	6,699	28%	9,248	31%
Graduate or professional degree	3,076	15%	4,397	18%	4,674	16%
H.S. graduate or higher		93%		93%		96%
Bachelor's degree or higher		43%		46%		47%
<b>Residence 1 year ago</b>						
<b>Population 1 year &amp; over</b>	<b>30,442</b>		<b>34,395</b>		<b>42,428</b>	
Same house	24,512	81%	29,685	86%	35,261	83%
<b>Different house in the U.S.</b>	<b>5,930</b>	<b>19%</b>	<b>4,532</b>	<b>13%</b>	<b>7,027</b>	<b>17%</b>
Same county	2,109	7%	1,946	6%	2,150	5%
Different county	3,821	13%	2,586	8%	4,877	11%
Same state	2,019	7%	1,652	5%	3,465	8%
Different state	1,802	6%	934	3%	1,412	3%
Abroad	0	0%	178	1%	140	0%
<b>Commuting to work</b>						
<b>Workers 16 years &amp; over</b>	<b>14,426</b>		<b>15,855</b>		<b>18,960</b>	
Car, truck or van--drove alone	11,232	78%	12,067	76%	15,374	81%
Car, truck or van--carpooled	1,631	11%	1,779	11%	1,455	8%
Public transportation (excluding taxis)	41	0%	6	0%	39	0%
Walked	206	1%	287	2%	225	1%
Other means	293	2%	194	1%	192	1%
Worked at home	1,023	7%	1,522	10%	1,675	9%
<b>Mean travel time to work (mins.)</b>	<b>26.3</b>		<b>27.4</b>		<b>31.4</b>	

\*Data Gathered From the 2017 American Community Survey 1-Year estimates

# HOUSING PROJECTIONS

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A major component of any Demographic Update is the need to understand the future housing stock in the District. The housing projections are developed for each active and planned subdivision and apartment. For most of this document, the data is grouped into “Planning Units.” Planning Units are small portions of the District that are based on Census-defined block groups and are further subdivided when necessary, based on the District attendance zones, subdivision boundaries, apartments, roadways, etc.

Demographic vendors around the nation use these small geographic areas as well, since they are ideal building blocks for analysis and planning. The first map in the chapter details the Planning Units in Boerne I.S.D.

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## DATA SOURCES AND METHODOLOGY

In order to accurately assess platting activity, city ordinances, or development plans, PASA must have a very complete map of the District. Map layers include, but are not limited to, the following: Planning Units, aerial images, municipal and extra-territorial jurisdiction (ETJ) boundaries, planned thoroughfares, planned water and sewer lines, planned arterials, parcel ownership, active oil and gas pipelines, concept plans and platting activity, existing, active, and future subdivisions and apartments, townhomes and condos, and existing schools and future school sites.

The mapfiles are helpful in all areas of the analysis of future student population. PASA conducts interviews with city and county planners, engineers, commercial realtors, builders, developers, landowners, and other experts. These interviews are very extensive and rely on local knowledge of the real estate market. Information gleaned from these interviews is the basis of much of the Demographic Update. These interviews also allow PASA to incorporate city and county zoning, future land use plans, and ordinances regarding residential development, major thoroughfare plans, and current flood plains that would impact future development;

These interviews and data gathering allows PASA to assess the future land use possibilities for all major parcels in the District, and this parcel assessment is the basis of projections of future student population. In addition to analyzing each parcel for its potential future use, PASA assesses the likelihood that these parcels would contain future District students.

By utilizing the above-referenced data bases, PASA was able to project new housing units by subdivision and by apartment, as well as for specific townhome, condo and loft developments. These projections are summed at the Planning Unit level and are used most often in the remainder of the report by Planning Unit. The last spreadsheet in this chapter, however, shows



the data by projected development, in detail.

The projections are considered most useful for the next five years, as few developers or landowners have precise long-term plans that exceed a five-year timetable. Thus, only the first five years of residential projections are considered reliable and useful for short term planning, and the remaining years are included for completeness, representing useful benchmark data for applications to school facility planning.

PASA developed these projections with study of, but without heavy consideration of, past trends. Thus, this assessment is a uniquely independent analysis geared toward future trends rather than a dependency on past trends.

Some landowners, builders, or developers will either get ahead or behind their construction schedule. For Boerne I.S.D., PASA has attempted to develop a conservative Moderate Growth Scenario for existing subdivisions, and the build-out potential of as-yet-to-be-developed subdivisions. Thus, there will be a strong potential for the projected number of new housing units to be slightly low relative to actual homes constructed for each year of the projected time frame.

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## **LAND DEVELOPMENT ASSESSMENT**

Within each respective jurisdiction, the cities of Boerne, Fair Oaks Ranch, and San Antonio regulate land use development that could affect housing growth in Boerne I.S.D. The Municipal Jurisdictions map illustrates the geographic extent of each municipality's city limits and ETJ. City subdivision ordinances and engineering plats must be considered when projecting future residential development within these areas. Land development outside these jurisdictions is monitored and regulated by the respective county government with one exception: plats and land plans associated with new development within the City of San Antonio's ETJ but within Kendall County are approved by Kendall County Commissioner's Court.

As land becomes scarce in nearby school districts closer to San Antonio's major employment centers, land developers will begin searching for undeveloped tracts farther out in areas such as Boerne I.S.D. The next map in the chapter highlights urbanized or subdivided land in the northern half of Metro San Antonio. The map also illustrates large land tracts that will not urbanize. These include the nearly 28,000-acre joint military base and 12,000-acre Government Canyon State Natural Area, both just southwest of B.I.S.D. Also shown are areas within B.I.S.D. with steep topography unsuitable for conventional suburban development. For the most part, there are limited land tracts available for large-scale residential communities in nearby Northside I.S.D. north of Texas-151. In order to locate close to job centers in northwest San Antonio, land developers must look farther northwest into B.I.S.D. where land is more available and suitable for development.

### **OWNERSHIP CHANGES OF UNDEVELOPED PARCELS**

PASA staff assesses 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 next maps in the chapter show all parcels in the District that changed ownership according to Bexar County Appraisal District (BCAD) and Kendall County Appraisal District (KCAD) land databases between September 2018 and September 2019.

Historical ownership data was not available for the small portion of Comal County. Parcels greater than 10 acres are labeled on the maps. BCAD and KCAD data reveal that 262 parcels larger than 5 acres changed ownership during the timeframe examined. Often, these changes in ownership reflect land speculation by long-term investors or even development companies. Several tracts shown on the map are now being planned for residential housing including the Boernebak II LLC tracts in Planning Unit 23 and the Boerne Ranch Estates LLC tract in Planning Unit 78.

Shown on the next map are those parcels of more than 5 acres that are on the market as of October 2019, per CoStar. It's important to note that, in B.I.S.D., a greater number of land tracts are being considered for sale but are not listed in commercial real estate listing services. Many of these tracts are noted in the Projected New Housing Occupancies table later in this chapter. Most land tracts presented on the map are commercial tracts in the Interstate 10 Corridor or along major roads, such as Boerne Stage Road and Old San Antonio Road. Land in these corridors could be purchased for commercial or dense multi-family residential.

## **IMPEDIMENTS TO HOUSING GROWTH**

The next map in the chapter illustrates all land within the District that has 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 outside all the areas illustrated in the map, particularly in the short-term, since land is in ample supply.

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## **FACTORS CONTRIBUTING TO NEW HOUSING GROWTH**

### **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 I.S.D. is virtually limitless, since water supplied from the Edwards Aquifer can be distributed within the county. In the Bexar County portion of B.I.S.D. 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 B.I.S.D. are outside the EAA regulatory area, water with 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.

## **AVAILABILITY OF UTILITIES**

The cities of Boerne and Fair Oaks Ranch supply water to their citizens. In the western portion of B.I.S.D., Kendall West Utility (KWU) is expanding their service area along the TX-46 corridor. KWU currently has approximately 1,100 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 B.I.S.D. 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 B.I.S.D., including Cordillera.

The State of Texas authorized two new Water Control and Improvement Districts (WCIDs) during the 2017 Texas legislative session. WCIDs are political subdivisions that purchase, construct, operate, and maintain water and wastewater infrastructure for the geographic area served. These are typically formed to fund the needed infrastructure to build new residential communities. WCID #3 is located south of the City of Boerne, west of Scenic Loop Road, and east of Upper Balcones Road, and it will serve a new community being developed by Bakke Development. The water supply for WCID #3 will come from Canyon Lake supplies owned by SAWS. WCID #4 was also approved along and south of TX-46, east of the City of Boerne. The Lookout Group is planning a community in this location. Details on these planned developments are explained later in this chapter.

The development of subdivisions in rural areas of Kendall County not supported by a municipal supply, a private water district, or a water authority are shown on the Utility Districts map. These areas must adhere to strict groundwater regulations set by the CCGCD. For every six acres of land in a subdivision that uses groundwater, only 1 water well is allowed. Thus, rural subdivisions in Kendall County are typically developed with minimum lot sizes of 4–6 acres, depending on the number of roads and land set aside for other uses.

## **ROAD IMPROVEMENT PROJECTS**

The lack of major thoroughfares in Boerne I.S.D. will continue to limit the extent of single-family housing development in the short-term. Throughout the District, very few new, local roadways are planned; major new thoroughfares are not funded, and they could be years from reality in many cases. However, the development of housing communities will continue along existing county roads and state highways. Thus, in the short-term, PASA has assumed the potential for future housing developments is greatest adjacent to existing road infrastructure.

**Interstate 10** – The main transportation artery that bisects B.I.S.D. is, to the shock of no one, under construction from La Cantera Blvd. to TX-46 in Boerne. Currently, the freeway is being widened to four lanes in each direction south of Ralph Fair Road. North of Ralph Fair Road, the frontage roads are currently being reconfigured to carry single-direction traffic. TxDOT is also

working on a plan to widen IH-10 mainlanes north of Ralph Fair to TX-46. Funding the plan is in the works.

**Texas-46** – The widening of Texas-46 between Herff Road and Ammann Road is nearing completion and will likely be finished in early 2020. The project will widen the roadway to four lanes, with two in each direction. Housing developments along TX-46 are increasing traffic in this stretch of the City of Boerne.

**Ralph Fair Road (FM 3351)** – Partial funding for improvements to Ralph Fair Road, including widening the roadway to four lanes and adding safety measures, has been approved. TxDOT is proposing improving 12 miles of the road from IH-10 to TX-46. Construction on the project remains 2–4 years out.

**Kendall Gateway** – A 2015 joint resolution between the City of Boerne and Kendall County has led to the development of a proposed 26-mile loop around the City of Boerne, fully within B.I.S.D. boundaries. The resolution was created due to the lack of east-west routes in the region and overall traffic congestion in the City of Boerne. Opposition to the project has stalled efforts to fund and build the roadway. Over time, portions of the roadway are likely to be built in various regions of the District. The City of Boerne is likely to review its thoroughfare plan soon; thus, the recommended route of this planned road could, and likely will, change. Also, new neighborhoods are already being planned through the original recommended route.

## TOTAL PROJECTED FUTURE HOUSING

The chart below shows the total projected additional housing occupancies by type for the next ten years. This data is summarized in maps and a lengthy spreadsheet at the end of the chapter. PASA is projecting a total of 17,843 units to be newly occupied in Boerne I.S.D. over the next decade. Annual single-family housing projections are expected to double, from just under 800 in 2020, to almost 1,600 by 2028.

	Single Family	Multi-Family	Mixed Use	Age-Restricted Housing	Manufactured Homes	Grand Total
Oct 2019–Oct 2020	775	78	1	25	0	879
Oct 2020–Oct 2021	975	175	2	108	-10	1,250
Oct 2021–Oct 2022	1,091	247	2	54	-12	1,382
Oct 2022–Oct 2023	1,151	349	1	19	-10	1,510
Oct 2023–Oct 2024	1,223	475	11	25	-2	1,732
Oct 2024–Oct 2025	1,327	589	62	30	0	2,008
Oct 2025–Oct 2026	1,396	640	87	25	0	2,148
Oct 2026–Oct 2027	1,474	585	118	35	0	2,212
Oct 2027–Oct 2028	1,595	555	140	25	0	2,315
Oct 2028–Oct 2029	1,674	560	153	20	0	2,407
<b>Oct 2019–Oct 2024</b>	<b>5,215</b>	<b>1,324</b>	<b>17</b>	<b>231</b>	<b>-34</b>	<b>6,753</b>
<b>Oct 2024–Oct 2029</b>	<b>7,466</b>	<b>2,929</b>	<b>560</b>	<b>135</b>	<b>0</b>	<b>11,090</b>
<b>Oct 2019–Oct 2029</b>	<b>12,681</b>	<b>4,253</b>	<b>577</b>	<b>366</b>	<b>-34</b>	<b>17,843</b>

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## PROJECTED SINGLE-FAMILY HOMES

### ACTIVE SINGLE-FAMILY DEVELOPMENTS

While there are approximately 37 active single-family housing developments in Boerne I.S.D. as of October 2019, only four, Esperanza, Miralomas, Regent Park, and Cielo Ranch, are projected to each yield 300 or more new housing units by October 2024. All four of these developments are in the very early stages of development and are projected to continue developing through most of the projection period or beyond. Esperanza, planned for 2,480 homes according to the current master plan, is projected to have 689 new housing occupancies in the first five years of the projection period, which is the most of any community. Esperanza is also projected to have the most, new housing units built and occupied through the entire ten-year period, with 1,699 new homes projected. As of October 2019, 151 homes were occupied in Esperanza. The development is likely to see fewer than 125 new homes occupied annually in the next two years; however, within 4–5 years, annual housing occupancies are scheduled to reach 200 per the developer, The Lookout Group.

In the far southeastern corner of the District, construction in Cielo Ranch has ramped up along and west of Ralph Fair Road. The 600-lot community had 29 homes occupied as of October 2019. With over 50 homes currently under construction, PASA is projecting approximately 100 new housing occupancies annually here. Regent Park is also in its infancy, with only 98 homes of 797 occupied as of 2019. Located just south of IH-10 and west of Scenic Loop Road, this subdivision, developed by Great America Companies, is projected to have 338 new housing occupancies in the first five years of the projection period. West of the City of Boerne, Miralomas recently broke ground along Texas-46. As of October 2019, only 6 homes were occupied; however, 25 new homes were available for move-in or were under construction. Phase 1 consists of 184 lots. Within the next two years, the developer has plans to open Phase 2, a section of approximately 100 lots, priced lower than Phase 1, and likely to appeal to families with children. PASA estimates 308 new housing occupancies in Miralomas by October 2024.

## GREATEST HOUSING OCCUPANCIES BY SINGLE-FAMILY DEVELOPMENT

Planning Unit:	Subdivision Names or Owner(s) Names:	2019-2024	2024-2029	2019-2029
66	Esperanza	689	1,010	1,699
9	Miralomas	308	465	773
23	Boerne West Tract	220	545	765
25	Regent Park	338	361	699
85	Cielo Ranch	448	123	571
37B	Ranches at Creekside	211	258	469
64	Cordillera Ranch	198	253	451
78	"Boerne Ranch Estates" Tract	60	345	405
77	Potential Future SF	65	275	340
10	Potential Future SF	10	320	330
77	Lily Ranch	255	72	327
6	Shoreline Park	125	175	300
76	Southglen	272	-	272
80	Front Gate	248	17	265
80	Elkhorn Ridge	163	82	245
<b>Total (Above-Listed Developments):</b>		<b>3,610</b>	<b>4,301</b>	<b>7,911</b>

**Total Single-Family Housing Projected: 5,215 7,466 12,681**

The table above lists the fifteen single-family housing developments or potential areas for new housing by Planning Unit. These fifteen housing growth areas will account for 7,911 new housing occupancies in B.I.S.D. through October 2029, making up 62% of all projected new single-family housing in the District. Of the fifteen listed, 9 active subdivisions are listed. Another 4 planned developments, along with 2 other areas considered highly favorable for potential development, are on the list.

## NOTABLE UPCOMING SINGLE-FAMILY DEVELOPMENT

In order to create meaningful ten-year projections, PASA must consider new housing that is being planned but is not yet permitted or under development. The planned developments outlined in this section are often conceptual in nature, but many are owned by development companies that are actively working to connect future homes to water and wastewater utilities, as well as to fund and build infrastructure.

**Boerne West Tract by Bakke Development/WCID #3** – Bakke Development has purchased 374 acres and is planning 1,215 single-family lots north and south of Corley Road. The first sections are likely to begin just west of Scenic Loop Road and could be ready for homebuilders within the next 18–24 months. PASA has projected the yet-to-be-named development to have 220 homes occupied in the first five years of the period, and more than double that amount in the latter half of the ten-year period. In ten years, 765 single-family homes are projected to be occupied here. This development is part of WCID #3, which covers a larger area owned by LTP

Interests Ltd. (Biedenharn). Another ~707 acres remain in three planning units. PASA has projected some additional growth on these tracts long-term. The potential for an additional 2,500–3,000 homes exists in this WCID, but most of this future development will occur beyond the ten-year period.

**“Boerne Ranch Estates” Tract a.k.a. “The Pfeiffer Tract” a.k.a. “The Reserve”** – This nearly 340-acre tract of land in the Fair Oaks Ranch ETJ sits along Ammann Road. The tract was previously owned by Russell Pfeiffer and is often referred to as "Pfeiffer Tract". A 2013 development agreement limits the dwelling unit count to 645. A lawsuit regarding an expanded water service area was settled in 2018, but the original developer, Trio Residential, decided to not pursue the project known as “The Reserve”. The land was recently purchased by Craig Glendenning and, in the summer of 2019, the plan to build a housing community re-emerged. No final plans exist, but the lot count is likely to be smaller than the allowed 645. Some of the dwelling unit allocation could be used to develop an age-restricted assisted living center, as shown on a recent plan submitted to the City of Fair Oaks Ranch. PASA has been conservative on a start date for the development due to the history of the land; however, the projections are more aggressive in the latter half of the projection period.

**Shoreline Park**– KB Homes is planning 352 lots on approximately 100 acres adjacent to Boerne City Lake. Subdivision platting has continued with the City of Boerne. KWU is providing utilities to the site, and PASA projects housing build-out within the projection period.

## **EMERGING GROWTH AREAS**

The areas listed below are only partially owned by residential housing developers, but have a strong likelihood of developing, based on many factors outlined earlier in the chapter. The IH-10 Corridor is the focus of the emerging growth regions in B.I.S.D. due to its access to job centers, access to utilities, and level terrain.

**Lily Ranch/Planning Unit 77** –Kendall County has received a concept drawing and master plan for this 327-lot community along Old Fredericksburg Road and adjacent to Balcones Creek. The community is being developed and engineered by Cude Engineering; plans are moving ahead to have the first homes available in Spring 2021. Surrounding this 79-acre tract in Planning Unit 77 is over 400 acres of land that has the long-term potential for over 1,000 additional single-family housing units, although no known plans exist currently. PASA has projected more growth in this area as neighborhoods farther east build out. Real estate professionals familiar with the area have cited increased interest in the area as utility availability increases and as IH-10 access improves.

**Spencer Ranch/Planning Units 10 & 11** – D.R. Horton has started platting sections for Spencer Ranch, a three-phase, 209-lot community along TX-46 and adjacent to Frederick Creek. KWU will supply utilities here and will likely continue to serve areas adjacent and north of TX-46. The utility provider suggests that the area between Johns Road and TX-46, just southwest of IH-10, has the potential for 3,000 homes. Approximately 1,000 acres of land that has softer terrain is just north of Spencer Ranch. A primary collector street is planned to connect to TX-46 and will be built as part of the new community. This future thoroughfare will ultimately continue north, and will somewhat parallel IH-10, ultimately connecting to Johns Road in the future.

## PROJECTED MULTI-FAMILY HOMES

Modest development of multi-family housing is projected through 2023 in Boerne I.S.D. Currently, three properties are under construction in the District: Legacy at Cibolo, Liv at Boerne, and Abbingtion Ranch. Legacy at Cibolo, located east of Herff Rd. and south of TX-46, will have 238 units and should begin leasing in late 2020 or early 2021. On the north side of Boerne, an age-restricted apartment property called Liv at Boerne is under construction at the northeast corner of N. Main St. and FM 1376. Abbingtion Ranch is the smallest property currently under construction; however, the 48-unit property will likely have a high student yield since the developer was awarded tax credits through the Texas Department of Housing & Community Affairs (TDHCA) to build affordable housing units in the property. Three-quarters of the units are 2- and 3-bedroom.

Several planned properties top the list of largest projected multi-family complexes, including Lemon Creek. Lemon Creek is a mixed-use development, planned along and north of IH-10, just south of the Bexar County line. The development will utilize the new Balcones Creek underpass for easy access. Other planned developments include Commons at Menger Creek and potential multi-family at the new Spencer Ranch community along TX-46. The table below lists the properties that are projected to have the greatest number of new units occupied over the first five years of the projection period.

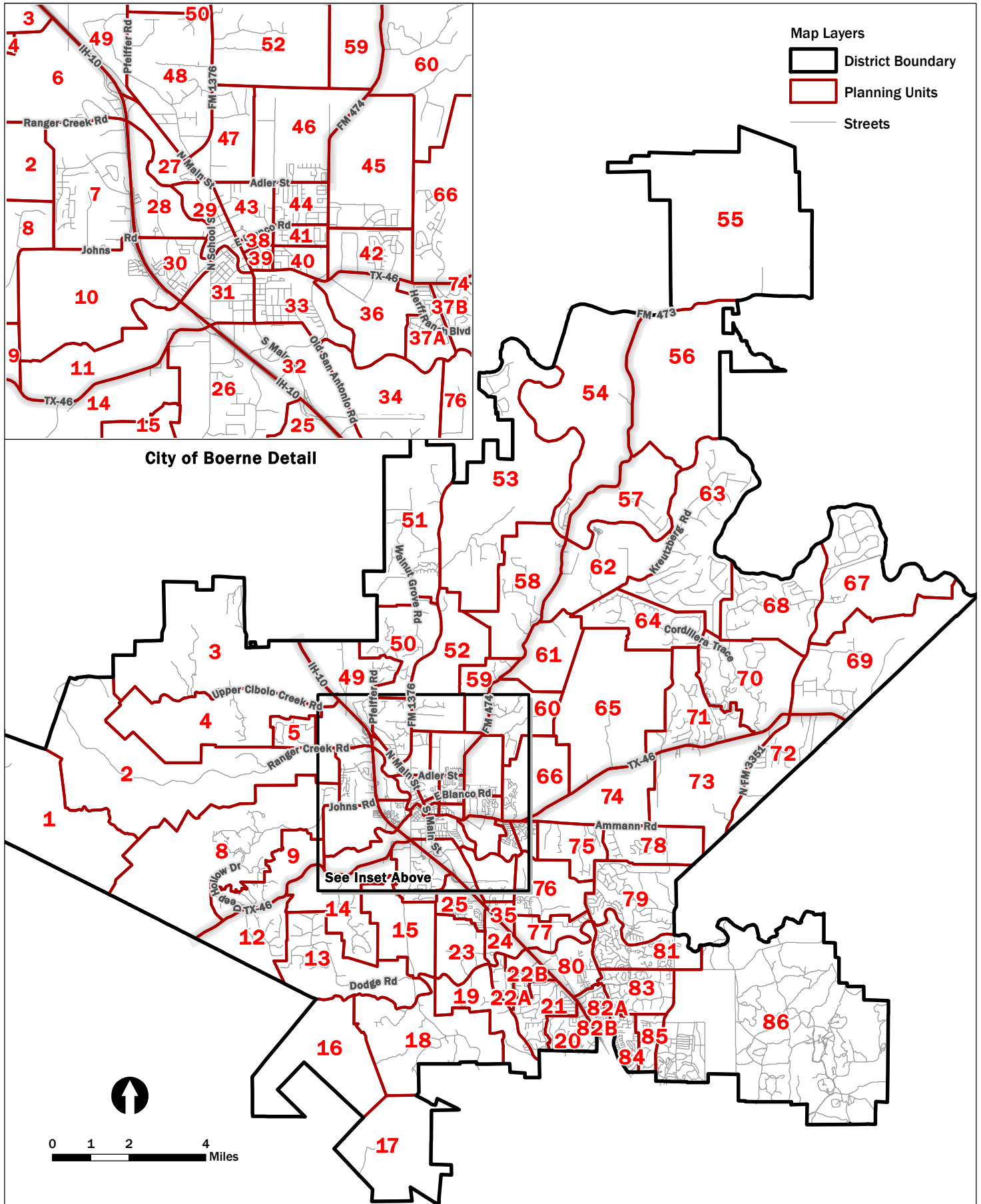
### GREATEST NEAR-TERM HOUSING OCCUPANCIES BY MULTI-FAMILY DEVELOPMENT

Planning Unit:	Subdivision Names or Owner(s) Names:	Senior Housing	2019-2024	2024-2029	2019-2029
80	Lemon Creek MF		245	470	715
33	Legacy at Cibolo		238	0	238
32	Commons at Menger Creek		205	75	280
32A	Liv at Boerne	X	162	0	162
28	"Boerne Medical Center " Tract		125	90	215
11	Spencer Ranch MF		105	100	205
46	Garden Creek		69	0	69
35	Abbingtion Ranch		48	0	48
<b>Total (Above-Listed Developments):</b>			<b>1,197</b>	<b>735</b>	<b>1,932</b>
<b>Total Multi-Family Housing Projected (includes Age-Restricted Units):</b>			<b>1,555</b>	<b>3,064</b>	<b>4,619</b>



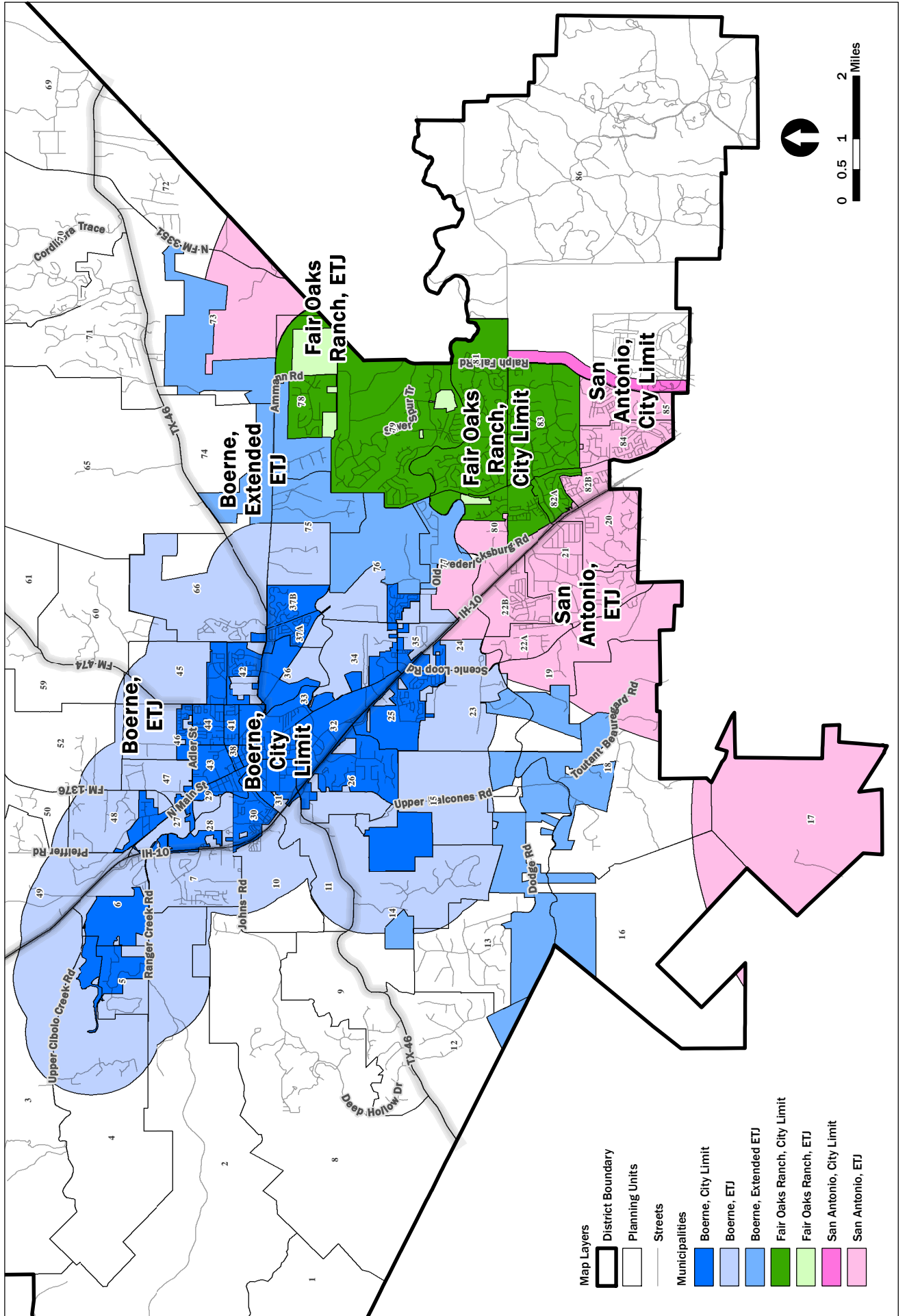
# Planning Units

Boerne I.S.D.



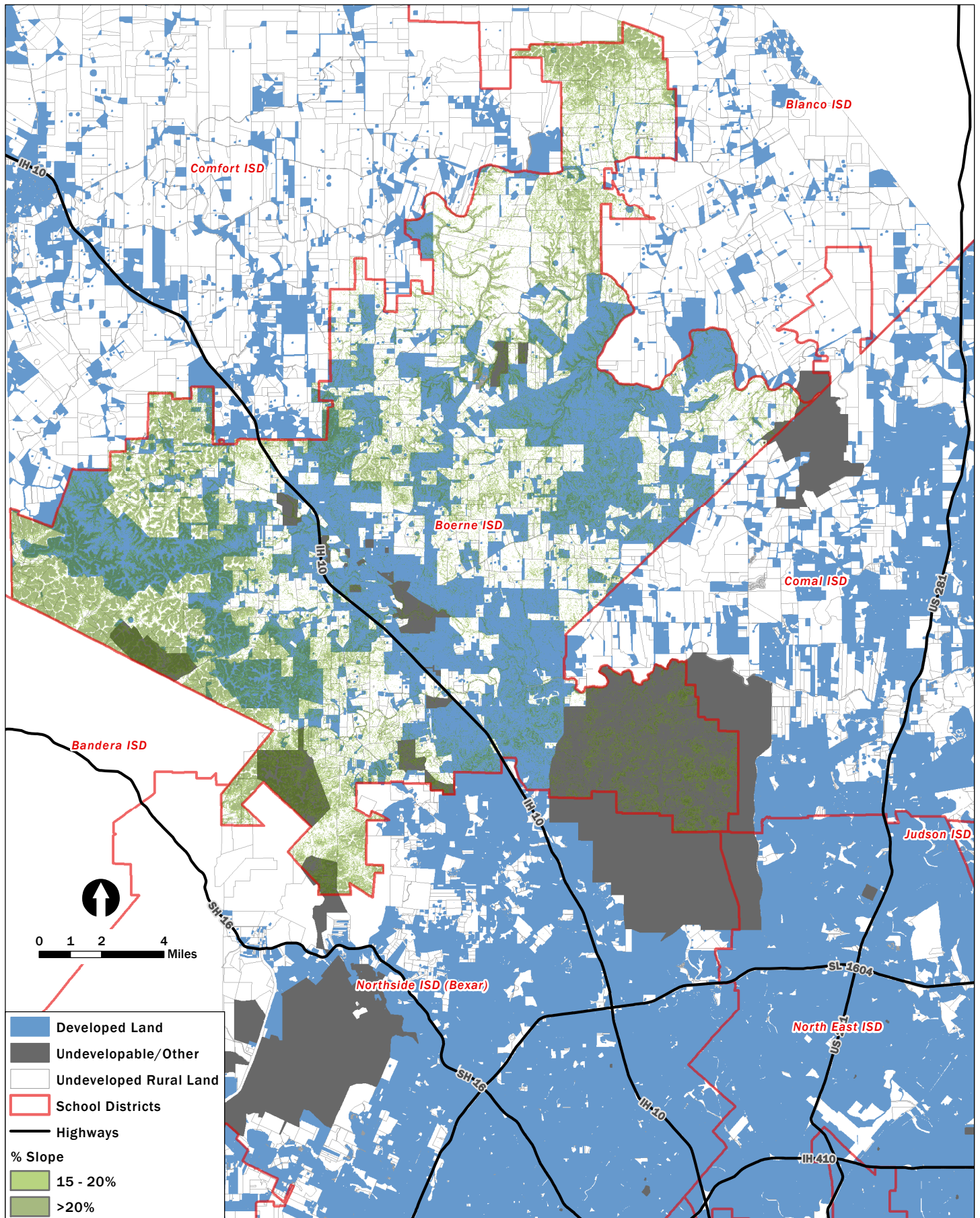
# Municipalities

Boerne I.S.D.



# Northern Suburban Extent in Metro San Antonio

Boerne I.S.D.



# Owner Changes - North

September 2018 to September 2019  
Boerne I.S.D.



0 0.5 1 2 Miles

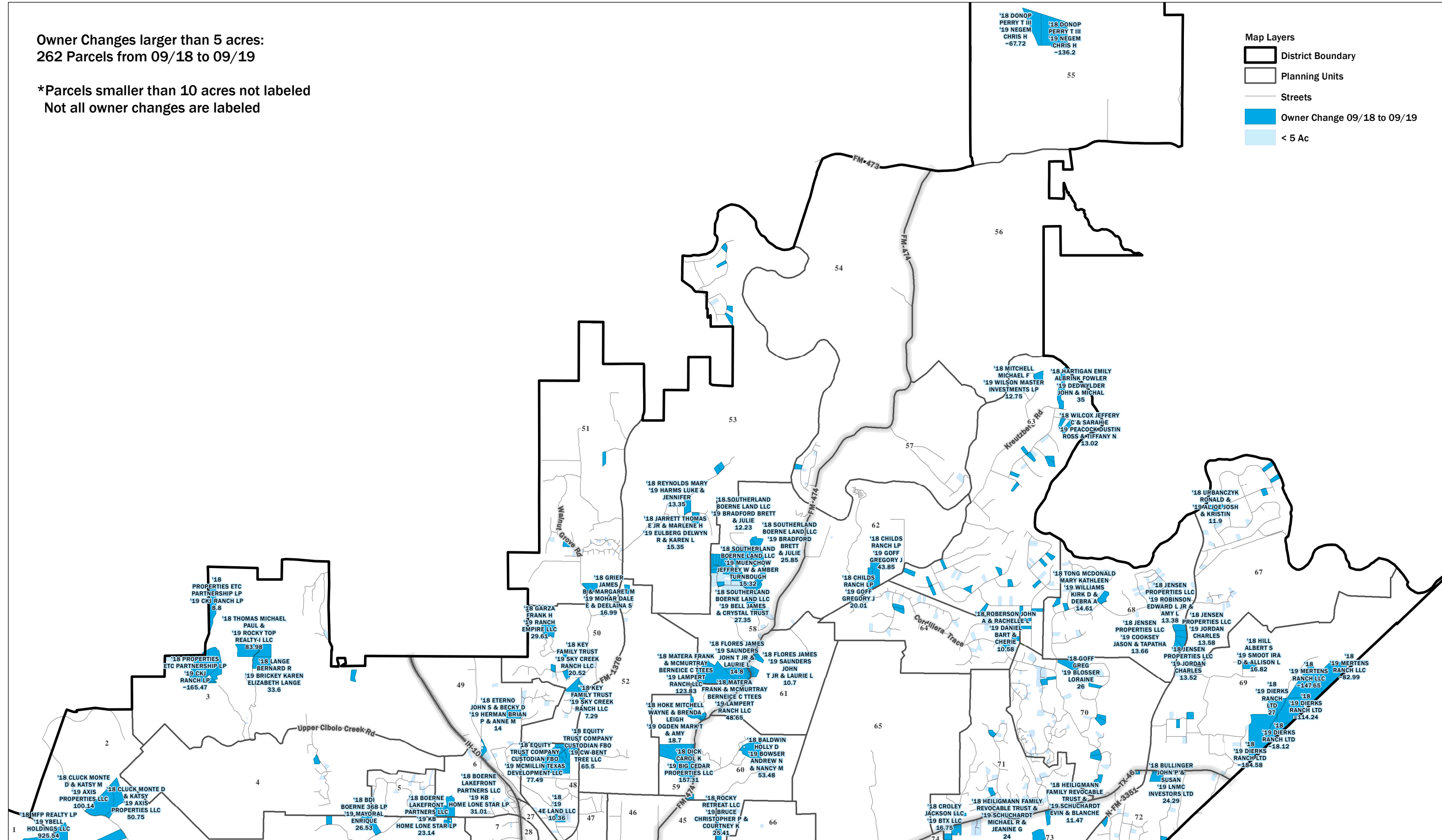


Owner Changes larger than 5 acres:  
262 Parcels from 09/18 to 09/19

\*Parcels smaller than 10 acres not labeled  
Not all owner changes are labeled

**Map Layers**

- District Boundary
- Planning Units
- Streets
- Owner Change 09/18 to 09/19
- < 5 Ac

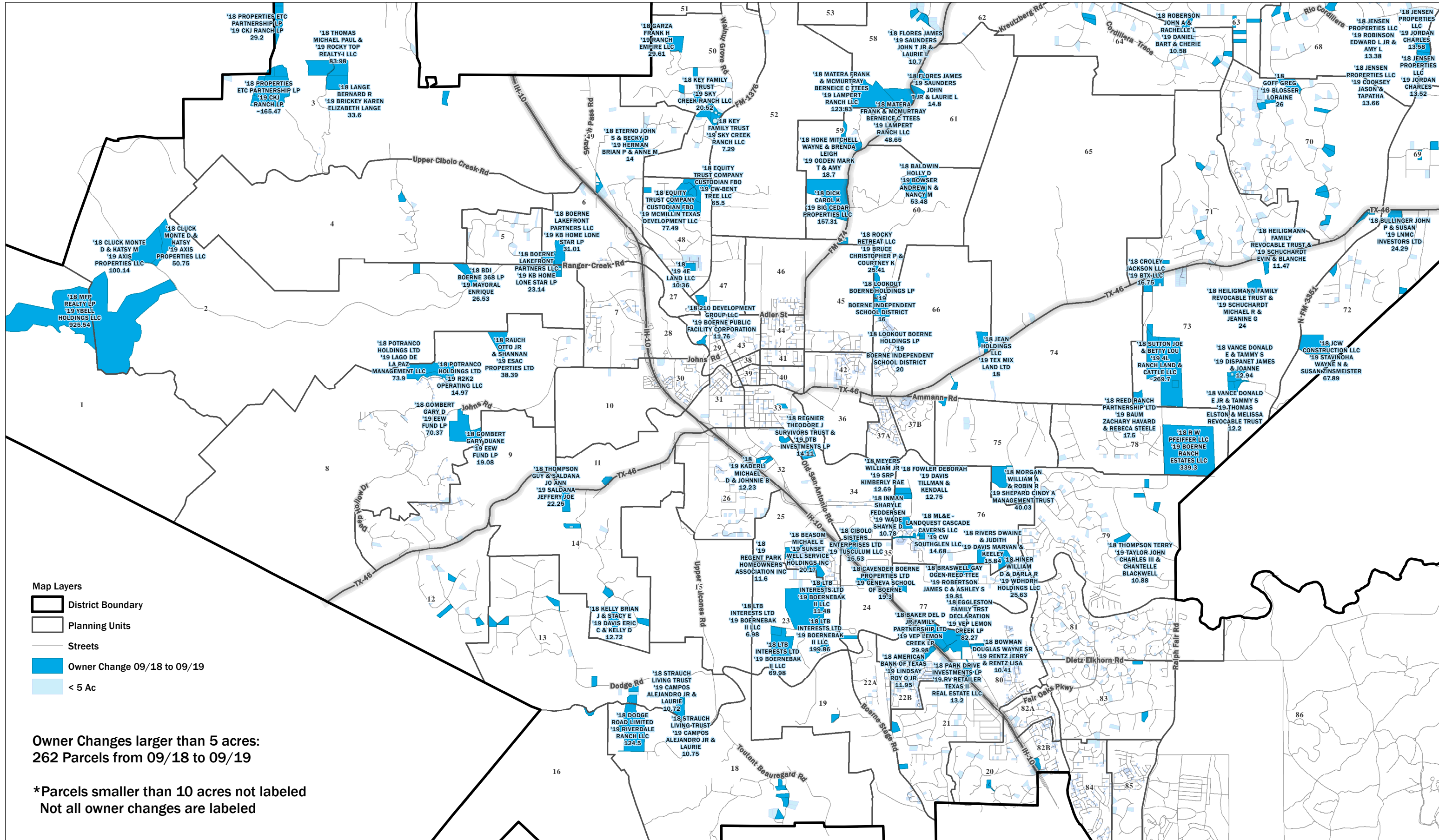


# Owner Changes - South

September 2018 to September 2019  
Boerne I.S.D.



0 0.5 1 2 Miles

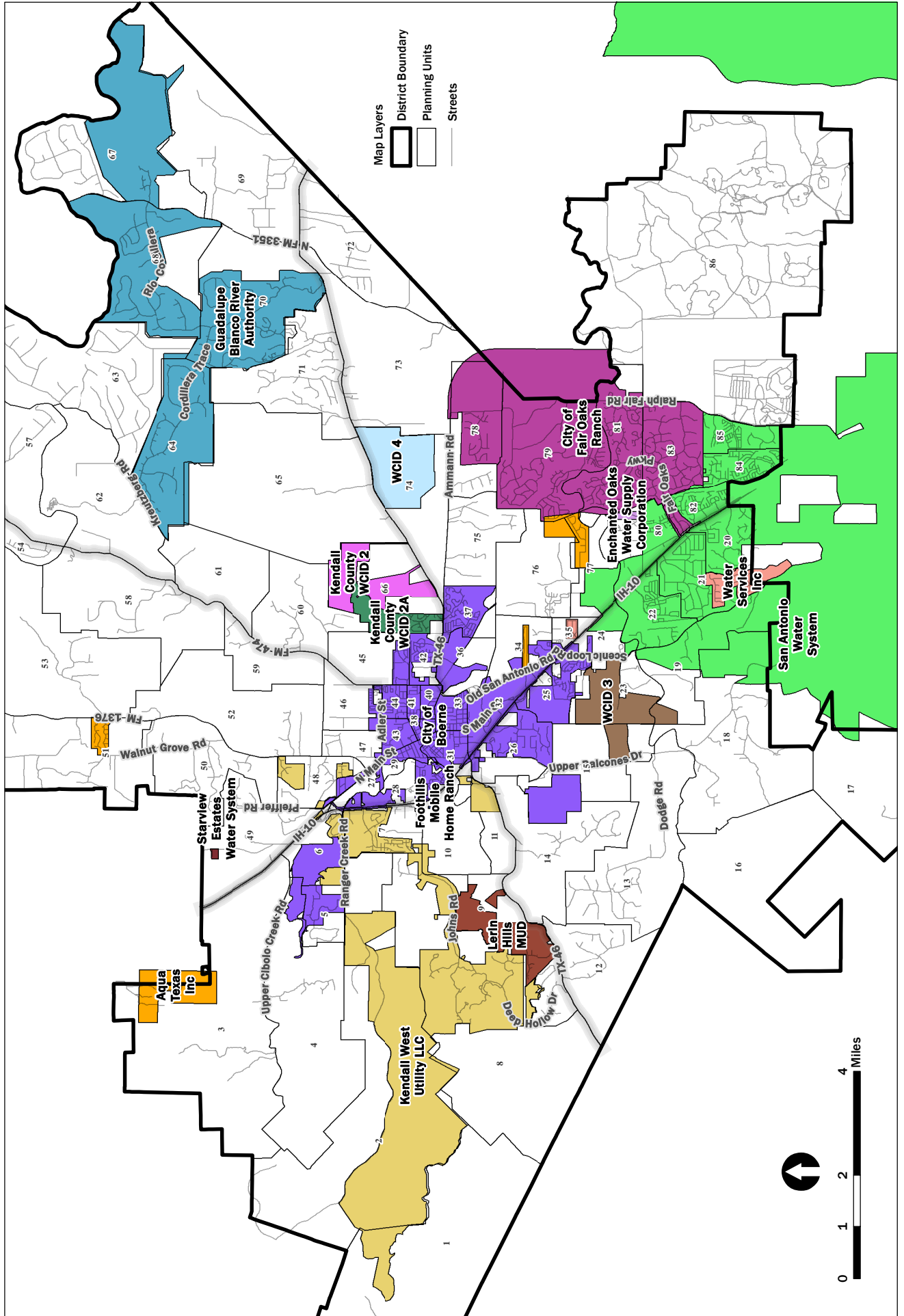






# Utility Districts

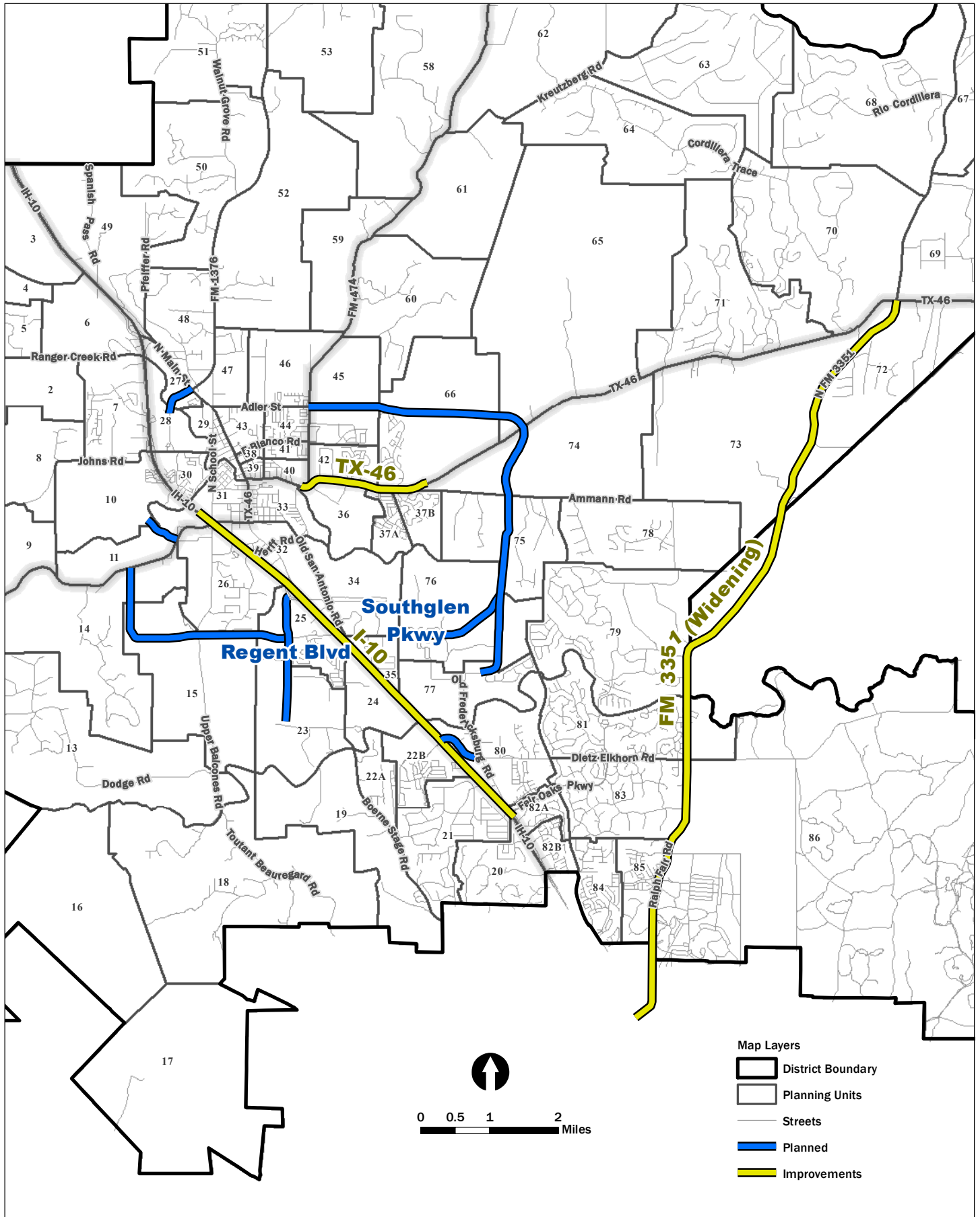
Per the Public Utility Commission of Texas and the Texas Commission on Environmental Quality  
Boerne I.S.D.





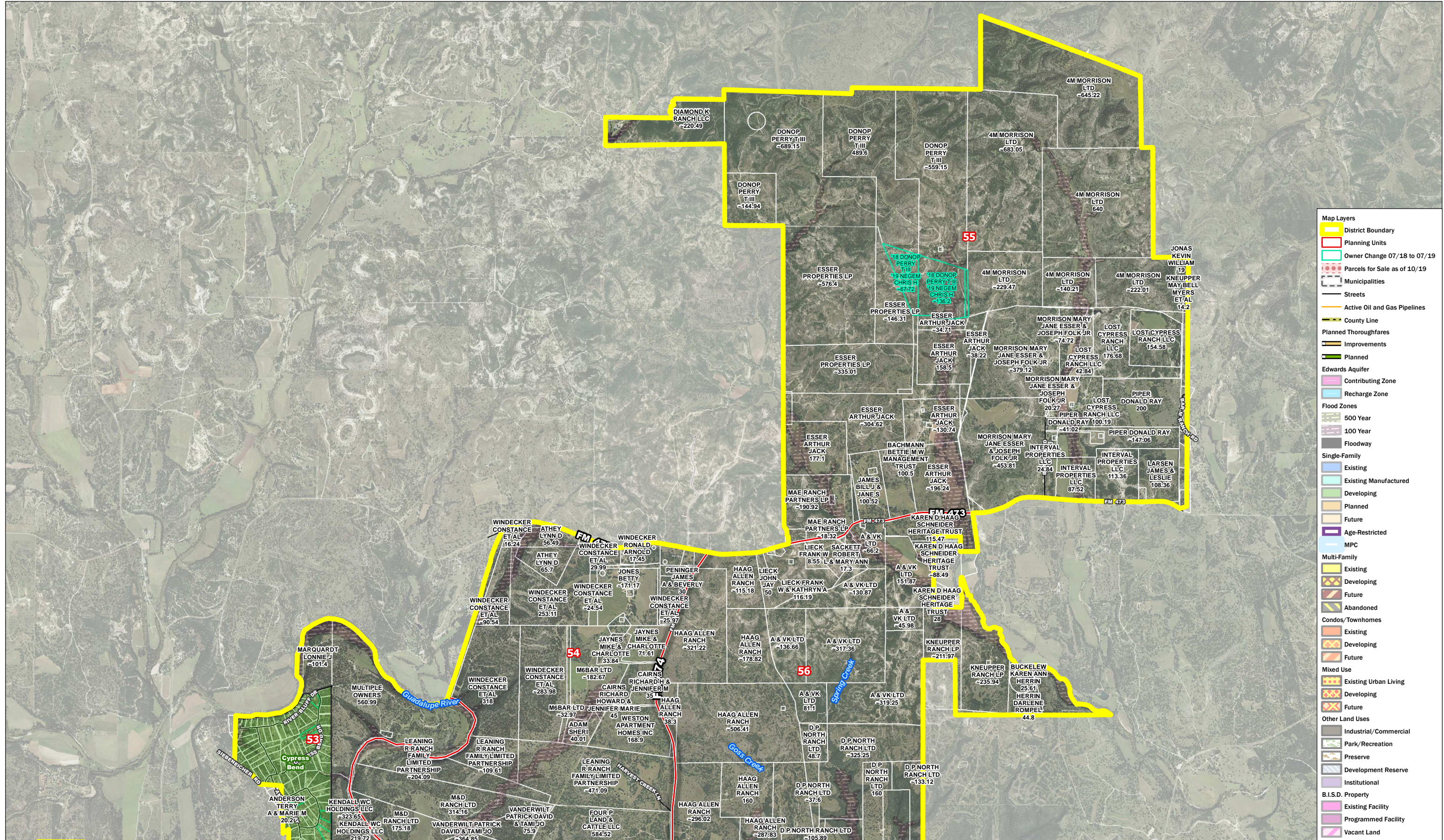
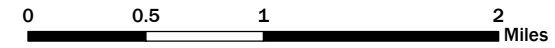
# Planned Thoroughfares

Boerne I.S.D.



# Development Overview - North

With Parcels for Sale as of October 2019  
Boerne I.S.D.



**Map Layers**

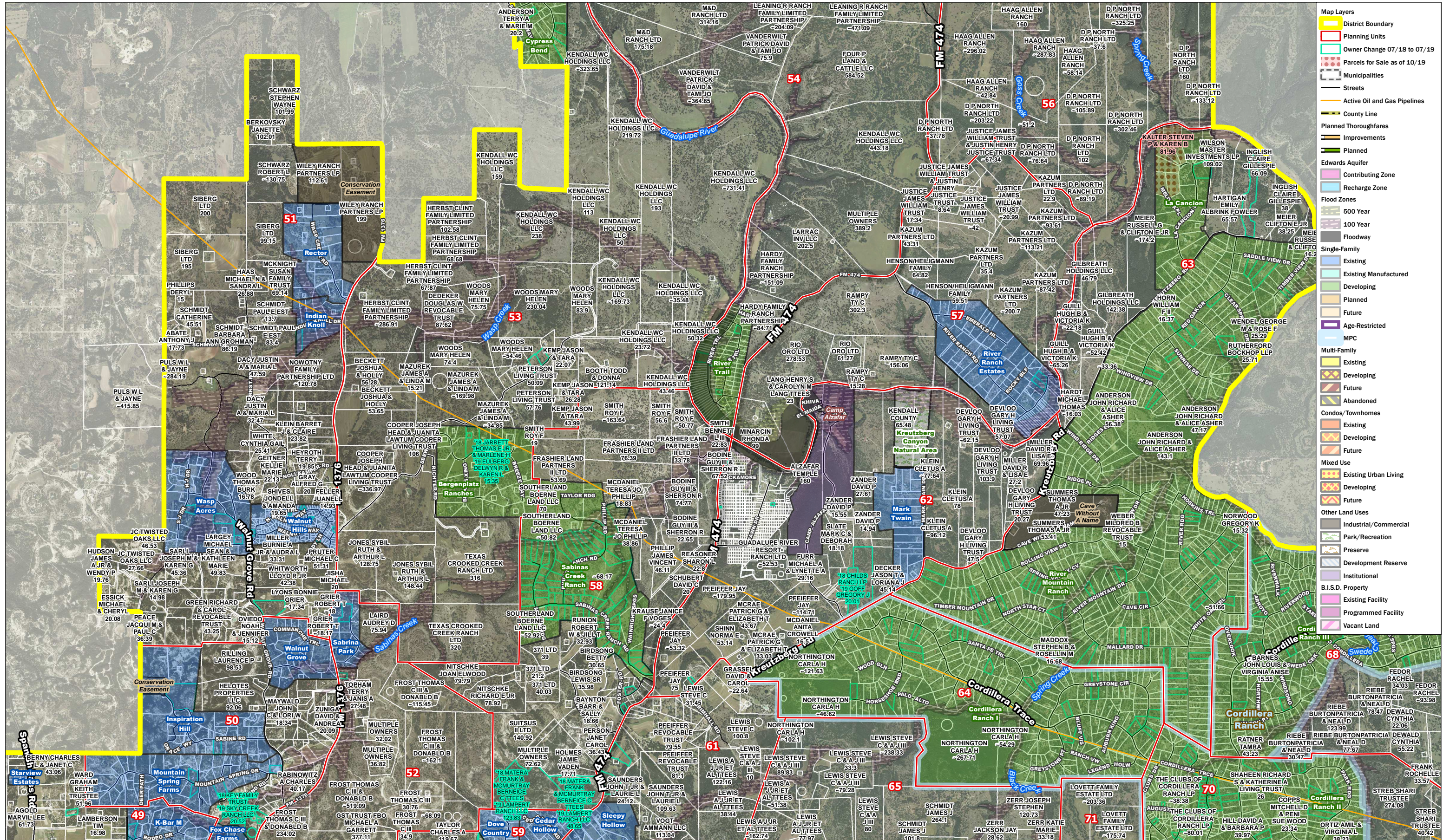
- District Boundary
- Planning Units
- Owner Change 07/18 to 07/19
- Parcels for Sale as of 10/19
- Municipalities
- Streets
- Active Oil and Gas Pipelines
- County Line
- Planned Thoroughfares
- Improvements
- Planned
- Edwards Aquifer**
- Contributing Zone
- Recharge Zone
- Flood Zones**
- 500 Year
- 100 Year
- Floodway
- Single-Family**
- Existing
- Existing Manufactured
- Developing
- Planned
- Future
- Age-Restricted
- MPC
- Multi-Family**
- Existing
- Developing
- Future
- Abandoned
- Condos/Townhomes**
- Existing
- Developing
- Future
- Mixed Use**
- Existing Urban Living
- Developing
- Future
- Other Land Uses**
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional
- B.I.S.D. Property**
- Existing Facility
- Programmed Facility
- Vacant Land

# Development Overview - North Central

With Parcels for Sale as of October 2019  
Boerne I.S.D.



0 0.5 1 2 Miles



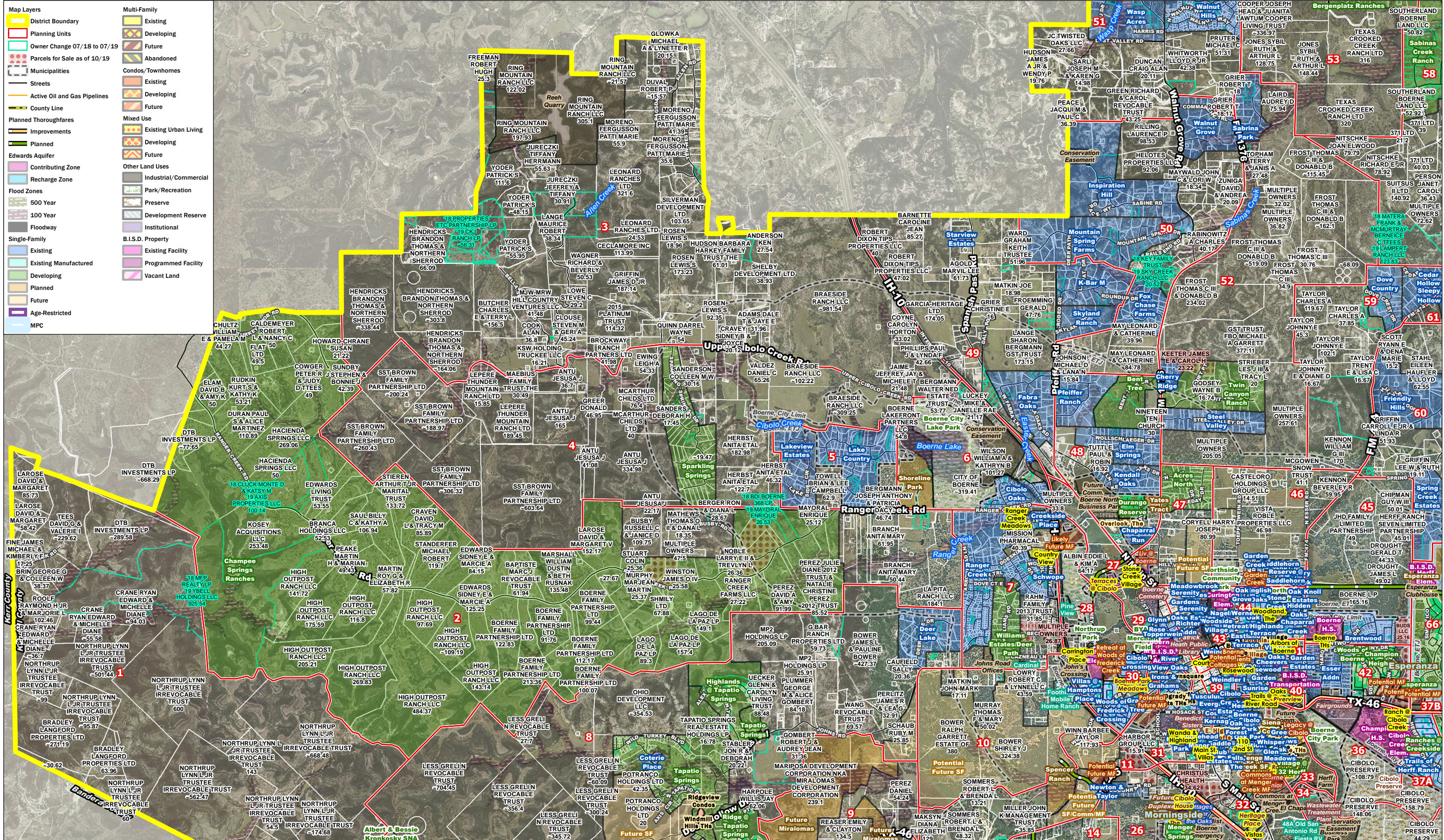
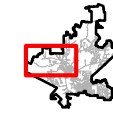
- Map Layers**
- District Boundary
- Planning Units
- Owner Change 07/18 to 07/19
- Parcels for Sale as of 10/19
- Municipalities
- Streets
- Active Oil and Gas Pipelines
- County Line
- Planned Thoroughfares
- Improvements
- Planned
- Edwards Aquifer
- Contributing Zone
- Recharge Zone
- Flood Zones
- 500 Year
- 100 Year
- Floodway
- Single-Family
- Existing
- Existing Manufactured
- Developing
- Planned
- Future
- Age-Restricted
- MPC
- Multi-Family
- Existing
- Developing
- Future
- Abandoned
- Condos/Townhomes
- Existing
- Developing
- Future
- Mixed Use
- Existing Urban Living
- Developing
- Future
- Other Land Uses
- Industrial/Commercial
- Park/Recreation
- Preserve
- Development Reserve
- Institutional
- B.I.S.D. Property
- Existing Facility
- Programmed Facility
- Vacant Land

# Development Overview - West

With Parcels for Sale as of October 2019  
Boerne I.S.D.



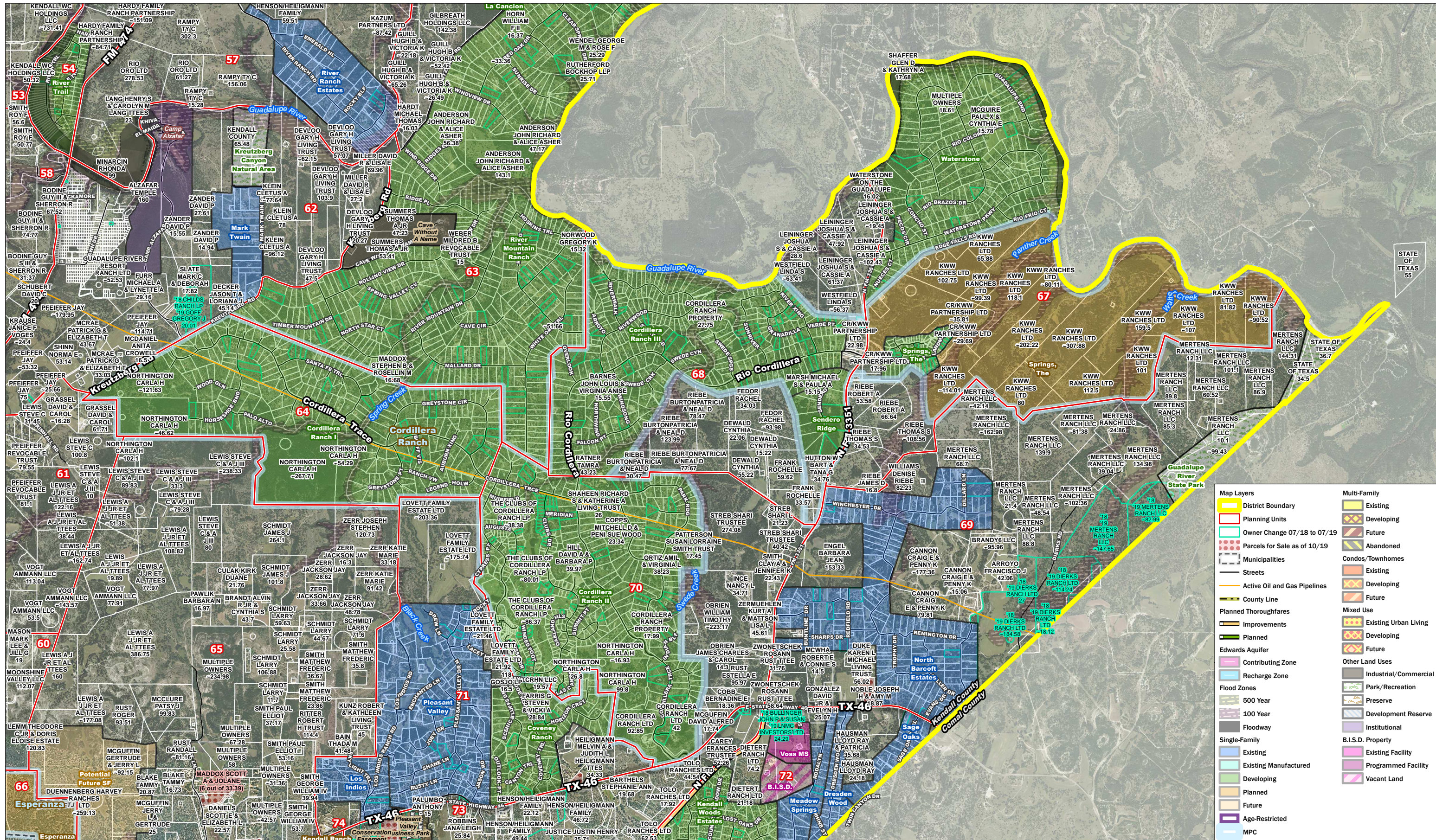
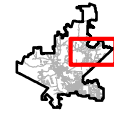
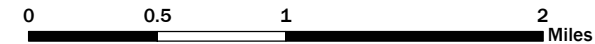
0 0.5 1 2 Miles



# Development Overview - East

With Parcels for Sale as of October 2019

Boerne I.S.D.



Map Layers	Multi-Family
District Boundary	Existing
Planning Units	Developing
Owner Change 07/18 to 07/19	Future
Parcels for Sale as of 10/19	Abandoned
Municipalities	Condos/Townhomes
Streets	Existing
Active Oil and Gas Pipelines	Developing
County Line	Future
Planned Throughfares	Mixed Use
Improvements	Existing Urban Living
Planned	Developing
Edwards Aquifer	Future
Contributing Zone	Other Land Uses
Recharge Zone	Industrial/Commercial
Flood Zones	Park/Recreation
500 Year	Preserve
100 Year	Development Reserve
Floodway	Institutional
Single-Family	B.I.S.D. Property
Existing	Existing Facility
Existing Manufactured	Programmed Facility
Developing	Vacant Land
Planned	
Future	
Age-Restricted	
MPC	

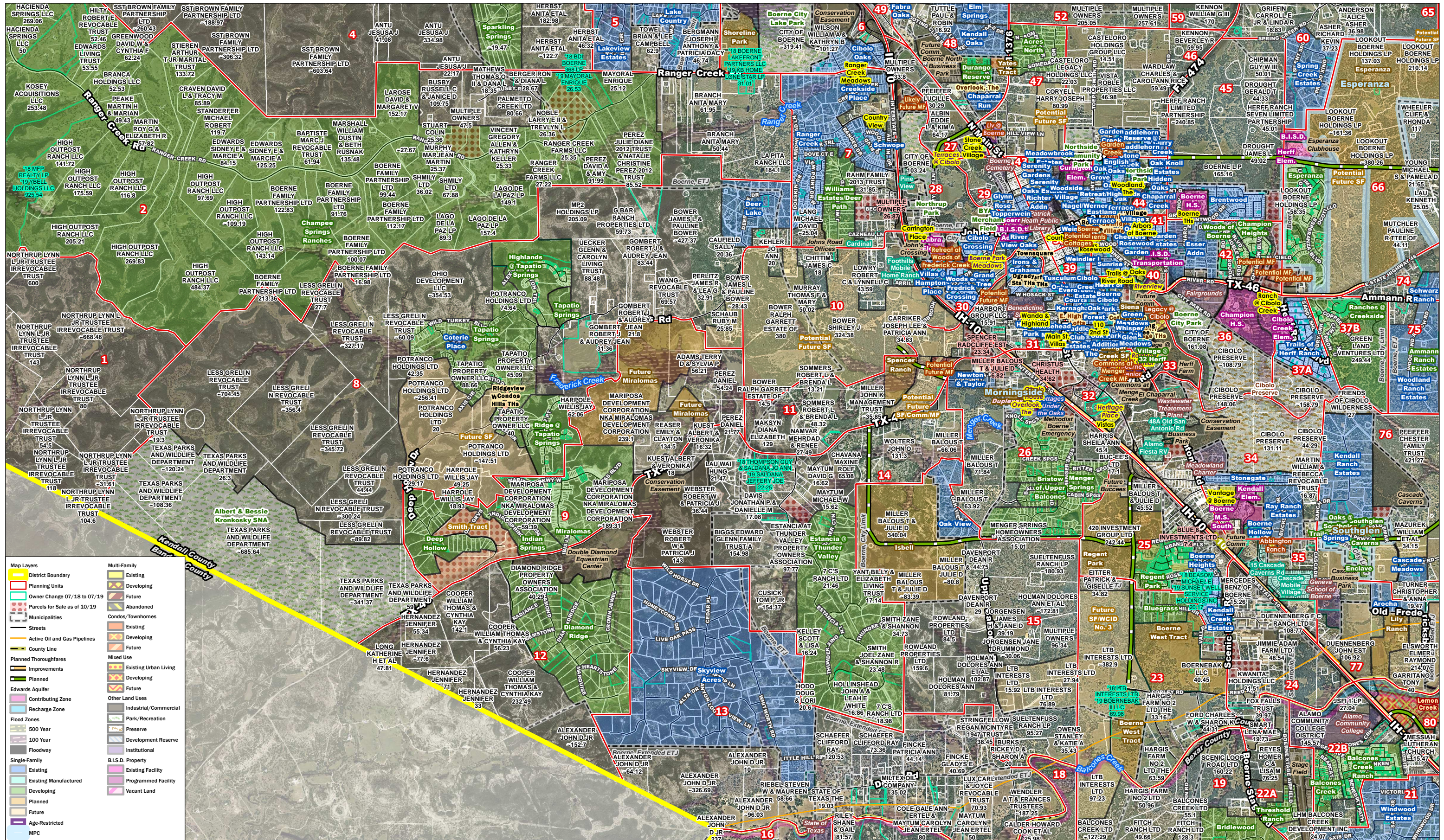
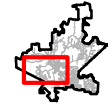
# Development Overview - West Central

With Parcels for Sale as of October 2019

Boerne I.S.D.

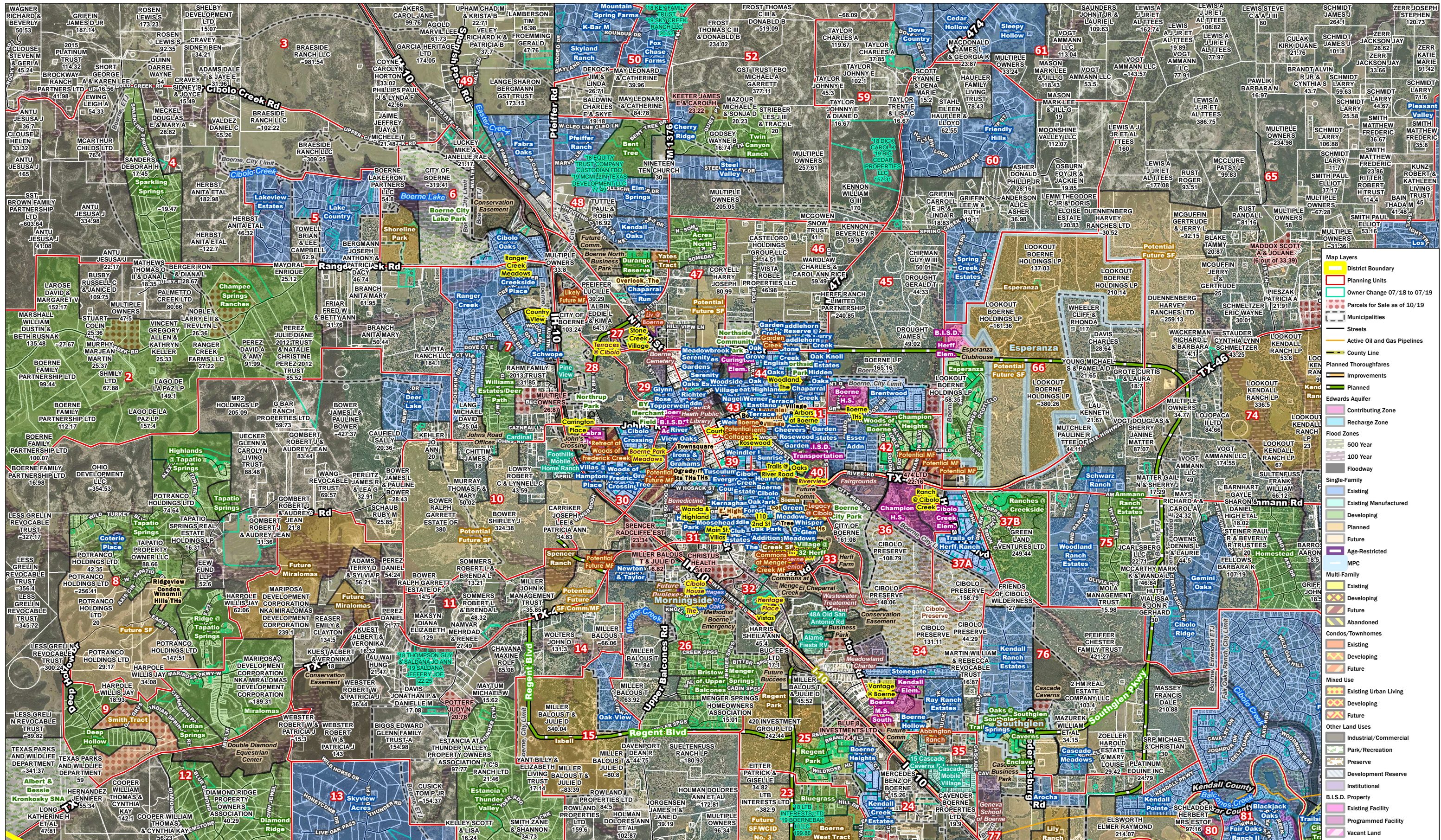
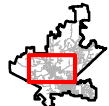
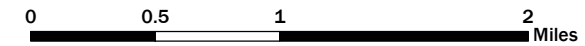


0 0.5 1 2 Miles



# Development Overview - Central

With Parcels for Sale as of October 2019  
Boerne I.S.D.

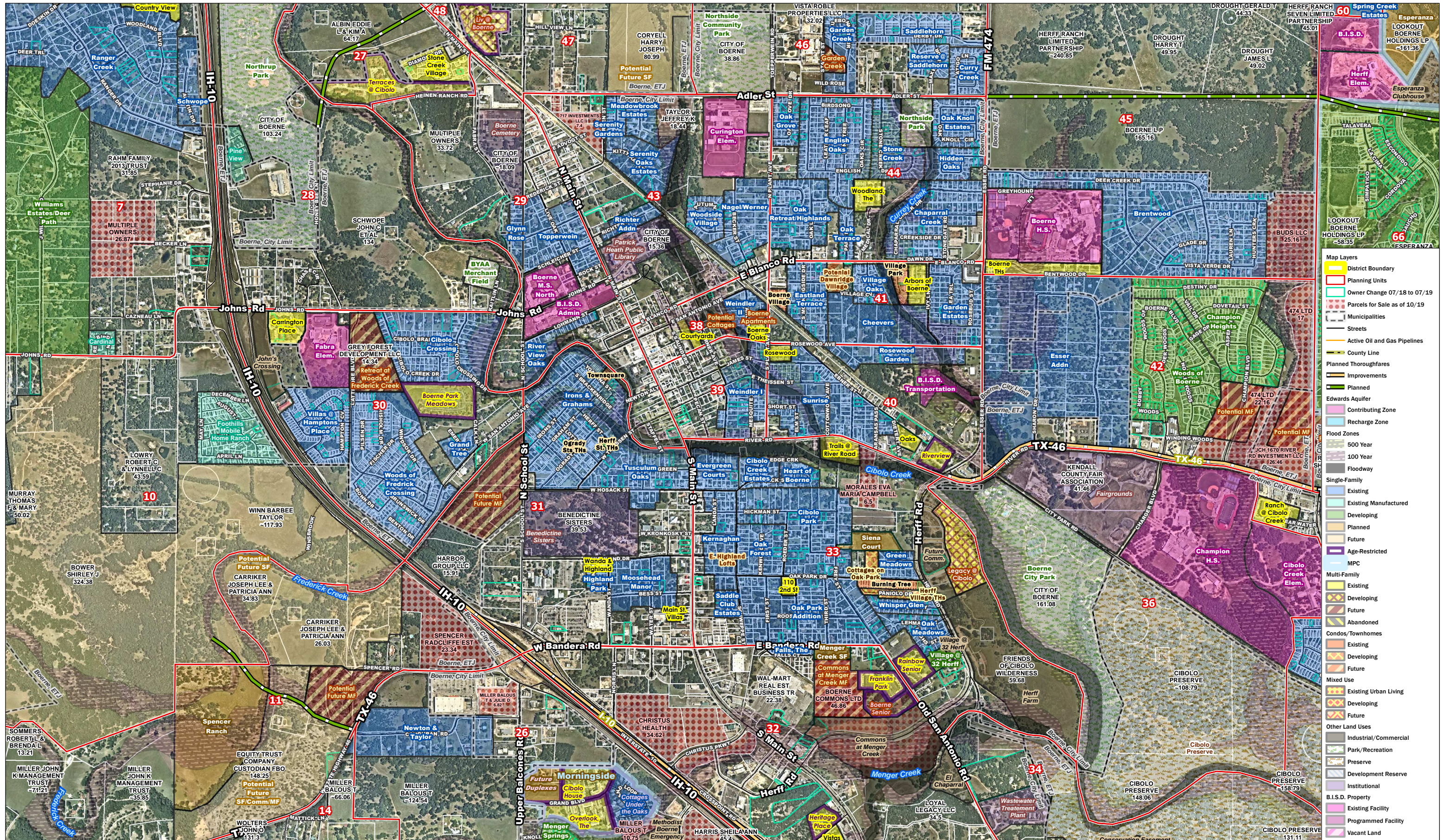


# Development Overview - City of Boerne

With Parcels for Sale as of October 2019  
Boerne I.S.D.



0 0.125 0.25 0.5 Miles





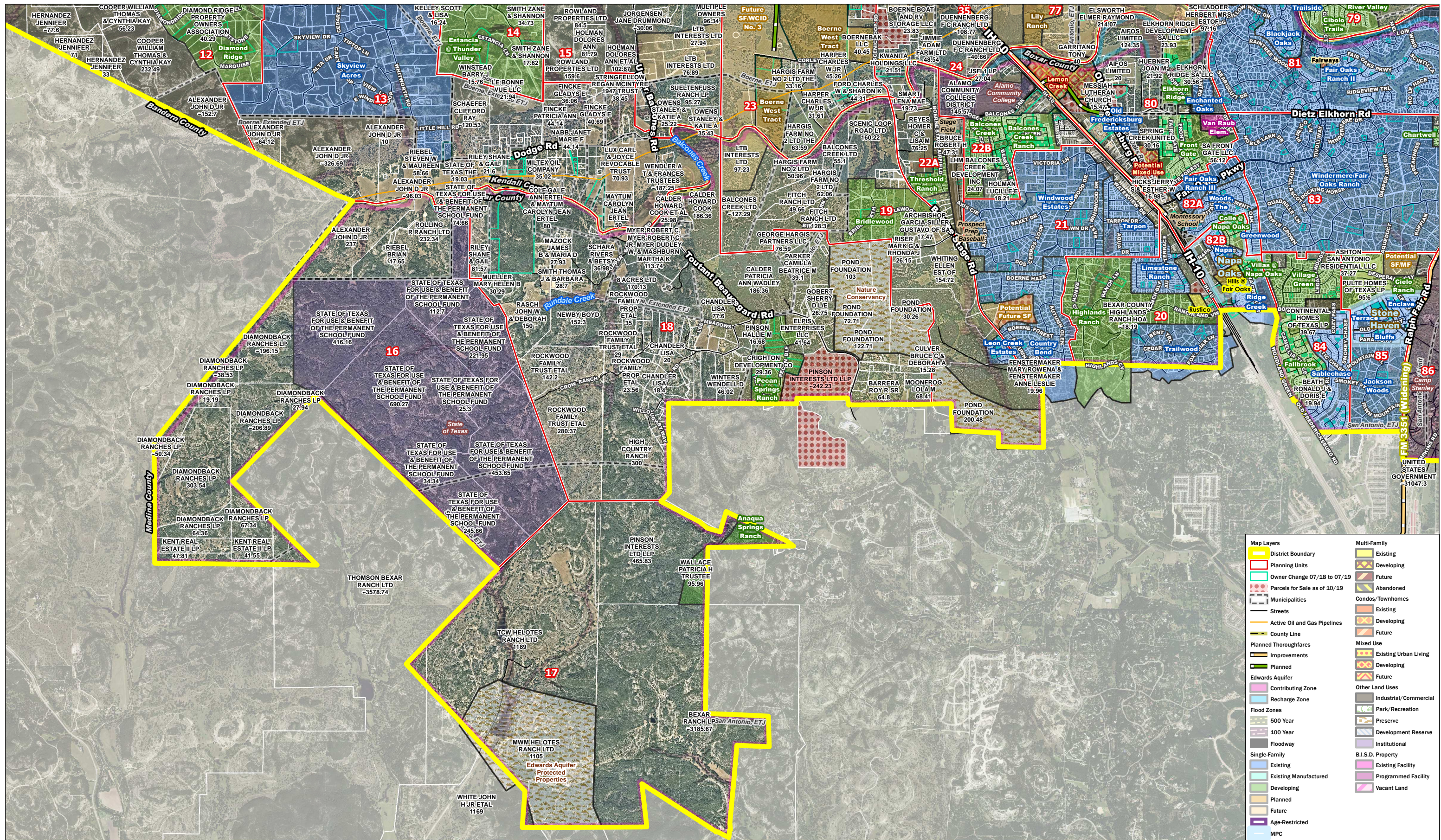


# Development Overview - Southwest

With Parcels for Sale as of October 2019  
Boerne I.S.D.



0 0.5 1 2 Miles



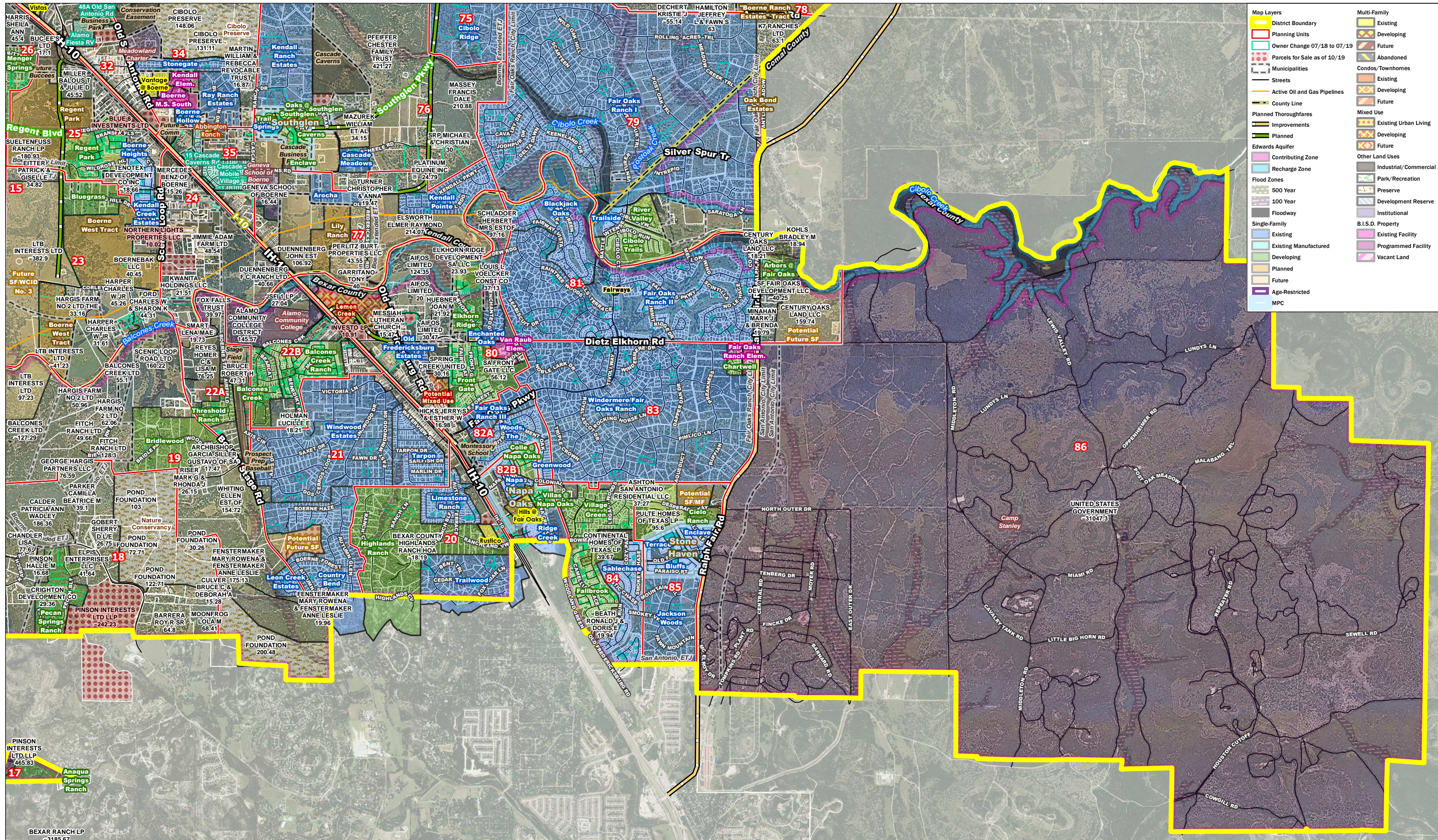
Map Layers	Multi-Family
District Boundary	Existing
Planning Units	Developing
Owner Change 07/18 to 07/19	Future
Parcels for Sale as of 10/19	Abandoned
Municipalities	Condos/Townhomes
Streets	Existing
Active Oil and Gas Pipelines	Developing
County Line	Future
Planned Throughfares	Mixed Use
Improvements	Existing Urban Living
Planned	Developing
Edwards Aquifer	Future
Contributing Zone	Other Land Uses
Recharge Zone	Industrial/Commercial
Flood Zones	Park/Recreation
500 Year	Preserve
100 Year	Development Reserve
Floodway	Institutional
Single-Family	B.I.S.D. Property
Existing	Existing Facility
Existing Manufactured	Programmed Facility
Developing	Vacant Land
Planned	
Future	
Age-Restricted	
MPC	

# Development Overview - Southeast

With Parcels for Sale as of October 2019  
Boerne I.S.D.



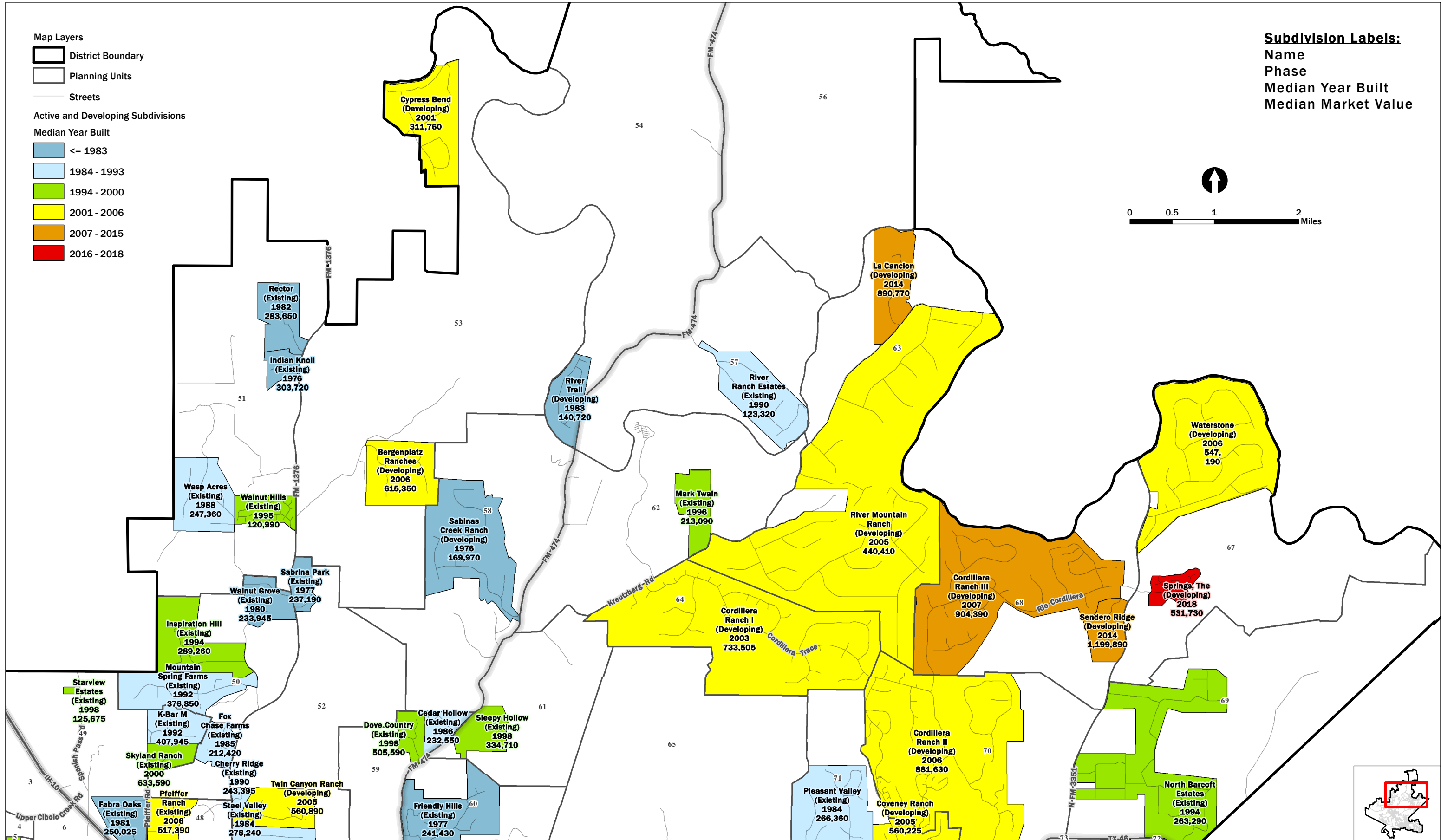
0 0.5 1 2 Miles



- |  |                                       |
|--|---------------------------------------|
| <b>Map Layers</b>                          | <b>Multi-Family</b>                   |
| Yellow outline: District Boundary          | Yellow box: Existing                  |
| Red outline: Planning Units                | Orange box: Developing                |
| Green outline: Owner Change 07/18 to 07/19 | Light blue box: Future                |
| Red dots: Parcels for Sale as of 10/19     | Dark blue box: Abandoned              |
| Black outline: Municipalities              | Light green box: Condos/Townhomes     |
| Black line: Streets                        | Light orange box: Existing            |
| Yellow line: Active Oil and Gas Pipelines  | Light blue box: Developing            |
| Black line: County Line                    | Light green box: Future               |
| Black line: Planned Thoroughfares          | Light blue box: Existing Urban Living |
| Green line: Improvements                   | Light orange box: Developing          |
| Green line: Floodway                       | Light green box: Future               |
| Blue line: Edwards Aquifer                 | Light blue box: Other Land Uses       |
| Light blue box: Contributing Zone          | Light blue box: Industrial/Commercial |
| Light blue box: Recharge Zone              | Light blue box: Park/Recreation       |
| Light blue box: Flood Zones                | Light blue box: Preserve              |
| Light blue box: 500 Year                   | Light blue box: Development Reserve   |
| Light blue box: 100 Year                   | Light blue box: Institutional         |
| Light blue box: Floodway                   | Light blue box: B.I.S.D. Property     |
| Light blue box: Single-Family              | Light blue box: Existing Facility     |
| Light blue box: Existing                   | Light blue box: Programmed Facility   |
| Light blue box: Existing Manufactured      | Light blue box: Vacant Land           |
| Light blue box: Developing                 |                                       |
| Light blue box: Planned                    |                                       |
| Light blue box: Future                     |                                       |
| Light blue box: Age-Restricted             |                                       |
| Light blue box: MPC                        |                                       |

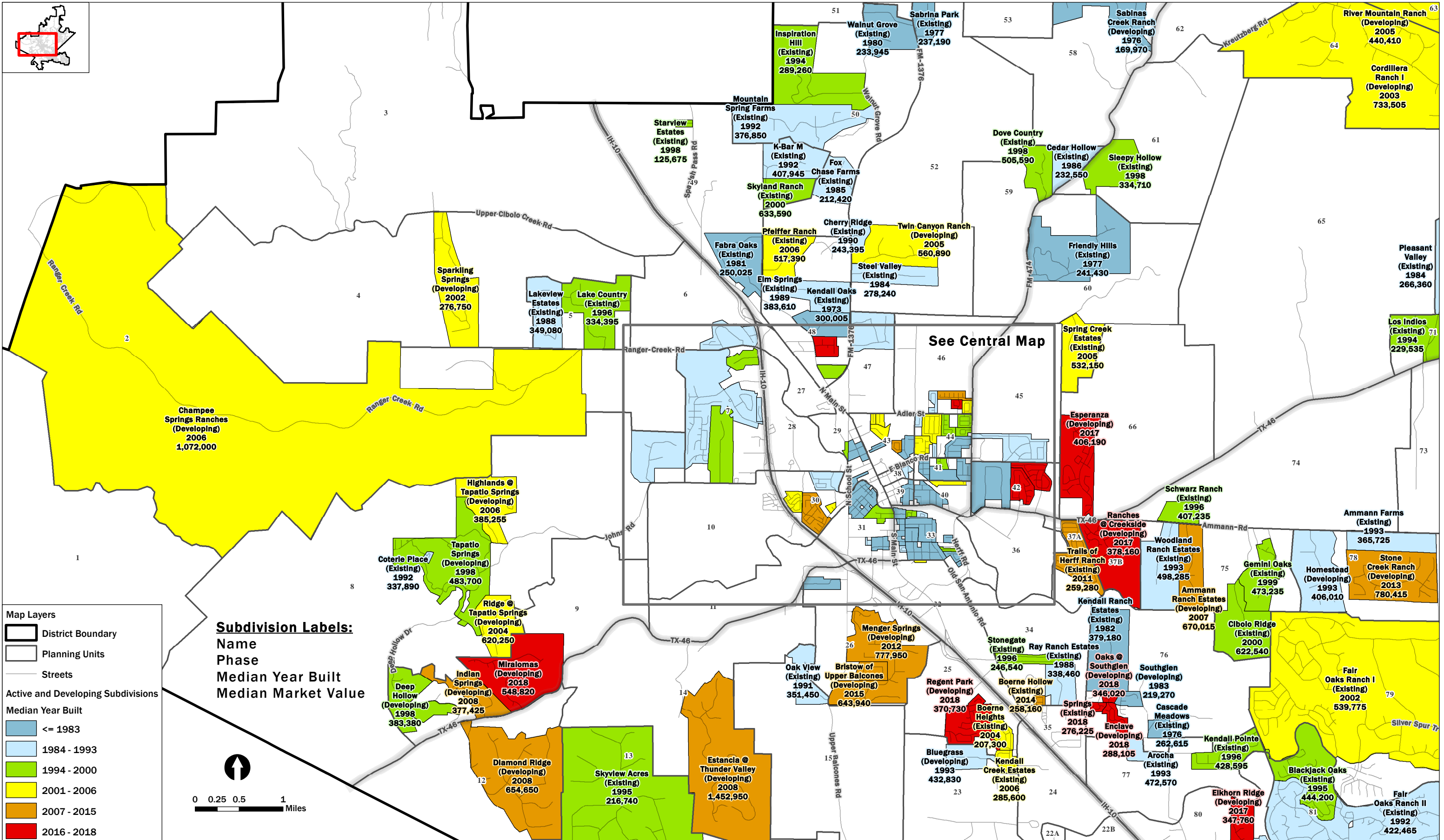
# Active and Existing Subdivisions - Northeast

By Median Year Built and Median Market Value  
Boerne I.S.D.



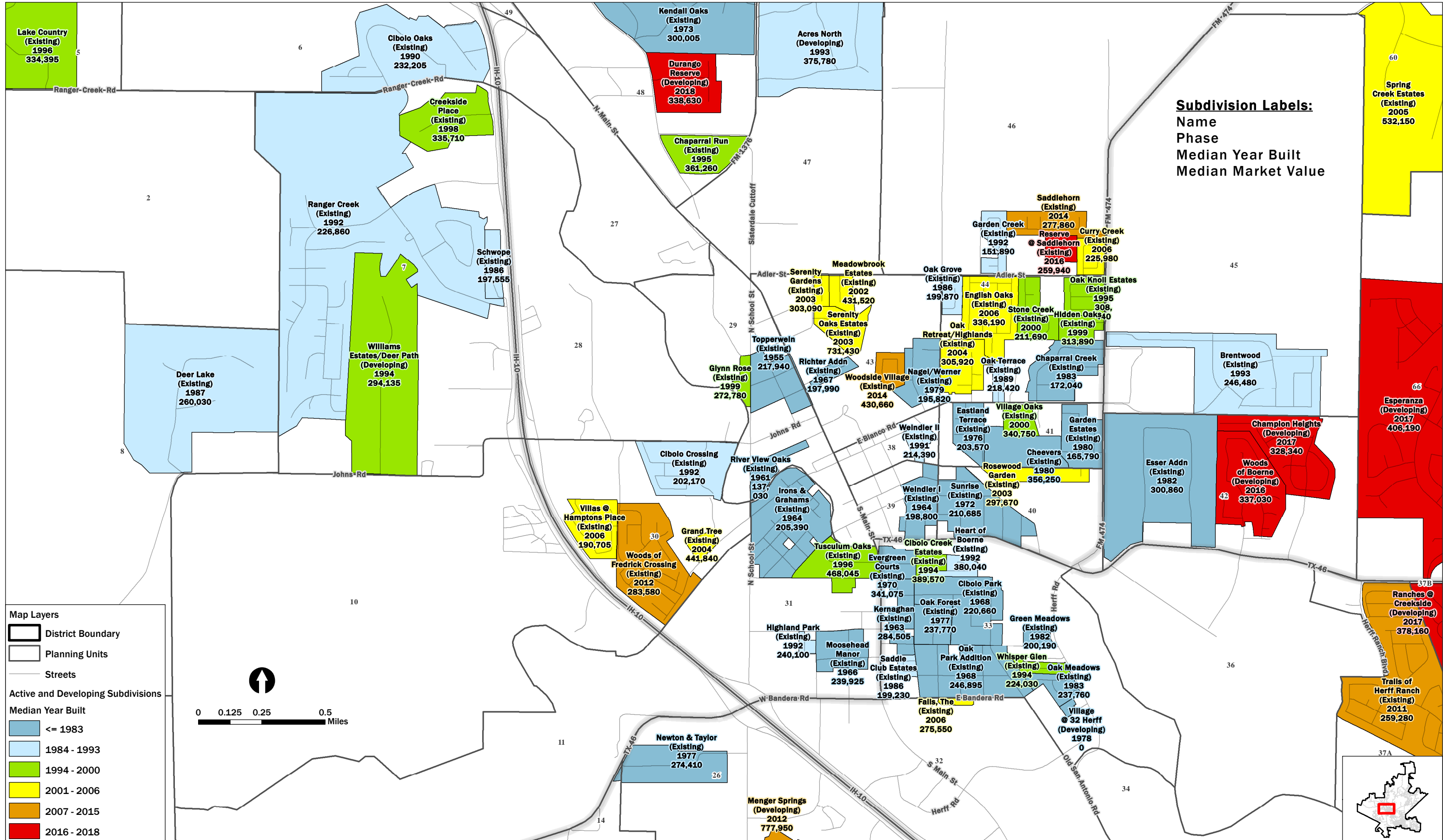
# Active and Existing Subdivisions - West

By Median Year Built and Median Market Value  
Boerne I.S.D.



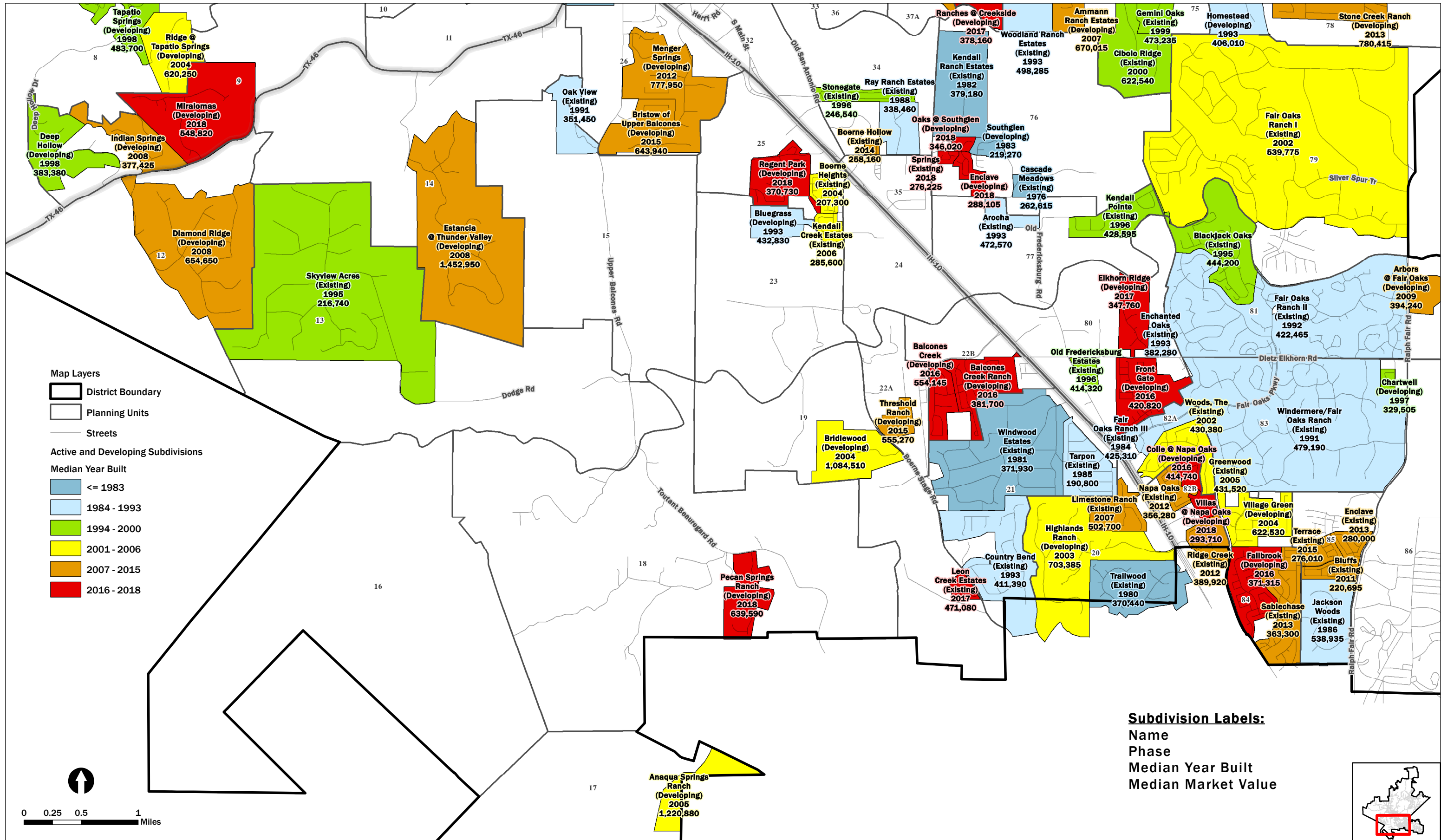
# Active and Existing Subdivisions - Central

By Median Year Built and Median Market Value  
Boerne I.S.D.



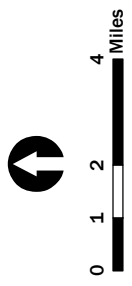
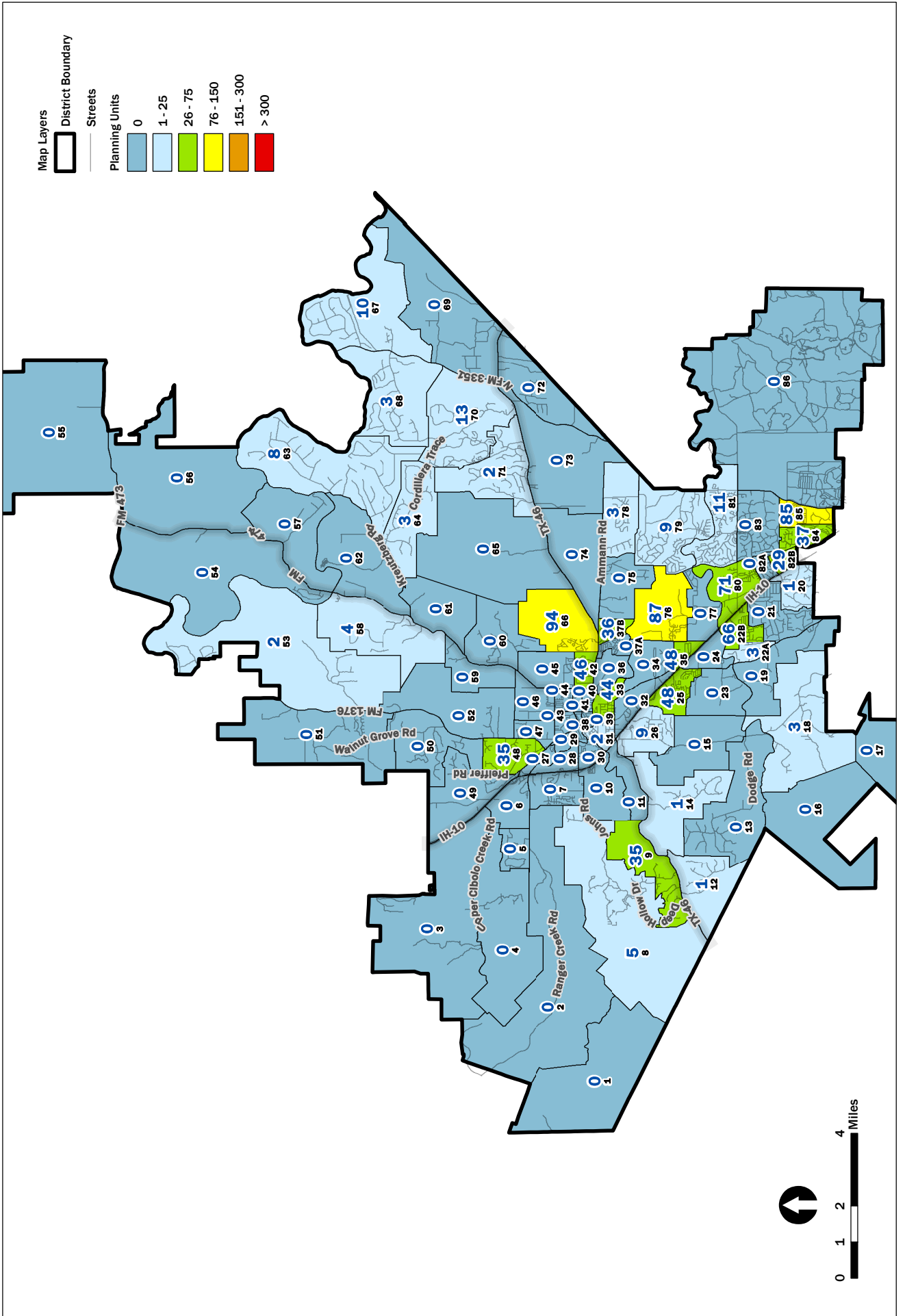
# Active and Existing Subdivisions - South

By Median Year Built and Median Market Value  
Boerne I.S.D.



# Projected New Housing Occupancies

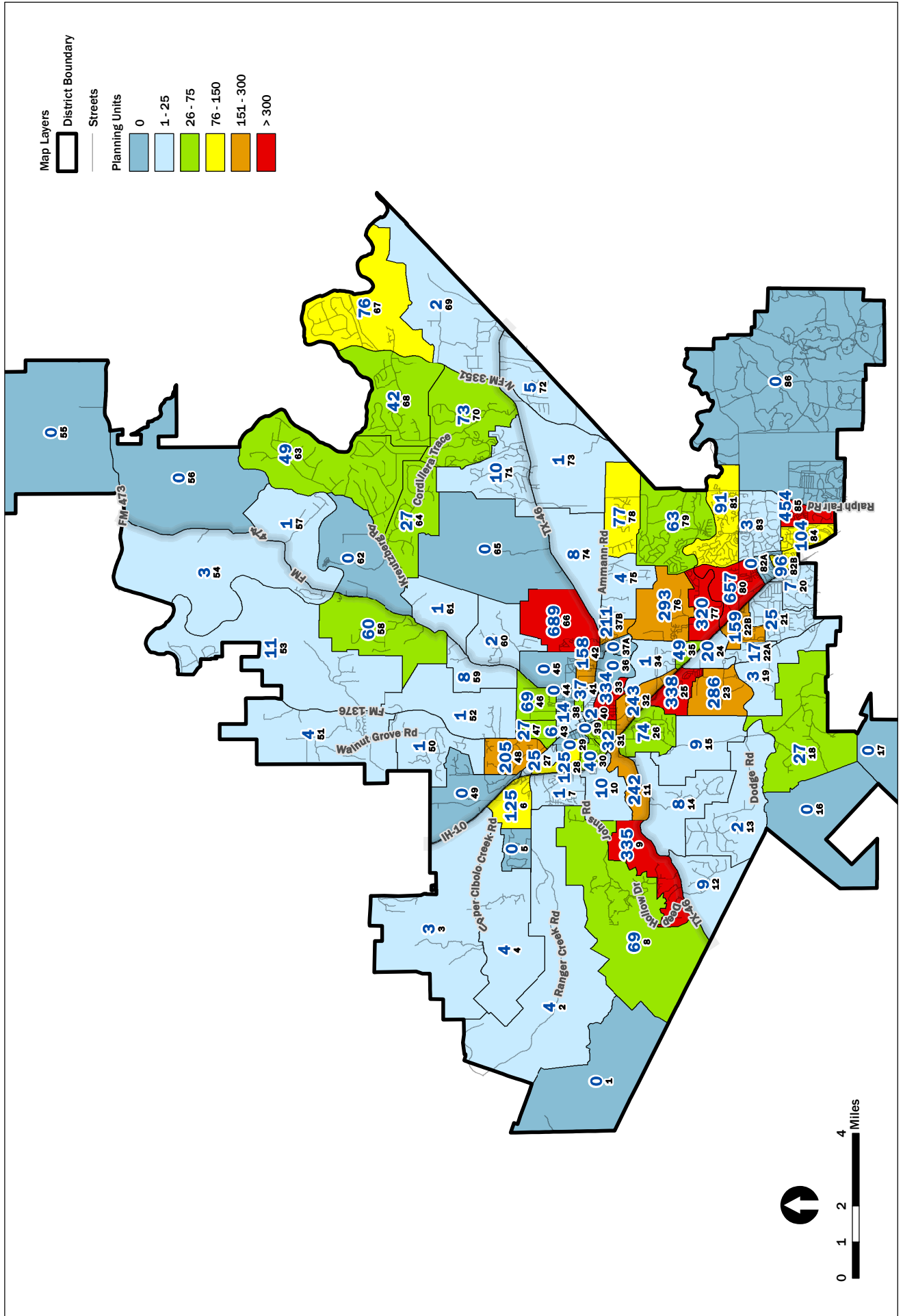
October 2019 to October 2020  
Boerne I.S.D.





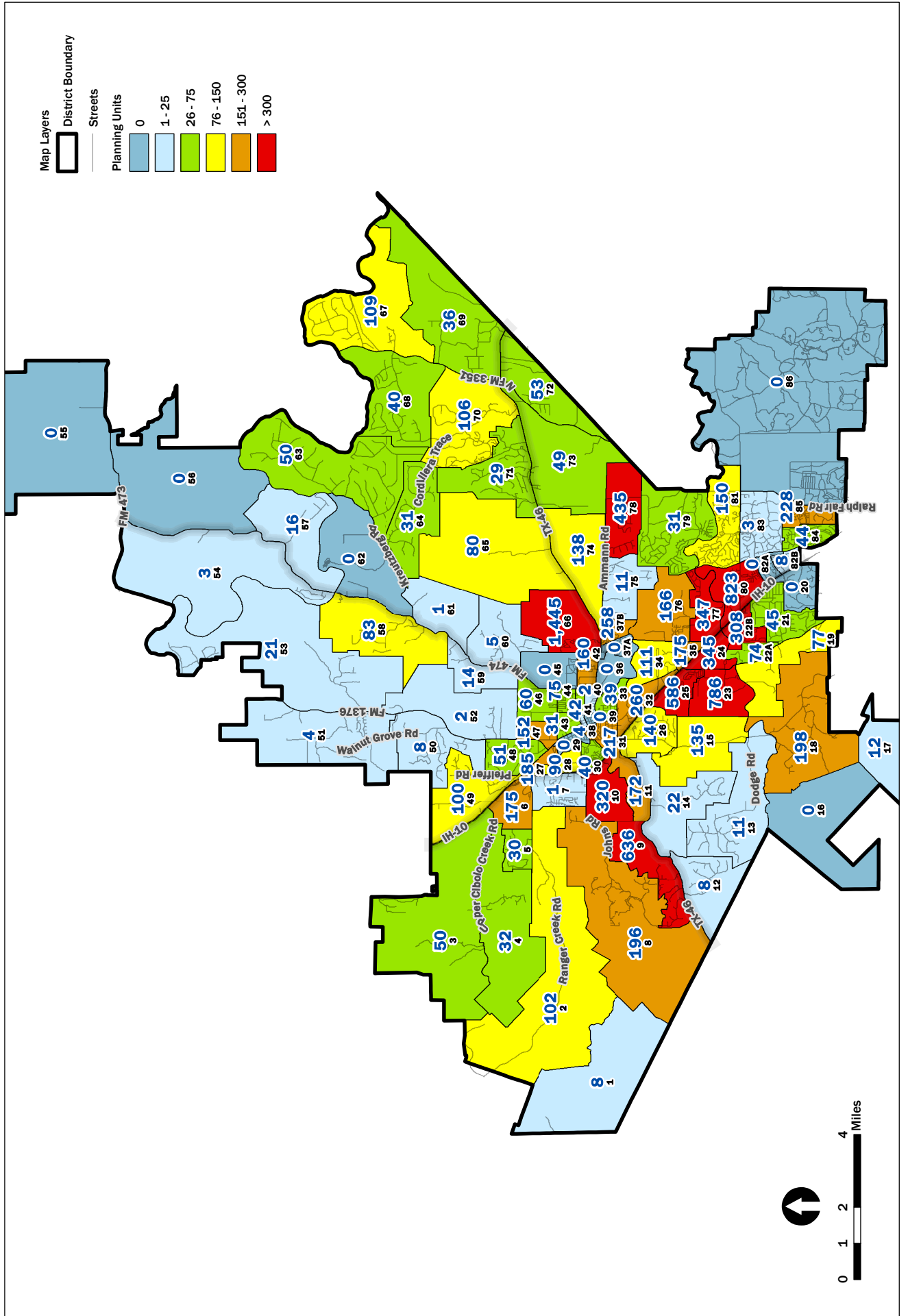
# Projected New Housing Occupancies

October 2019 to October 2024  
Boerne I.S.D.



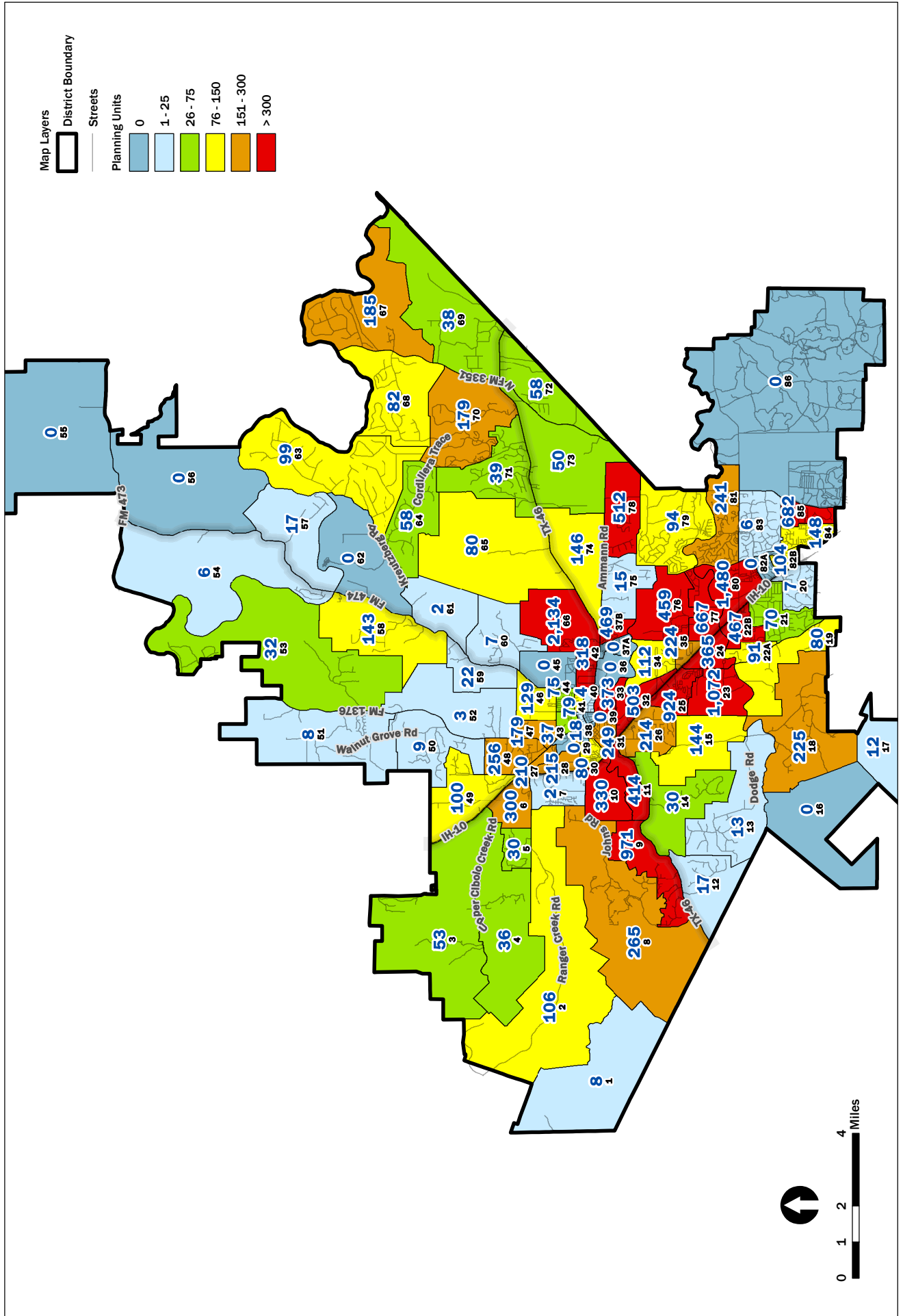
# Projected New Housing Occupancies

October 2024 to October 2029  
Boerne I.S.D.



# Projected New Housing Occupancies

October 2019 to October 2029  
Boerne I.S.D.





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	1	1	TOTAL
	<b>Northrup Pipe Creek Ranch</b>	<b>Single Family</b>	Undeveloped	Kendall County	<b>1</b>	<b>1</b>	
						<p>Oct. 2019: ~3,150 ac. in BISD for sale by Icon Global; owner/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 similar to the Champee Springs Ranches directly north;</p> <p>Oct. 2019: Bradley Langford Properties Ltd has ~271.1 + 63.9 ac.; Brin George G &amp; Colleen W have 38.3 + 28.8 ac.; Crane Ryan Edward &amp; Michelle Diane have ~94.0 + ~55.5 + ~36.7 ac.; DTB Investments LP has ~289.5 ac.; Larose David &amp; Margaret have 85.7 + 58.4 ac.; Roof Raymond H Jr &amp; Marjorie L have 102.4 ac.; Tees David G &amp; Valerie I have ~229.6 ac.; access to these parcels is limited and through Bandera Co. so very little development is expected in the short-term;</p>	
							<b>1</b>
							<b>0</b>
							<b>0</b>
							<b>0</b>
							<b>0</b>
							<b>0</b>
							<b>1</b>
							<b>0</b>
							<b>3</b>
							<b>1</b>
							<b>3</b>
							<b>0</b>
							<b>8</b>
							<b>8</b>
							<b>X</b>
							<b>0.26</b>
							<b>0.26</b>
							<b>X</b>



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029



MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	TOTAL
		Single Family	Probable	Boerne ETJ	3	0
		Single Family	Undeveloped	Kendall County	3	0
						0
						0
						1
						1
						1
						1
						4
						10
						15
						20
						3
						50
						53
						X
						0.35
						0.48
						0.35
						X

Oct. 2019: Braeside Ranch LLC has ~981.5 ac. north of Upper Cibolo Creek Rd. in this PU with another ~411 ac. in PU 4 south of the road mostly in Boerne's ETJ; Leonard Ranches Ltd has 321.6 + 24.5 ac.; Silverman Development Ltd has 103.6 ac.; these tracts all have long-term potential for development with direct or nearby access to I-10;

Oct. 2019: 2015 Platinum Trust has 114.3 ac.; Butcher Charles E & Terry L have ~156.5 + ~96.0 ac.; Ceclamore Inc has 113.9 ac.; Ckj Ranch LP has ~56.3 + 29.2 ac.; Griffin James D Jr has 187.1 ac.; Hendricks Brandon Thomas & Northern Sherrrod have ~338.4 + ~303.8 + ~164.0 + 66.0 + 25.8 ac.; Jureczki Tiffany Herrmann has 55.6 + 27.1 ac.; Moreno Andrea Nell has 66.2 + 32.4 ac.; Moreno Fergusson Patti Marie has 55.9 + 41.3 + 35.6 + 24.1 ac.; Rocky Top Realty-I LLC has 83.9 ac.; Rosen Lewis S has 173.2 + 92.3 + 18.9 ac.; Shelby Development Ltd has 38.9 + 23.2 ac.; Wagner Richard & Beverly have 50.5 ac.; Yoder Patrick S has 111.6 + ~55.9 + ~48.1 + 18.0 ac.















**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT		
	The Ridge at Tapatio Springs	Single Family	Developing	Kendall County	8	91 total lots Oct. 2019: 48 Occ'd, 0 Avail., 0 UC & 43 dev'd lots LTBO;	
	The Highlands at Tapatio Springs	Single Family	Developing	Kendall County	8	165 current total lots Oct. 2019: 54 Occ'd, 0 Avail., 2 UC & 109 dev'd lots LTBO; developer has 74 & 14.97 acres, which could be ~210 future lots, unknown plans currently; builders: Stadler & Campbel & Brown Homes	
	Ridgeview Condos	Condo	Existing	Kendall County	8	built out individually owned 6 students	
Oct 2019-Oct 2020							0
Oct 2020-Oct 2021							0
Oct 2021-Oct 2022							0
Oct 2022-Oct 2023							0
Oct 2023-Oct 2024							0
Oct 2024-Oct 2025							0
Oct 2025-Oct 2026							0
Oct 2026-Oct 2027							0
Oct 2027-Oct 2028							0
Oct 2028-Oct 2029							0
Oct 2019-Oct 2024							41
Oct 2024-Oct 2029							73
Oct 2019-Oct 2029							114
Students per Occupied Home 2019-20							0.12
							0.24
							0.15



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	8	8	8	8
	Windmill Hills Townhomes	Single Family Townhomes	Existing	Kendall County	built out	0	0	0	0
	Coterie Place	Single Family	Existing	Kendall County	20 total lots Oct. 2019: 19 Occ'd, 0 Avail., 0 UC & 1 dev'ed lots LTBO;	0	0	0	0
	Albert & Bessie Kronkosky SNA	Park	Existing	Kendall County	Approximately 1,435 ac. of this protected area is in BIRD; the remainder of the land is in Bandera Co.;	0	0	0	0
	Deer Lake	Single Family	Existing	Boerne ETJ		0	0	0	0
	Oct 2019-Oct 2020					0	0	0	0
	Oct 2020-Oct 2021					0	0	0	0
	Oct 2021-Oct 2022					0	0	0	0
	Oct 2022-Oct 2023					0	0	0	0
	Oct 2023-Oct 2024					0	0	0	0
	Oct 2024-Oct 2025					0	0	0	0
	Oct 2025-Oct 2026					0	0	0	0
	Oct 2026-Oct 2027					0	0	0	0
	Oct 2027-Oct 2028					0	0	0	0
	Oct 2028-Oct 2029					0	0	0	0
	Oct 2019-Oct 2024					0	0	0	0
	Oct 2024-Oct 2029					0	0	0	0
	Oct 2019-Oct 2029					0	0	0	0
	Students per Occupied Home 2019-20					0	0.11	0	0.19



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT																												
	Potranco Holdings and Harpole Tracts	Single Family	Probable	Kendall County	<b>8</b>																												
	Ohio Development LLC Tract	Single Family	Planned	Kendall County	<b>8</b>																												
					<p><b>Oct. 2019: Potranco Holdings LTD</b> has ~547 ac. south of Tapatio Springs that is likely to be developed in the ten-year projection period but no known plans at this time; <b>Harpole Willis</b> has 34 + 49.2 ac.; these tracts are all likely to become SF and will have water connections</p> <p><b>Oct. 2019: Ohio Development LLC</b> has ~354.5 ac. north of Tapatio Springs and Wild Turkey Blvd.; 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 original part of the 11,000+ ac. 711 Ranch; this future development will likely have 1 ac. lots so upwards of 250-300 lots can be expected;</p>																												
					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Oct 2019–Oct 2020</td><td style="text-align: center;">0</td></tr> <tr><td>Oct 2020–Oct 2021</td><td style="text-align: center;">0</td></tr> <tr><td>Oct 2021–Oct 2022</td><td style="text-align: center;">1</td></tr> <tr><td>Oct 2022–Oct 2023</td><td style="text-align: center;">3</td></tr> <tr><td>Oct 2023–Oct 2024</td><td style="text-align: center;">3</td></tr> <tr><td>Oct 2024–Oct 2025</td><td style="text-align: center;">4</td></tr> <tr><td>Oct 2025–Oct 2026</td><td style="text-align: center;">6</td></tr> <tr><td>Oct 2026–Oct 2027</td><td style="text-align: center;">7</td></tr> <tr><td>Oct 2027–Oct 2028</td><td style="text-align: center;">8</td></tr> <tr><td>Oct 2028–Oct 2029</td><td style="text-align: center;">10</td></tr> <tr><td><b>Oct 2019–Oct 2024</b></td><td style="text-align: center;"><b>7</b></td></tr> <tr><td><b>Oct 2024–Oct 2029</b></td><td style="text-align: center;"><b>35</b></td></tr> <tr><td><b>Oct 2019–Oct 2029</b></td><td style="text-align: center;"><b>42</b></td></tr> <tr><td><b>Students per Occupied Home 2019-20</b></td><td style="text-align: center;"><b>0.24</b></td></tr> </table>	Oct 2019–Oct 2020	0	Oct 2020–Oct 2021	0	Oct 2021–Oct 2022	1	Oct 2022–Oct 2023	3	Oct 2023–Oct 2024	3	Oct 2024–Oct 2025	4	Oct 2025–Oct 2026	6	Oct 2026–Oct 2027	7	Oct 2027–Oct 2028	8	Oct 2028–Oct 2029	10	<b>Oct 2019–Oct 2024</b>	<b>7</b>	<b>Oct 2024–Oct 2029</b>	<b>35</b>	<b>Oct 2019–Oct 2029</b>	<b>42</b>	<b>Students per Occupied Home 2019-20</b>	<b>0.24</b>
Oct 2019–Oct 2020	0																																
Oct 2020–Oct 2021	0																																
Oct 2021–Oct 2022	1																																
Oct 2022–Oct 2023	3																																
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Oct 2019–Oct 2020	0																																
Oct 2020–Oct 2021	0																																
Oct 2021–Oct 2022	0																																
Oct 2022–Oct 2023	1																																
Oct 2023–Oct 2024	2																																
Oct 2024–Oct 2025	4																																
Oct 2025–Oct 2026	6																																
Oct 2026–Oct 2027	7																																
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<b>Oct 2024–Oct 2029</b>	<b>32</b>																																
<b>Oct 2019–Oct 2029</b>	<b>35</b>																																
<b>Students per Occupied Home 2019-20</b>	<b>0.24</b>																																





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT
	Miralomas	Miralomas Phase I	Single Family	Developing	Kendall County
					9
					184 total lots
					Oct. 2019: 6 Occ'd, 8 Avail., 17 UC & 153 dev'ed lots LTBO; builders: Mike Holloway, Gresham, Prestige, Casadomaine, Garner & Sitterle Homes- \$350-1 million
					9
					25 total lots
					Oct. 2019: 15 Occ'd, 0 Avail., 0 UC & 10 dev'ed lots LTBO;
					9
					51 total lots
					Oct. 2019: 41 Occ'd, 0 Avail., 1 UC & 9 dev'ed lots LTBO;
					9
					0
					1
					1
					1
					0
					1
					0
					0
					1
					0
					3
					2
					5
					0.27
					0.4
					0.25





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Miralomas	Miralomas	Miralomas
Name	Miralomas Phase II	Future Miralomas	Potential Miralomas Senior Living
Land Use	Single Family	Single Family	Multi-Family Age-Restricted
Development Phase	Planned	Planned	Planned
Municipality	Kendall County	Kendall County	Kendall County
<b>PLANNING UNIT</b>			
	<b>9</b>	<b>9</b>	<b>9</b>
	<p>Oct. 2019: the next phase of ~100 SF lots is likely to be delivered in late 2020 or early 2021 and will contain homes oriented to families so expect more children</p>	<p>Oct. 2019: ultimately 1,100-1,250 SF lots are planned; the master plan is currently being revised so an exact count is not yet known; build out is expected to occur within 10 years but this could take longer so PASA has assumed some development will occur beyond the ten-year projection period;</p>	<p>Oct. 2019: future non-SF development is planned here; an assisted living/memory care facility is likely in the proj. period as well as some comm. Dev.</p>
Oct 2019–Oct 2020	0	0	0
Oct 2020–Oct 2021	0	0	0
Oct 2021–Oct 2022	20	0	0
Oct 2022–Oct 2023	35	0	0
Oct 2023–Oct 2024	35	40	15
Oct 2024–Oct 2025	10	70	20
Oct 2025–Oct 2026	0	85	20
Oct 2026–Oct 2027	0	95	15
Oct 2027–Oct 2028	0	100	5
Oct 2028–Oct 2029	0	105	0
Oct 2019–Oct 2024	90	40	15
Oct 2024–Oct 2029	10	455	60
Oct 2019–Oct 2029	100	495	75
Students per Occupied Home 2019-20	<b>0.45</b>	<b>0.3</b>	<b>0</b>



**Boerne I.S.D.  
Projected New Housing Occupancies  
2019 to 2029**



MPC	Name	Potential Future SF	Spencer Ranch
	Land Use	Single Family	Single Family
	Development Phase	Probable	Planned
	Municipality	Boerne ETJ	Boerne ETJ
<b>PLANNING UNIT</b>		<b>10</b>	<b>11</b>
		<p>Oct. 2019: Bower Shirley J has 324.3 ac.; Estate of Bower Ralph Garrett has 380.0 + 14.5 ac.; Winn Barbee Taylor has ~117.9 ac.; Lowry Robert C &amp; Lynnell C have 43.5 ac.; Murray Thomas F &amp; Mary have 50.0 ac.; all these tracts total to nearly 1,000 acres of land that 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;</p>	<p>preliminary plan for 209 total lots : Oct. 2019: no activity currently; 3 phases with a total of 209 lots; Ph. 1A platted for Spencer Ranch Blvd; ph 1B platted in 9-2019 for 60 lots of 45' width; builder = DR Horton;</p>
		TOTAL	
Oct 2019-Oct 2020		0	0
Oct 2020-Oct 2021		0	18
Oct 2021-Oct 2022		0	35
Oct 2022-Oct 2023		0	42
Oct 2023-Oct 2024		10	42
Oct 2024-Oct 2025		25	42
Oct 2025-Oct 2026		45	27
Oct 2026-Oct 2027		75	3
Oct 2027-Oct 2028		85	0
Oct 2028-Oct 2029		90	0
Oct 2019-Oct 2024		10	137
Oct 2024-Oct 2029		320	72
Oct 2019-Oct 2029		330	209
Students per Occupied Home 2019-20		0.56	0.56
		X	

















**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT
	Single Family	Single Family	Probable	Boerne ETJ	<b>18</b>
					<p>Oct. 2019: 8 Acres Ltd has 170.1 ac.; Chandler Lisa has 77.6 ac.; Elpis Enterprises LLC has 41.6 ac.; Pinson Interests Ltd has ~135 ac. in BSD out of ~242 total ac.; Robert C, Myer Robert C Jr, Myer Dudley W, &amp; Mashburn Martha K Myer Robert C have 113.7 ac.; these tracts are along or west of Toutant Beauregard Rd. and have long-term potential for single-family development;</p>
					<b>18</b>
					<p>Oct. 2019: High Country Ranch has 300.0 ac.; Newby Boyd has 152.3 ac.; Rasch John W &amp; Deborah have 150.0 ac.; Riley Shane &amp; Gail have 81.5 ac.; Riverdale Ranch LLC has 124.5 ac.; Rockwood Family Prop Etal has 35.0 + 23.5 ac.; Rockwood Family Trust Etal has 280.3 + 142.2 + 29.0 ac.; these tracts are west of Toutant Beauregard Rd.</p>
Oct 2019–Oct 2020					0
Oct 2020–Oct 2021					0
Oct 2021–Oct 2022					1
Oct 2022–Oct 2023					3
Oct 2023–Oct 2024					6
Oct 2024–Oct 2025					10
Oct 2025–Oct 2026					15
Oct 2026–Oct 2027					25
Oct 2027–Oct 2028					35
Oct 2028–Oct 2029					40
Oct 2019–Oct 2024					<b>10</b>
Oct 2024–Oct 2029					<b>125</b>
Oct 2019–Oct 2029					<b>135</b>
Students per Occupied Home 2019-20					<b>0.41</b>
					<b>0.41</b>







**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029



MPC	Name	Country Bend	Tarpon	Potential Future SF	TOTAL
	Land Use	Single Family	Single Family	Single Family	
	Development Phase	Existing	Existing	Probable	
	Municipality	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	
	<b>PLANNING UNIT</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>
		built-out	built-out		
				Oct. 2019: Six small tracts of land between between 5 and 10 ac. along the east side of Boerne Stage Rd. could have future comm uses; MF unlikely	
				Oct. 2019: Marlin Arthur & Beby have ~42 ac. for sale technically part of Country Bend subdivision but with frontage along Boerne Stage; Fenstermaker Mary Rowena & Anne Leslie have 19.9 ac.; the Marlin tract could be combined with ~10 ac. owned by the Rosinbaum Trust; the Marlin broker suggest 52 lots could be created and the 5,000+ sq. ft. mansion could be parceled out; 24" SAWS pipeline runs alongside property	
Oct 2019--Oct 2020		0	0	0	0
Oct 2020--Oct 2021		0	0	0	0
Oct 2021--Oct 2022		0	0	5	5
Oct 2022--Oct 2023		0	0	10	10
Oct 2023--Oct 2024		0	0	10	10
Oct 2024--Oct 2025		0	0	15	15
Oct 2025--Oct 2026		0	0	10	10
Oct 2026--Oct 2027		0	0	10	10
Oct 2027--Oct 2028		0	0	5	5
Oct 2028--Oct 2029		0	0	5	5
Oct 2019--Oct 2024		0	0	25	25
Oct 2024--Oct 2029		0	0	45	45
Oct 2019--Oct 2029		0	0	70	70
Students per Occupied Home 2019-20		<b>0.25</b>	<b>0.38</b>	<b>0.41</b>	<b>X</b>



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029



MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT
	Balcones Creek Ranch	Single Family	Developing	San Antonio ETJ	<b>22B</b>
	Balcones Creek	Single Family	Developing	San Antonio ETJ	<b>22B</b>
	Northwest Education and Training Center	Institutional	Planned	San Antonio ETJ	<b>22B</b>
					<p>Oct. 2019: 359 Occ'd, 12 Avail., 30 UC &amp; 55 dev'd lots LTBO; builders: Highland, Perry &amp; CalAtlantic Homes</p> <p>456 total lots</p> <p>Oct. 2019: 76 Occ'd, 3 Avail., 6 UC &amp; 37 dev'd lots LTBO; builders: Sitterle &amp; Highland Homes</p> <p>122 total lots</p> <p>Oct. 2019: Alamo Community College District has 145.5 ac. and plans to begin construction on a 40-50,000 sq ft. facility in 2020; the campus is planned to open in Fall 2021 and will provide career and technology training; ultimately the campus could enroll 6,000 students</p>
Oct 2019–Oct 2020					48
Oct 2020–Oct 2021					44
Oct 2021–Oct 2022					5
Oct 2022–Oct 2023					0
Oct 2023–Oct 2024					0
Oct 2024–Oct 2025					0
Oct 2025–Oct 2026					0
Oct 2026–Oct 2027					0
Oct 2027–Oct 2028					0
Oct 2028–Oct 2029					0
Oct 2019–Oct 2024					97
Oct 2024–Oct 2029					0
Oct 2019–Oct 2029					97
Students per Occupied Home 2019-20					<b>0.59</b>
					<b>0.9</b>
					<b>0</b>





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Potential Future MF		
	Land Use	Multi-Family	Single Family	Bluegrass
	Development Phase	Probable	Probable	Single Family
	Municipality	San Antonio ETJ	San Antonio ETJ	Developing Boerne ETJ
<b>PLANNING UNIT</b>		<b>22B</b>	<b>22B</b>	<b>23</b>
		Oct. 2019: JSFI 1 LP has 27.0 ac. with IH-10 frontage and between new Balcones Creek Rd. underpass and return at Balcones Creek; Lindsay Roy has 11.9 ac. along Balcones Creek Rd.	Oct. 2019: Holman Lucille E has 28.2 ac. in three parcels surrounded by SF housing + 2 street connections exists so SF housing is likely here;	18 total lots Oct. 2019: 15 Occ'd, 0 Avail., 0 UC & 3 dev'd lots LTBO;
		0	0	0
		0	0	0
		0	0	0
		0	8	1
		0	8	0
		25	10	0
		45	12	1
		55	12	0
		60	12	0
		65	12	0
			TOTAL	
	Oct 2019--Oct 2020	0	0	0
	Oct 2020--Oct 2021	0	0	0
	Oct 2021--Oct 2022	0	0	0
	Oct 2022--Oct 2023	0	8	1
	Oct 2023--Oct 2024	0	8	0
	Oct 2024--Oct 2025	25	10	0
	Oct 2025--Oct 2026	45	12	1
	Oct 2026--Oct 2027	55	12	0
	Oct 2027--Oct 2028	60	12	0
	Oct 2028--Oct 2029	65	12	0
	Oct 2019--Oct 2024	0	16	1
	Oct 2024--Oct 2029	250	58	1
	Oct 2019--Oct 2029	250	74	2
	Students per Occupied Home 2019-20	0.24	0.65	1.13
			X	







**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	2019-2029	2019-2029	2019-2029	
	Regent Park	Single Family	Developing	Boerne	25	25	25	
	Boerne Heights	Single Family	Existing	Boerne	25	25	25	
	Kendall Creek Estates	Single Family	Existing	Boerne	25	25	25	
	<p>concept plan for 797 total lots            Oct. 2019: 98 Occ'd, 16 Avail., 10 UC &amp; 93 dev'd lots LTBO;            developer has preliminary plans for 580 future lots on remaining land;            builders: Gehan Homes, M/I Homes &amp; Chesmar Homes            Master planning documents call for 950 lots (15 part of Menger Springs);            Developer = Great America Companies</p>						built-out	built-out
	<b>TOTAL</b>							
	Oct 2019-Oct 2020				48	0	0	
	Oct 2020-Oct 2021				64	0	0	
	Oct 2021-Oct 2022				75	0	0	
	Oct 2022-Oct 2023				75	0	0	
	Oct 2023-Oct 2024				76	0	0	
	Oct 2024-Oct 2025				78	0	0	
	Oct 2025-Oct 2026				80	0	0	
	Oct 2026-Oct 2027				80	0	0	
	Oct 2027-Oct 2028				80	0	0	
	Oct 2028-Oct 2029				43	0	0	
	Oct 2019-Oct 2024				338	0	0	
	Oct 2024-Oct 2029				361	0	0	
	Oct 2019-Oct 2029				699	0	0	
	Students per Occupied Home 2019-20				0.72	0.57	0.58	





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Morningside	Morningside	Morningside	Morningside	Morningside	Morningside
Name	Cottages Under the Oaks	Cibolo House	The Overlook	Future Duplexes	Newton & Taylor	
Land Use	Single Family Age-Restricted	Multi-Family Age-Restricted	Multi-Family Age-Restricted	Single Family Age-Restricted	Single Family	
Development Phase	Existing	Existing	Existing	Planned	Existing	
Municipality	Boerne	Boerne	Boerne	Boerne	Boerne ETJ	
PLANNING UNIT	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
	built-out	1000 Grand Blvd.	1150 Grand Blvd.	Oct. 2019: Morningside Senior Community is expanding with 12 duplexes and 5 cottages at the NE corner of Upper Balcones Rd. and Grand Blvd.		
Oct 2019-Oct 2020	0	0	0	0	0	0
Oct 2020-Oct 2021	0	0	0	8	0	0
Oct 2021-Oct 2022	0	0	0	12	0	0
Oct 2022-Oct 2023	0	0	0	9	0	0
Oct 2023-Oct 2024	0	0	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0
Oct 2026-Oct 2027	0	0	0	0	0	0
Oct 2027-Oct 2028	0	0	0	0	0	0
Oct 2028-Oct 2029	0	0	0	0	0	0
Oct 2019-Oct 2024	0	0	0	29	0	0
Oct 2024-Oct 2029	0	0	0	0	0	0
Oct 2019-Oct 2029	0	0	0	29	0	0
Students per Occupied Home 2019-20	0	0	0	0	0	0.1









**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	Boerne M.S. North	B.I.S.D. Admin	Topperwein
		Multi-Family	Planned	Boerne	28	29	29	29
			Undeveloped	Boerne ETJ	28	29	29	29
				<p>Oct. 2019: Boerne Medical Center Ltd has 24.3 ac. that is partially planned for MF but access to the properties north and east of Cibolo Creek are not settled at this point in time; MF zoning already in place; exact unit counts unknown</p> <p>Oct. 2019: Schwoppe John C Et al has 134.0 ac.; seller has no intention of selling for the foreseeable future;</p>	28	29	29	29
					28	29	29	29
					28	29	29	29
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**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Tusculum Oaks	Highland Park	Moosehead Manor	Townsquare	Herff Street	Ogrady Street
		Single Family	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne
		Development Phase						
		Municipality	Boerne	Boerne	Boerne	Boerne	Boerne	Boerne
			<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>
			Oct. 2019: 2 homes are U/C and a few more could potentially be replaced in this neighborhood;	built-out	built-out	built-out	built-out	built-out
			1	0	0	0	0	0
			1	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	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			2	0	0	0	0	0
			0	0	0	0	0	0
			2	0	0	0	0	0
			<b>0.26</b>	<b>0.33</b>	<b>0.38</b>	<b>0</b>	<b>0.14</b>	<b>0.14</b>
		Students per Occupied Home 2019-20						















**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Cibolo Park	Green Meadows	Saddle Club Estates	Oak Park Addition	Oak Meadows	Whisper Glen
			Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne
			Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
			33	33	33	33	33	33
			built-out	built-out	built-out	built-out	built-out	built-out
			Oct. 2019: 2 homes U/C in this neighborhood; 2-3 more lots could develop as SF;					
			1	0	0	0	0	0
			1	0	0	0	0	0
			0	0	0	0	0	0
			1	0	0	0	0	0
			0	0	0	0	0	0
			1	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			1	0	0	0	0	0
			3	0	0	0	0	0
			2	0	0	0	0	0
			5	0	0	0	0	0
			0.42	0.26	0.13	0.3	0.34	1.46
			Students per Occupied Home 2019-20					





**Boerne I.S.D.  
Projected New Housing Occupancies  
2019 to 2029**

MPC	Name	Land Use	Development Phase	Municipality	Boerne M.S. South	Vantage at Boerne	Kendall ES	Stonegate
		Single Family	Probable	Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne ETJ
					34	34	34	34
					10 Cascade Cavern	135 Old San Antonio Rd 288 units 93% occ'd	LET OLD SAN ANTONIO D-1	Oct. 2019: mostly built-out but a few lots remain;
					33	34	34	34
					Oct. 2019: several small tracts with old homes exist in this PU so expect more small lot development;			
					TOTAL			
					44	0	0	0
					187	0	0	0
					77	0	0	0
					17	0	0	0
					9	0	0	1
					6	0	0	0
					7	0	0	0
					8	0	0	1
					8	0	0	0
					10	0	0	0
					334	0	0	1
					39	0	0	1
					373	0	0	2
					X	0.26	0	0.38
					0.22			
					Students per Occupied Home 2019-20			





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	Abbingtion Ranch	15 Cascade Caverns Rd	Cascade Mobile Village
		Mixed Use	Probable	Boerne	34	Multi-Family	Manufactured	Manufactured
				Boerne	34	Developing	Redeveloping	Existing
				Boerne	34	Boerne	Boerne	Boerne ETJ
					34	35	35	35
						48 units (TDHCA) 25 Cascade Caverns Rd. Oct. 2019: currently under construction and will be complete by 1Q20; some students have addresses here; pre-leasing is ongoing 12 1-br; 24 2-br; 12 3-br;	Oct. 2019: Palo Investments has listed this underutilized, 12 ac. mobile home park for sale; approximately 34 units are occupied on site;	built-out
					TOTAL			
					0	48	0	0
					0	0	-10	0
					0	0	-12	0
					0	0	-10	0
					1	0	-2	0
					15	0	0	0
					20	0	0	0
					26	0	0	0
					25	0	0	0
					25	0	0	0
					1	48	-34	0
					111	0	0	0
					112	48	-34	0
					X	0.47	1.03	0.73
					0.21			
					Students per Occupied Home 2019-20			









**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Boerne Oaks	Courtyards	Weindler II
	Ranches at Creekside	Single Family			
	Developing				
	Boerne				
	<b>37B</b>	<b>37B</b>	<b>38</b>	<b>38</b>	<b>38</b>
	873 total lots		400 E Rosewood 44 units 95% occ'd	214 Rosewood Ave 9 units 89% occ'd	built-out
	Oct. 2019: 124 Occ'd, 3 Avail., 16 UC & 41 dev'd lots LTBO; developer has plans for 702 future lots on remaining land; builders: Perry, Highland & Sitterle Homes				
	Green Land Ventures has a development master plan for 873 lots that was revised in Aug 2019; utilities are being constructed for 43 lots in ph. 4B;				
	<b>TOTAL</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>
Oct 2019-Oct 2020		36	0	0	0
Oct 2020-Oct 2021		40	0	0	0
Oct 2021-Oct 2022		43	0	0	0
Oct 2022-Oct 2023		45	0	0	0
Oct 2023-Oct 2024		47	0	0	0
Oct 2024-Oct 2025		48	0	0	0
Oct 2025-Oct 2026		50	0	0	0
Oct 2026-Oct 2027		52	0	0	0
Oct 2027-Oct 2028		54	0	0	0
Oct 2028-Oct 2029		54	0	0	0
Oct 2019-Oct 2024		211	0	0	0
Oct 2024-Oct 2029		258	0	0	0
Oct 2019-Oct 2029		469	0	0	0
Students per Occupied Home 2019-20		<b>0.96</b>	<b>0.55</b>	<b>0.25</b>	<b>0</b>



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	Potential Cottages	Weindler I	Rosewood	Oaks
	<b>Boerne Apartments</b>	<b>Multi-Family</b>	Planned	Boerne	<b>38</b>			
					Boerne			
					<b>38</b>	<b>38</b>	<b>40</b>	<b>40</b>
					Oct. 2019: no activity currently on site; planned for 14 MF units in 2017; site is along S. Plant Ave.	built-out	306 Plant St no info 21 students	1010 River Rd.
					Oct. 2019: no activity currently on site; in 2017 this ~1 ac. along E. Rosewood was planned for 4 cottages			
					<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
					0	0	0	0
					0	0	0	0
					4	0	0	0
					5	0	0	0
					5	0	0	0
					4	0	0	0
					0	0	0	0
					0	0	0	0
					0	0	0	0
					0	0	0	0
					14	0	0	0
					4	0	0	0
					18	0	0	0
	<b>Students per Occupied Home 2019-20</b>				<b>x</b>	<b>0.27</b>	<b>0.5</b>	<b>0.3</b>
					<b>x</b>	<b>0.2</b>	<b>0.29</b>	<b>0.2</b>









**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	Serenity Oaks Estates	Nagel/ Werner	Woodside Village	Richter Addn	Curington ES
		Single Family	Existing	Boerne	Single Family	Single Family	Single Family	Single Family	Institutional
		Existing	Existing	Boerne	Existing	Existing	Existing	Existing	Existing
		Boerne	Boerne	Boerne	Boerne	Boerne	Boerne	Boerne	Boerne
<b>PLANNING UNIT</b>					<b>43</b>	<b>43</b>	<b>43</b>	<b>43</b>	<b>43</b>
					built-out	built-out	built-out	built-out	601L Adler Rd.
	Oct 2019-Oct 2020				0	0	0	0	0
	Oct 2020-Oct 2021				0	0	0	0	0
	Oct 2021-Oct 2022				0	0	0	0	0
	Oct 2022-Oct 2023				0	0	0	0	0
	Oct 2023-Oct 2024				0	0	0	0	0
	Oct 2024-Oct 2025				0	0	0	0	0
	Oct 2025-Oct 2026				0	0	0	0	0
	Oct 2026-Oct 2027				0	0	0	0	0
	Oct 2027-Oct 2028				0	0	0	0	0
	Oct 2028-Oct 2029				0	0	0	0	0
	Oct 2019-Oct 2024				0	0	0	0	0
	Oct 2024-Oct 2029				0	0	0	0	0
	Oct 2019-Oct 2029				0	0	0	0	0
	Students per Occupied Home 2019-20				<b>0.83</b>	<b>0.63</b>	<b>0.29</b>	<b>0.08</b>	<b>0</b>



















**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Boerne North Business Park	Pfeiffer Ranch	Elm Springs	Kendall Oaks	Chaparral Run
	The Overlook	Single Family Townhomes	Industrial	Single Family	Single Family	Single Family	Single Family
	Developing	Developing	Existing	Existing	Existing	Existing	Existing
	Boerne	Boerne	Boerne	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ
	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>
	37 total lots Oct. 2019: 0 Occ'd, 0 Avail., 8 UC & 29 deved lots LTBO; builder: UrbanLux Builders			built-out	built-out	built-out	built-out
Oct 2019–Oct 2020	13	0	0	0	0	0	0
Oct 2020–Oct 2021	17	0	0	0	0	0	0
Oct 2021–Oct 2022	7	0	0	0	0	0	0
Oct 2022–Oct 2023	0	0	0	0	0	0	0
Oct 2023–Oct 2024	0	0	0	0	0	0	0
Oct 2024–Oct 2025	0	0	0	0	0	0	0
Oct 2025–Oct 2026	0	0	0	0	0	0	0
Oct 2026–Oct 2027	0	0	0	0	0	0	0
Oct 2027–Oct 2028	0	0	0	0	0	0	0
Oct 2028–Oct 2029	0	0	0	0	0	0	0
Oct 2019–Oct 2024	37	0	0	0	0	0	0
Oct 2024–Oct 2029	0	0	0	0	0	0	0
Oct 2019–Oct 2029	37	0	0	0	0	0	0
Students per Occupied Home 2019-20	<b>0.12</b>	<b>0</b>	<b>0.5</b>	<b>0.39</b>	<b>0.08</b>	<b>0.11</b>	







**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Fabra Oaks	Skyland Ranch	Starview Estates	TOTAL
	Land Use	Single Family	Single Family	Single Family	
	Development Phase	Existing	Existing	Existing	
	Municipality	Kendall County	Boerne ETJ	Kendall County	Boerne ETJ
<b>PLANNING UNIT</b>		<b>49</b>	<b>49</b>	<b>49</b>	<b>49</b>
		built-out	built-out	built-out	
					Oct. 2019: Agold Marvil Lee has 61.7 ac.; Akers Carol Jane has 99.7 ac.; Barnette Caroline Jean has 85.2 ac.; Berry Charles L & Janet C have 43.0 ac.; Froemming Gerald has 47.7 ac.; Garcia-Heritage Ltd has 174.0 ac.; Lange Sharon Bergmann Gst Trust has 173.1 ac.; Renaud Leandro R & Luz Celina have 27.3 ac.; Robert Dixon Tips Properties LLC has 47.0 + 40.0 ac.; Ward Graham Keith Trustee has 51.9 ac.; access to IH-10 makes this PU excellent for SF development but utility infrastructure improvements are
	Oct 2019-Oct 2020	0	0	0	0
	Oct 2020-Oct 2021	0	0	0	0
	Oct 2021-Oct 2022	0	0	0	0
	Oct 2022-Oct 2023	0	0	0	0
	Oct 2023-Oct 2024	0	0	0	0
	Oct 2024-Oct 2025	0	0	0	5
	Oct 2025-Oct 2026	0	0	0	15
	Oct 2026-Oct 2027	0	0	0	20
	Oct 2027-Oct 2028	0	0	0	25
	Oct 2028-Oct 2029	0	0	0	35
	Oct 2019-Oct 2024	0	0	0	0
	Oct 2024-Oct 2029	0	0	0	100
	Oct 2019-Oct 2029	0	0	0	100
	Students per Occupied Home 2019-20	<b>0.09</b>	<b>0.24</b>	<b>0.5</b>	<b>0.47</b>
					<b>X</b>









**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT
	Cypress Bend	Single Family	Developing	Kendall County	<b>53</b>
	Bergenplatz Ranches	Single Family	Developing	Kendall County	<b>53</b>
	Undeveloped			Kendall County	<b>53</b>
	<b>TOTAL</b>				
Oct 2019-Oct 2020	1	1	101 total lots in Boerne ISD Oct. 2019: 69 Occ'd, 0 Avail., 1 UC & 31 dev'ed lots LTBO;	42 total lots Oct. 2019: 26 Occ'd, 0 Avail., 1 UC & 15 dev'ed lots LTBO;	0
Oct 2020-Oct 2021	2	2			0
Oct 2021-Oct 2022	2	2			0
Oct 2022-Oct 2023	1	1			0
Oct 2023-Oct 2024	2	2			0
Oct 2024-Oct 2025	2	2			0
Oct 2025-Oct 2026	1	1			0
Oct 2026-Oct 2027	1	1			0
Oct 2027-Oct 2028	2	2			0
Oct 2028-Oct 2029	1	1			0
Oct 2019-Oct 2024	8	8			0
Oct 2024-Oct 2029	7	7			0
Oct 2019-Oct 2029	15	15			0
Students per Occupied Home 2019-20	X	0.39			0.36





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	
			Undeveloped	Kendall County	
<b>PLANNING UNIT</b>					<b>54</b>
	Oct. 2019: Four P Land & Cattle LLC have 584.5 ac.; Hardy Family Ranch Partnership has ~151.0 + ~84.7 ac.; Jones Betty has ~171.1 ac.; Kendall Wc Holdings LLC has 443.1 ac.; Larrac Inv LLC has 202.5 ac.; Leaning R Ranch Family Limited Partnership has ~471.0 + ~204.0 + ~109.6 ac.; M&D Ranch Ltd have 314.1 + 175.1 ac.; M6Bar Ltd has ~182.6 + ~32.9 ac.; Multiple Owners has 389.2 ac.; Vanderwilt Patrick David & Tami Jo have ~364.8 + 75.9 ac.; Weston Apartment Homes Inc has 168.9 ac.; Windecker Constance Et al has 318.0 + ~283.9 + 253.1 + ~90.5 + 29.9 + ~25.9 + ~24.5 + 16.2 ac.;				<b>TOTAL</b>
Oct 2019-Oct 2020					0
Oct 2020-Oct 2021					1
Oct 2021-Oct 2022					1
Oct 2022-Oct 2023					0
Oct 2023-Oct 2024					1
Oct 2024-Oct 2025					0
Oct 2025-Oct 2026					1
Oct 2026-Oct 2027					1
Oct 2027-Oct 2028					0
Oct 2028-Oct 2029					1
Oct 2019-Oct 2024					3
Oct 2024-Oct 2029					3
Oct 2019-Oct 2029					6
Students per Occupied Home 2019-20					<b>0.38</b>
					<b>X</b>















**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029



MPC	Name	Land Use	Development Phase	Municipality	La Cancion	Cave Without A Name	63	63	TOTAL
	River Mountain Ranch	Single Family	Developing	Kendall County	28 total lots Oct. 2019: 10 Occ'd, 0 Avail., 0 UC & 18 dev'd lots LTBO;	Commercial Existing Kendall County	63	63	8
					588 total lots Oct. 2019: 430 Occ'd, 0 Avail., 8 UC & 150 dev'd lots LTBO; builder: Weston Dean Homes				11
									9
									10
									10
									11
									9
									10
									9
									9
									47
									48
									95
									0.42
									0.8
									0
									0.42
									49
									50
									99
									X

Oct. 2019: Gilbreath Holdings LLC has 142.3 + 46.7 ac.; Guill Hugh B & Victoria K have ~65.2 + ~52.4 + ~26.4 + ~22.1 ac.; Hartigan Emily Albrink Fowler has 65.5 ac.; English Claire Gillespie has 66.0 + 38.0 ac.; Meier Russell G & Clifton E Jr have ~174.2 + 16.2 ac.; Wilson Master Investments LP has 109.0 ac.

Boerne I.S.D.

Projected New Housing Occupancies

2019 to 2029



MPC	Cordillera Ranch				Potential Future SF
Name	Cordillera Ranch I	Spring Creek Ranch			
Land Use	Single Family	Undeveloped			Single Family
Development Phase	Developing				Probable
Municipality		Kendall County			Kendall County
PLANNING UNIT	<b>64</b>	<b>64</b>	<b>65</b>	<b>65</b>	<b>65</b>
	261 total lots Oct. 2019: 190 Occ'd, 0 Avail., 3 UC & 68 dev'd lots LTBO; Carla Northington has ~615 ac. that remains part of the master plan so expect more future lots;	Oct. 2019: The Lewis family has ~2,010 ac. stretching from Spring Creek Rd. north and east toward Cordillera; Steve Lewis is on the Board of the Texas Ag. Land Trust so this is likely to remain ag land; the ranch assemblage is in PU 60, 61, and 65;			Oct. 2019: Duennenberg Harvey Ranches Ltd has 160 + 30.5 + ~259.1 + 14.5 adj. to Esperanza; these tracts are likely to develop but long-term and may not even develop in this projection period; no current plans;
	TOTAL	TOTAL			
Oct 2019-Oct 2020	3	3	0	0	0
Oct 2020-Oct 2021	4	4	0	0	0
Oct 2021-Oct 2022	6	6	0	0	0
Oct 2022-Oct 2023	6	6	0	0	0
Oct 2023-Oct 2024	8	8	0	0	0
Oct 2024-Oct 2025	7	7	0	5	5
Oct 2025-Oct 2026	7	7	0	10	10
Oct 2026-Oct 2027	5	5	0	15	15
Oct 2027-Oct 2028	6	6	0	25	25
Oct 2028-Oct 2029	6	6	0	25	25
Oct 2019-Oct 2024	27	27	0	0	0
Oct 2024-Oct 2029	31	31	0	80	80
Oct 2019-Oct 2029	58	58	0	80	80
Students per Occupied Home 2019-20	0.28	X	0.36		0.72

**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029



MPC	Name	Land Use	Development Phase	Municipality	65	66
		Undeveloped		Kendall County		
<b>PLANNING UNIT</b>					<b>65</b>	<b>66</b>
				<p>Oct. 2019: Multiple Owners have ~234.9 + ~67.2 + 58.0 + ~42.5 + ~31.3 ac.; Ritter Robert H Trust has 114.4 ac.; Schmelzler The Robert &amp; Carol Family Trust have 113.1 ac.; Schmidt James J has 264.1 + 101.8 ac.; Schmidt Larry has 106.8 + 71.6 + 59.6 + 44.6 + 25.5 ac.; Smith George William IV has 53.7 + 39.9 ac.; Smith Matthew Frederic has 37.3 + 36.6 + 35.8 + 23.8 ac.; Zerr Joseph Stephen has 120.7 ac.; access is poor in this PU with only a few tracts of Rust Ln. along a county maintained road so large scale development is not likely here in this short-term;</p>	<p>Phase 1 - 310 total lots                      Oct. 2019: 151 Occ'd, 16 Avail., 47 UC &amp; 40 dev'd lots LTBO; has plans for 56 future lots to complete phases 1; builders: Monticello, Scott Feider, Sitterle, Coventry &amp; Mike Holloway Homes</p>	
					<b>TOTAL</b>	
Oct 2019-Oct 2020				0		64
Oct 2020-Oct 2021				0		62
Oct 2021-Oct 2022				0		33
Oct 2022-Oct 2023				0		0
Oct 2023-Oct 2024				0		0
Oct 2024-Oct 2025				5		0
Oct 2025-Oct 2026				10		0
Oct 2026-Oct 2027				15		0
Oct 2027-Oct 2028				25		0
Oct 2028-Oct 2029				25		0
Oct 2019-Oct 2024				0		159
Oct 2024-Oct 2029				80		0
Oct 2019-Oct 2029				80		159
Students per Occupied Home 2019-20				0.45	X	0.75





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Esperanza	Esperanza	Esperanza	Herff ES	Potential Future MF
Name	Future Esperanza	Esperanza MF	Herff ES		
Land Use	Single Family	Multi-Family	Institutional		Multi-Family
Development Phase	Planned	Planned	Existing		Probable
Municipality	Boerne ETJ	Boerne ETJ	Boerne ETJ		Boerne
<b>PLANNING UNIT</b>	<b>66</b>	<b>66</b>	<b>66</b>	<b>66</b>	<b>66</b>
	<p>Oct. 2019: has a preliminary plan for 2,170 lots on the remaining land; the dmaster plan w/ CoB allows for 2,480 units in the development; <b>Lookout Grp.</b> is developing and expects to reach 200 starts by 2024; they are looking to put in some sections of 80/90 ft. lots soon as well but future sections will be similar to the product on the ground in ph. 1;</p>	<p>Oct. 2019: <b>Lookout Group</b> is not planning to develop MF in the short-term but the master plan with CoB allows them to have one MF section; it would likely be ~220 units per J. Phasek;</p>	<p>604 Esperanza Blvd.</p>	<p>Oct. 2019: <b>Rittiman Shirley Ann</b> has 20.6 + 1 ac. along TX-46 that is likely to have comm up front w/ high potential for MF uses in the back of the property;</p>	
Oct 2019–Oct 2020	30	0	0	0	0
Oct 2020–Oct 2021	50	0	0	0	0
Oct 2021–Oct 2022	100	0	0	0	0
Oct 2022–Oct 2023	165	0	0	0	0
Oct 2023–Oct 2024	185	0	0	0	0
Oct 2024–Oct 2025	195	0	0	0	5
Oct 2025–Oct 2026	200	35	0	0	40
Oct 2026–Oct 2027	200	55	0	0	40
Oct 2027–Oct 2028	205	60	0	0	65
Oct 2028–Oct 2029	210	70	0	0	65
Oct 2019–Oct 2024	530	0	0	0	0
Oct 2024–Oct 2029	1,010	220	0	0	215
Oct 2019–Oct 2029	1,540	220	0	0	215
Students per Occupied Home 2019-20	0.75	0.24	0	0	0.24











**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Coveney Ranch	Los Indios	Pleasant Valley		TOTAL
	<b>Land Use</b>	Single Family	Single Family	Single Family	Single Family	
	<b>Development Phase</b>	Developing	Existing	Existing	Probable	
	<b>Municipality</b>	Kendall County	Kendall County	Kendall County	Kendall County	
	<b>PLANNING UNIT</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>
		94 total lots Oct. 2019: 73 Occ'd, 0 Avail., 2 UC & 19 deved lots LTBO; builder: Rittiman Custom Homes	built-out	basically built-out		
	<b>Oct 2019-Oct 2020</b>	2	0	0	0	2
	<b>Oct 2020-Oct 2021</b>	1	0	1	0	2
	<b>Oct 2021-Oct 2022</b>	2	0	0	0	2
	<b>Oct 2022-Oct 2023</b>	1	0	1	0	2
	<b>Oct 2023-Oct 2024</b>	1	0	0	1	2
	<b>Oct 2024-Oct 2025</b>	2	0	0	3	5
	<b>Oct 2025-Oct 2026</b>	1	0	1	4	6
	<b>Oct 2026-Oct 2027</b>	2	0	0	3	5
	<b>Oct 2027-Oct 2028</b>	1	0	0	5	6
	<b>Oct 2028-Oct 2029</b>	1	0	1	5	7
	<b>Oct 2019-Oct 2024</b>	7	0	2	1	10
	<b>Oct 2024-Oct 2029</b>	7	0	2	20	29
	<b>Oct 2019-Oct 2029</b>	14	0	4	21	39
	<b>Students per Occupied Home 2019-20</b>	<b>0.37</b>	<b>0.41</b>	<b>0.34</b>	<b>0.4</b>	<b>X</b>

Oct. 2019: Another Closet Self Storage Hill Country LLC has 45.6 ac.; Heiligmann Melvin A & Judith L Heiligmann Ttes have 43.6 + 34.3 ac.; Lovett Family Estate Ltd has ~203.3 + ~175.7 + ~21.4 ac. north of Coveney Ranch with access via Joe Klar Rd. (county maintained so this could have residential dev. long-term; May Herbert M & Cynthia D have 59.4 ac.















**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Southglen	Southglen	Southglen
<b>Name</b>	The Springs at Southglen	The Enclave at Southglen	The Caverns at Southglen
<b>Land Use</b>	Single Family	Single Family	Single Family
<b>Development Phase</b>	Existing	Developing	Developing
<b>Municipality</b>	Boerne ETJ	Boerne ETJ	Boerne ETJ
<b>PLANNING UNIT</b>	<b>76</b>	<b>76</b>	<b>76</b>
	45 total lots Oct. 2019: built out;	157 total lots Oct. 2019: 38 Occ'd, 1 Avail., 26 UC & 10 dev'd lots; LTBO; has plans for 82 future lots to complete this section; builder: Pulte Homes	40 total lots Oct. 2019: 11 Occ'd, 4 Avail., 13 UC & 12 dev'd lots LTBO; builder: Meritage Homes
<b>Oct 2019-Oct 2020</b>	0	35	21
<b>Oct 2020-Oct 2021</b>	0	38	8
<b>Oct 2021-Oct 2022</b>	0	35	0
<b>Oct 2022-Oct 2023</b>	0	11	0
<b>Oct 2023-Oct 2024</b>	0	0	0
<b>Oct 2024-Oct 2025</b>	0	0	0
<b>Oct 2025-Oct 2026</b>	0	0	0
<b>Oct 2026-Oct 2027</b>	0	0	0
<b>Oct 2027-Oct 2028</b>	0	0	0
<b>Oct 2028-Oct 2029</b>	0	0	0
<b>Oct 2019-Oct 2024</b>	0	119	29
<b>Oct 2024-Oct 2029</b>	0	0	0
<b>Oct 2019-Oct 2029</b>	0	119	29
<b>Students per Occupied Home 2019-20</b>	<b>0.6</b>	<b>0.56</b>	<b>0.58</b>



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Southglen	Cascade Caverns	Kendall Ranch Estates	Cascade Meadows	Cascade Business Park
	Phases 11a & 11b at Southglen	Single Family					
	Development Phase	Developing					
	Municipality	Boerne ETJ					
			76	76	76	76	76
			83 total lots on remaining land Oct. 2019: phases 11a & 11b are planned for 83 total lots; clearing & adding in infrastructure;	226 Cascade Caverns Rd.	basically built-out	built-out	Oct. 2019: 10-ac. business park planned on 10 ac. along Old Fred;
Oct 2019–Oct 2020			3	0	0	0	0
Oct 2020–Oct 2021			36	0	0	0	0
Oct 2021–Oct 2022			32	0	0	0	0
Oct 2022–Oct 2023			9	0	1	0	0
Oct 2023–Oct 2024			0	0	0	0	0
Oct 2024–Oct 2025			0	0	0	0	0
Oct 2025–Oct 2026			0	0	0	0	0
Oct 2026–Oct 2027			0	0	1	0	0
Oct 2027–Oct 2028			0	0	0	0	0
Oct 2028–Oct 2029			0	0	0	0	0
Oct 2019–Oct 2024			80	0	1	0	0
Oct 2024–Oct 2029			0	0	1	0	0
Oct 2019–Oct 2029			80	0	2	0	0
Students per Occupied Home 2019-20			0.6	0	0.26	0.3	0





**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	Potential Future SF	TOTAL
	Geneva School of Boerne	Institutional	Existing	Boerne ETJ		
	Lily Ranch	Single Family	Planned	San Antonio ETJ		
	Potential Future SF	Single Family	Probable	San Antonio ETJ		
<b>PLANNING UNIT</b>					<b>77</b>	<b>77</b>
	113 Cascade Cavern					
	Oct 2019-Oct 2020				0	0
	Oct 2020-Oct 2021				10	10
	Oct 2021-Oct 2022				75	75
	Oct 2022-Oct 2023				85	115
	Oct 2023-Oct 2024				85	120
	Oct 2024-Oct 2025				52	97
	Oct 2025-Oct 2026				20	70
	Oct 2026-Oct 2027				0	55
	Oct 2027-Oct 2028				0	60
	Oct 2028-Oct 2029				0	65
	Oct 2019-Oct 2024				255	320
	Oct 2024-Oct 2029				72	347
	Oct 2019-Oct 2029				327	667
	Students per Occupied Home 2019-20				0.62	0.68
						X

Oct. 2019: Duennenberg John Est has 106.9 ac.; Elsworth Elmer Raymond has 214.0 ac.; Garritano Tony has 40.0 ac.; Perlitz Burt Properties LLC has 43.5 ac.; Robertson James C & Ashley S have 19.8 ac.; these tracts are increasingly attractive to residential developers so SF subdivisions are anticipated here over the 10-yr period; brokers have suggested SF dev. are already attempting to buy properties in the area; upwards of 1,100 homes could ultimately be built on the properties listed;

Oct. 2019: Kendall Co. has recorded a master dev. plan for 327 lots; south along Old Fred and adj. to Balcones Creek; Heli Investents (Cude Eng.) is developing and sewer may be supplied via Lemon Creek; intention is have first homes ready by Spring 2021  
 Adams Terry & Sylvia have 79 ac.;







**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	TOTAL
	"Boerne Ranch Estates" Tract	Single Family	Planned	Fair Oaks Ranch ETJ	78	
	Multi-Family Age-Restricted	Probable	Probable	Fair Oaks Ranch ETJ	78	
	Single Family	Probable		Fair Oaks Ranch ETJ	78	
	<p>Oct. 2019: Boerne Ranch Estates LLC has 339.2 ac. in the city limits of CoFOR along and north of Amman Rd.; previously owned by Russell Pfeiffer and often referred to as "Pfeiffer Tract"; a 2013 dev. agreement limits the dwelling unit count to 645; a lawsuit regarding an expanded water service area was settled in 2018; Trio Residential bailed; recently purchased by Craig Glendenning; in 6-2019 585 lots were planned + 12 ac. assisted living property; lot count continues to change;</p>					
Oct 2019-Oct 2020		0			0	3
Oct 2020-Oct 2021		0			0	4
Oct 2021-Oct 2022		10			0	12
Oct 2022-Oct 2023		15			0	18
Oct 2023-Oct 2024		35			0	40
Oct 2024-Oct 2025		50			0	55
Oct 2025-Oct 2026		60			0	66
Oct 2026-Oct 2027		75			20	101
Oct 2027-Oct 2028		80			20	107
Oct 2028-Oct 2029		80			20	106
Oct 2019-Oct 2024		60			0	77
Oct 2024-Oct 2029		345			60	435
Oct 2019-Oct 2029		405			60	512
Students per Occupied Home 2019-20		0.61			0	0.45
						X







**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Land Use	Development Phase	Municipality	PLANNING UNIT	Enchanted Oaks	Van Raub ES	Elkhorn Ridge	Old Fredericksburg Estates
		Single Family	Developing	Fair Oaks Ranch	<b>80</b>	Single Family	Institutional	Single Family	Single Family
				Fair Oaks Ranch	<b>80</b>	Existing	Existing	Fair Oaks Ranch	Existing
				Fair Oaks Ranch	<b>80</b>	Fair Oaks Ranch	Fair Oaks Ranch	Fair Oaks Ranch	Fair Oaks Ranch
					<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>
				291 total lots			8776 Dietz Elkhorn Rd.		built-out
				Oct. 2019: 46 Occ'd, 13 Avail., 5 UC & 46 dev'd lots LTBO; developer has plans for 181 future lots on remaining land; builders: Princeton Classic Homes, Monticello & Bellaire Homes; dev. agreement calls for a max of 311 lots; developer = Denton Communities					
					26	0	0	26	0
					31	0	0	31	0
					34	0	0	34	0
					36	0	0	36	0
					36	0	0	36	0
					35	0	0	35	0
					32	0	0	32	0
					15	0	0	15	0
					0	0	0	0	0
					0	0	0	0	0
					163	0	0	163	0
					82	0	0	82	0
					245	0	0	245	0
					<b>0.74</b>	<b>0</b>	<b>0</b>	<b>0.74</b>	<b>0.2</b>
				Students per Occupied Home 2019-20					



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Lemon Creek	Lemon Creek	Lemon Creek	Hicks Tracts
Name	Lemon Creek	Lemon Creek MF	Hicks Tracts	
Land Use	Mixed Use	Multi-Family	Mixed Use	
Development Phase	Planned	Planned	Probable	
Municipality	San Antonio ETJ	San Antonio ETJ	Fair Oaks Ranch	
PLANNING UNIT	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>
	<p>Oct. 2019: VEP Lemon Creek LP has 82.2 + 29.9 ac. along and north of IH-10 south of Balcones Creek; planned for mixed use including ~600K sq. ft. of retail/office + MF; the development will be able to utilize the new underpass at Balcones Creek Dr.; water = SAWS; Valcorp = dev.</p>	<p>Oct. 2019: Multi-family development will be a part of the Lemon Creek mixed use development; along and north of IH-10 south of Balcones Creek; several phases of MF are planned and up to 800 units are possible;</p>	<p>Oct. 2019: Hicks Jerry &amp; Esther have 21.4 + 16.9 ac. zoned for mixed use but no known plans at this time;</p>	
Oct 2019-Oct 2020	0	0	0	0
Oct 2020-Oct 2021	0	0	0	0
Oct 2021-Oct 2022	0	75	0	0
Oct 2022-Oct 2023	0	85	0	0
Oct 2023-Oct 2024	0	85	0	0
Oct 2024-Oct 2025	0	85	15	15
Oct 2025-Oct 2026	0	85	20	20
Oct 2026-Oct 2027	0	95	25	25
Oct 2027-Oct 2028	0	100	25	25
Oct 2028-Oct 2029	0	105	25	25
Oct 2019-Oct 2024	0	245	0	0
Oct 2024-Oct 2029	0	470	110	110
Oct 2019-Oct 2029	0	715	110	110
Students per Occupied Home 2019-20	<b>0.23</b>	<b>0.21</b>	<b>0.31</b>	<b>0.31</b>









Boerne I.S.D.

Projected New Housing Occupancies  
2019 to 2029



MPC	Napa Oaks	Napa Oaks	Napa Oaks
Name	Villas at Napa Oaks	Colle at Napa Oaks	Ridge Creek
Land Use	Single Family	Single Family	Single Family
Development Phase	Developing	Developing	Existing
Municipality	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ
PLANNING UNIT	<b>82B</b>	<b>82B</b>	<b>82B</b>
	105 total lots Oct. 2019: 36 Occ'd, 5 Avail., 7 UC & 57 dev'd lots LTBO; builder: Gehan Homes	63 total lots - with possible ~22 future lots - 85 total lots Oct. 2019: 52 Occ'd, 0 Avail., 5 UC & 6 dev'd lots LTBO; Japhet owns 4.7, .17, .99 & 2.4 acres, which could be developed at a later time for ~22 future lots; builder: Bellaire Homes	125 total lots in the district Oct. 2019: 124 Occ'd, 0 Avail., 0 UC & 1 dev'd lot LTBO; builder: Riato Homes almost built out
Oct 2019-Oct 2020	19	8	1
Oct 2020-Oct 2021	22	3	0
Oct 2021-Oct 2022	20	0	0
Oct 2022-Oct 2023	8	4	0
Oct 2023-Oct 2024	0	10	0
Oct 2024-Oct 2025	0	8	0
Oct 2025-Oct 2026	0	0	0
Oct 2026-Oct 2027	0	0	0
Oct 2027-Oct 2028	0	0	0
Oct 2028-Oct 2029	0	0	0
Oct 2019-Oct 2024	69	25	1
Oct 2024-Oct 2029	0	8	0
Oct 2019-Oct 2029	69	33	1
Students per Occupied Home 2019-20	0.63	0.63	0.39
			TOTAL
			29
			25
			20
			12
			10
			8
			0
			0
			0
			0
			96
			8
			104
			X



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029



MPC	Name	Failbrook	Sablechase			Stonehaven
	Single Family	Single Family	Single Family	Single Family		Terraces
	Developing	Existing	Probable	Developing		Single Family
	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ		Developing
	<b>84</b>	<b>84</b>	<b>84</b>	<b>84</b>		San Antonio ETJ
	382 total lots	built-out				<b>85</b>
	Oct. 2019: 282 Occ'd, 21 Avail., 7 UC & 72 dev'ed lots LTBO; builder: Emerald Homes		Oct. 2019: Beath Ronald J & Doris E have 19.9 ac. along Old Fred that has one house; not for sale at this time; Peritz James & Judy have 12.5 ac. surrounded by SF uses w/ access off Woodland Green + stub street in Sablechase;			186 total lots Oct. 2019: 180 Occ'd, 1 Avail., 5 UC & 0 dev'ed lots LTBO; builder: Centex Homes
					<b>TOTAL</b>	
Oct 2019-Oct 2020	36	0	0	0	37	6
Oct 2020-Oct 2021	38	0	0	0	39	0
Oct 2021-Oct 2022	26	0	0	0	27	0
Oct 2022-Oct 2023	0	0	0	0	0	0
Oct 2023-Oct 2024	0	0	0	0	1	0
Oct 2024-Oct 2025	0	0	5	5	6	0
Oct 2025-Oct 2026	0	0	8	8	8	0
Oct 2026-Oct 2027	0	0	8	8	8	0
Oct 2027-Oct 2028	0	0	10	10	10	0
Oct 2028-Oct 2029	0	0	12	12	12	0
Oct 2019-Oct 2024	100	0	0	0	104	6
Oct 2024-Oct 2029	0	0	43	43	44	0
Oct 2019-Oct 2029	100	0	43	43	148	6
Students per Occupied Home 2019-20	<b>0.74</b>	<b>0.76</b>	<b>0.67</b>	<b>0.67</b>	<b>X</b>	<b>0.41</b>



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Stonehaven	Stonehaven	Enclave	Cielo Ranch	Jackson Woods
Name	<b>Bluffs</b>	<b>Bluffs</b>	<b>Enclave</b>	<b>Cielo Ranch</b>	<b>Jackson Woods</b>
Land Use	Single Family	Single Family	Single Family	Single Family	Single Family
Development Phase	Existing	Existing	Existing	Developing	Existing
Municipality	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ
PLANNING UNIT	<b>85</b>	<b>85</b>	<b>85</b>	<b>85</b>	<b>85</b>
	built-out	built-out	built-out	preliminary plan for 600 total lots Oct. 2019: 29 Occ'd, 3 Avail., 52 UC & 131 dev'ed lots LTBO; has concept for 385 future lots to complete subdivision; builders: Centex, Pulte & Ashton Woods	built-out
Oct 2019-Oct 2020	0	0	0	79	0
Oct 2020-Oct 2021	0	0	0	87	0
Oct 2021-Oct 2022	0	0	0	95	0
Oct 2022-Oct 2023	0	0	0	95	0
Oct 2023-Oct 2024	0	0	0	92	0
Oct 2024-Oct 2025	0	0	0	86	0
Oct 2025-Oct 2026	0	0	0	35	0
Oct 2026-Oct 2027	0	0	0	2	0
Oct 2027-Oct 2028	0	0	0	0	0
Oct 2028-Oct 2029	0	0	0	0	0
Oct 2019-Oct 2024	0	0	0	448	0
Oct 2024-Oct 2029	0	0	0	123	0
Oct 2019-Oct 2029	0	0	0	571	0
Students per Occupied Home 2019-20	<b>0.48</b>	<b>0.56</b>	<b>0.71</b>	<b>0.28</b>	<b>0.28</b>



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

MPC	Name	Potential SF/MF	Camp Bullis/Camp Stanley	TOTAL	TOTAL
	Land Use	Single Family	Institutional		
	Development Phase	Probable	Existing		
	Municipality	San Antonio ETJ			
	<b>PLANNING UNIT</b>	<b>85</b>	<b>86</b>	<b>85</b>	<b>86</b>
		Oct. 2019: Gombert Paul E has 48.3 ac. along Ralph Fair Rd. that is likely to become residential but no known plans for now; this tract has both SF + MF potential;	Joint Military Base Air Force, Army, Marines training camp and the land is likely to remain a base for the foreseeable future		
				TOTAL	TOTAL
	Oct 2019-Oct 2020	0	0	85	0
	Oct 2020-Oct 2021	0	0	87	0
	Oct 2021-Oct 2022	0	0	95	0
	Oct 2022-Oct 2023	0	0	95	0
	Oct 2023-Oct 2024	0	0	92	0
	Oct 2024-Oct 2025	15	0	101	0
	Oct 2025-Oct 2026	20	0	55	0
	Oct 2026-Oct 2027	20	0	22	0
	Oct 2027-Oct 2028	25	0	25	0
	Oct 2028-Oct 2029	25	0	25	0
	Oct 2019-Oct 2024	0	0	454	0
	Oct 2024-Oct 2029	105	0	228	0
	Oct 2019-Oct 2029	105	0	682	0
	Students per Occupied Home 2019-20	0.48	0	X	X



**Boerne I.S.D.**  
**Projected New Housing Occupancies**  
 2019 to 2029

**Total Projected New Housing Occupancies**

	Single Family	Multi-Family	Mixed Use	Age-Restricted Housing	Manufactured Homes	RVs	Grand Total
Oct 2019–Oct 2020	775	78	1	25	0	0	879
Oct 2020–Oct 2021	975	175	2	108	-10	0	1,250
Oct 2021–Oct 2022	1,091	247	2	54	-12	0	1,382
Oct 2022–Oct 2023	1,151	349	1	19	-10	0	1,510
Oct 2023–Oct 2024	1,223	475	11	25	-2	0	1,732
Oct 2024–Oct 2025	1,327	589	62	30	0	0	2,008
Oct 2025–Oct 2026	1,396	640	87	25	0	0	2,148
Oct 2026–Oct 2027	1,474	585	118	35	0	0	2,212
Oct 2027–Oct 2028	1,595	555	140	25	0	0	2,315
Oct 2028–Oct 2029	1,674	560	153	20	0	0	2,407
Oct 2019–Oct 2024	5,215	1,324	17	231	-34	0	6,753
Oct 2024–Oct 2029	7,466	2,929	560	135	0	0	11,090
Oct 2019–Oct 2029	12,681	4,253	577	366	-34	0	17,843

# CURRENT STUDENTS

People often assume that every home contains an average of two students, but in reality, this ratio of students per home is actually much lower. The ratio has to account for people whose children are no longer school aged, for students in private school, and for families where the children reside with one parent but the other parent has a separate household. Most suburban Districts average about 0.5 to 0.75 students per home overall, but more importantly, some specific neighborhoods have much higher and much lower ratios. It is important for PASA to understand which neighborhoods are more student-oriented and which neighborhoods house more empty-nest families so that comparable ratios can be applied to the projected new housing.

## RATIOS OF STUDENTS PER HOME: SINGLE-FAMILY UNITS

The first map and chart in this chapter show ratios of students for single-family units within major subdivisions. These ratios were gathered through field work to analyze the number of currently occupied homes in subdivisions throughout the District.

The ratios of students per home ranged from **0.00** to **1.46** in specific subdivisions. Only developments with 20 homes or more were included in this analysis, so as not to skew the data with small sample sizes. The weighted average of students per home throughout the District for subdivisions with more than 20 homes occupied is **0.50**.

### HIGHEST Student Density

PU	Single-Family Subdivision	Students per Home
33	Whisper Glen	1.46
34	Boerne Hollow	1.06
22	Balcones Creek	1.05
78	Stone Creek Ranch	1.05
35	15 Cascade Caverns Rd MHP	1.03

### LOWEST Student Density

PU	Single-Family Subdivision	Students per Home
8	Windmill Hills THs	0.00
41	Village Park	0.00
41	Village Oaks	0.04
48	Kendall Oaks	0.08
8	Ridge @ Tapatio Springs	0.08

Such data are helpful in understanding why student density is higher in specific locations and which neighborhoods are empty-nest areas. They also point to neighborhoods that are disproportionately oriented to older students or to young students. The ratios help to estimate the grade-groups that will live in these neighborhoods over time, and, most importantly, assist in establishing the potential ratio of students per grade-group for comparable new subdivisions and new apartment complexes.

Although these ratios are utilized to obtain projections of added students for all new subdivisions and Planning Units, it is necessary to continue evaluating long-term trends in the ratios, as they will change as a subdivision or apartment complex ages.

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## **RATIOS OF STUDENTS PER UNIT: MULTI-FAMILY UNITS**

Boerne I.S.D. has 25 known apartment complexes, townhome communities, and condominium communities in the District. Occupancy data is unavailable for 6 of these complexes, and the remaining complexes average 93% occupancy. There are 629 Boerne I.S.D. students currently living in almost 2,000 units in the District, for an overall weighted average ratio of **0.34** students per occupied unit.

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## **RECENT STUDENT TRENDS BY ATTENDANCE ZONE**

The next maps in this chapter show the growth and decline in students between Fall 2018 and Fall 2019 by current attendance zone. Fair Oaks Ranch gained 65 geocoded elementary students, and Kendall gained 59. Fabra is the only elementary attendance zone that lost geocoded students in the last year, having lost 29.

At the middle school level, all attendance zones increased in student population. Voss saw the largest increase, having gained 64 students. Boerne South gained 21 students, and Boerne North gained 13. The bigger disparity comes at the high school level, though. Champion gained 93 students in the last year, while Boerne, which is the smaller school lost 25 geocoded students.

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## **RECENT STUDENT TRENDS BY PLANNING UNIT**

The next maps in this chapter show the growth and decline in students between Fall 2018 and Fall 2019. Some Planning Units, shown in blue on the maps, saw declines in students in the last two years, while the areas in red showed the greatest increase in students. The largest increases in total students happened in the central and southern portions of the District, along with two Planning Units showing growth on the eastern side of the District. Planning Unit 22B had the largest increase and is home to Balcones Creek and Balcones Creek Ranch, both of which are developing. The largest increase in elementary students came in Planning Unit 79, which contains Cibolo Trails, Trailside, River Valley, and Fair Oaks Ranch. The largest increase in high school students also came in Planning Unit 22B, with Balcones Creek and Balcones Creek Ranch.



## RECENT STUDENT TRENDS BY TYPE OF DEVELOPMENT

Type of Development	2018 Students		2019 Students		Actual Change	Percent Change	% of Growth Fall 2018 to Fall 2019
	Total Students	Percent of Total	Total Students	Percent of Total			
Apartments	585	7%	625	7%	40	7%	10%
THS + Condos	33	0%	32	0%	-1	-3%	--
MHP	187	2%	197	2%	10	5%	2%
Single-Family - built-out	5,258	62%	5,376	61%	118	2%	29%
Single-Family - actively building	2,358	28%	2,592	29%	234	10%	58%
	<b>8,421</b>		<b>8,822</b>				<b>100%</b>

The active subdivisions that added the most students this year include Balcones Creek Ranch (39 added students), Fallbrook (37 students), and Regent Park (33 added students). Woods of Boerne still has lots to develop and occupy, but it saw a loss of 13 students in the last year. Sixteen other developing subdivisions lost students, with thirteen of those having lost 3 or fewer students.

For existing subdivisions, Trails of Herff Ranch saw the largest increase, with a gain of 32 total students in the last year. Fair Oaks Ranch I gained 19 students, Windermere/Fair Oaks Ranch gained 15, and Springs – Southglen, Terrace – Stone Haven, and Fair Oaks Ranch II each gained 13 students. Fifty-one subdivisions lost at least 1 student in the last year, with all but 9 of these losing fewer than 5 students. Sablechase lost the most students, with a loss of 19, Walnut Hills lost 13, and Eastland Terrae lost 8 students.

A wide range of housing values is present in Boerne I.S.D., as the area is popular for wealthy retirees and, increasingly, families looking to move to a more modestly priced suburban home. The common thought in the area is that subdivisions with cheaper homes produce more students. While true, student yields in more affluent neighborhoods can also be quite high. The next chart provides student ratios per occupied home in five neighborhood groups, categorized by median housing value. Neighborhoods with median housing values between \$250,000 and \$350,000 have the highest ratio of students per homes, at 0.56. However, the next two levels, including homes valued between \$350,000 and \$650,000, have an average of 0.50 students per occupied home. The number of students per home begins to drop once home values increase above \$650,000. Most of the new, denser neighborhoods in the District have homes priced between \$250,000 and \$500,000. So, student yields can be expected to be higher in these more traditional suburban developments.

## Students per Home by Median Value of Homes in Single-Family Neighborhoods

Median Value of Neighborhood	Occupied Units	B.I.S.D. Students	Students per Home
< \$250,000	3,532	1,654	0.47
\$250-350,000	3,380	1,885	0.56
\$350-425,000	4,035	2,065	0.51
\$425-650,000	3,481	1,719	0.49
> \$650,000	1,280	547	0.43

## PRIVATE AND CHARTER ENROLLMENT & INTERDISTRICT TRANSFERS

Enrollment of Boerne I.S.D. residents attending other public school systems has held fairly steady over the last five years. In the table below, historical transfer data is listed for the prior five school years. Transfers to both charter schools and other school districts increased by 18 students, or 9.8%, from Fall 2014 to Fall 2018. Enrollment in B.I.S.D. campuses increased 22.4% in that timeframe.

### Residents of Boerne I.S.D. Attending Other Public Schools

	2014-15	2015-16	2016-17	2017-18	2018-19
Charter Schools	148	152	130	139	134
Other ISDs	36	32	35	66	68
	<b>184</b>	<b>184</b>	<b>165</b>	<b>205</b>	<b>202</b>

All Grades; Source: Texas Education Agency

Charter schools have been actively expanding in the northwest suburbs of San Antonio. Many of the new charter schools are located southeast of B.I.S.D., in the Loop 1604 Corridor. The next map series in the chapter shows charter school enrollment by school district of residence. A two-year enrollment change map is provided that clearly illustrates the recent charter growth in the north and northwest suburbs. From Fall 2016 to Fall 2018, according to TEA, charter schools enrolled an additional 3,024 students residing in Northside I.S.D. and 1,398 students from within the North East I.S.D. boundary. Both San Antonio I.S.D. and Edgewood I.S.D. also saw significant charter school growth. At the same time, Boerne I.S.D. had only 4 students newly enroll in charter schools. PASA monitors charter school growth plans as they are

announced, but often these schools can locate in temporary locations by leasing vacant commercial buildings. New schools can open quickly, and without much advance notice. In general, most students tend to enroll in charter schools within five miles of their residence; future schools opening closer to, or within, the B.I.S.D. boundary could have a greater impact on the school district. While there are a few charter systems actively expanding in Northside I.S.D. and Medina Valley I.S.D., PASA does not expect these to impact Boerne I.S.D.

- IDEA Public Schools, The State of Texas’ largest charter school system, has been expanding in the San Antonio region. In Fall 2019, IDEA Burke opened at 10434 Marbach Road, south of TX-151. Another campus, IDEA Hidden Meadow, will open in Fall 2020 at 10138 Culebra Road.
- The School of Science and Technology (SST) has also been actively building new campuses. SST Hill Country opened in Fall 2019 at 12042 Culebra Road. The charter system has plans to open two more campuses in the San Antonio area, but no specific locations are available currently.

The private school enrollment table in this chapter lists all schools in, and nearby, Boerne I.S.D. that enroll residents of the District. Since tuition-based private schools generally enroll Pre-Kindergarten students who would be ineligible for free public school, only grades K-12 are included in PASA’s analysis. For completeness, schools with only preschool students are listed, but are not computed in the totals. There are 15 private schools in or near Boerne I.S.D. which are included in this chapter. These schools enroll an estimated 901 K-12 students living in Boerne I.S.D. Based on interviews with these private schools, PASA estimates the number of Boerne I.S.D. residents attending private schools will increase. Approximately 1,131 students could attend private schools in five years. Much of the increase comes from two schools: Geneva School of Boerne and Cornerstone Christian, the latter of which plans to increase its enrollment over the next five years. Only 8% of Cornerstone Christian’s current student body is estimated to reside in B.I.S.D.; however, the number of additional B.I.S.D. students projected to enroll in the campus could potentially increase. Cornerstone Christian recently completed its 114-classroom campus along Northwest Military Highway, north of Loop 1604. The campus is not at capacity, and it has space for upwards of 1,500 additional students.

**Estimated PK-12th Grade Population Living in Boerne ISD: 2019-20**

<b>Resident Students:</b>	<b>10,518</b>
Attending B.I.S.D.	9,583
<i>Transfers into the District</i>	169
Attending and Residing in B.I.S.D.	9,414 (89.5%)
Attending Charter Schools <sup>1</sup>	135 (1.3%)
Attending Private Schools <sup>2</sup>	901 (8.6%)
Attending Nearby Districts <sup>1</sup>	68 (0.6%)

<sup>1</sup> Sources: Texas Education Agency, Transfer Reports 2018-19; PASA surveys  
<sup>2</sup> Source: PASA interviews (excludes PK enrollment)





## Boerne I.S.D. Ratios of Students per Single-Family House

Planning Unit	Name	MPC	Class	Phase	Students per Home	# of Students	# of Homes	EE-5th Students	%	6th-8th Students	%	9th-12th Students	%
35	15 Cascade Caverns Rd		MHP	Existing	1.03	35	34	17	0.49	9	0.26	9	0.26
47	Acres North		Subdivision	Developing	0.70	30	43	12	0.40	10	0.33	8	0.27
32	Alamo Fiesta RV		MHP	Existing	0.16	23	142	10	0.43	5	0.22	8	0.35
78	Ammann Farms		Subdivision	Existing	0.32	7	22	0	0.00	1	0.14	6	0.86
22	Balcones Creek		Subdivision	Developing	1.05	80	76	39	0.49	19	0.24	22	0.28
22	Balcones Creek Ranch		Subdivision	Developing	0.59	211	359	105	0.50	48	0.23	58	0.27
53	Bergensplatz Ranches		Subdivision	Developing	0.31	8	26	4	0.50	3	0.38	1	0.13
81	Blackjack Oaks		Subdivision	Existing	0.29	73	256	33	0.45	16	0.22	24	0.33
85	Bluffs	Stone Haven	Subdivision	Existing	0.52	91	175	58	0.64	17	0.19	16	0.18
85	Bluffs of Lost Creek	Stone Haven	Subdivision	Existing	0.48	104	216	61	0.59	23	0.22	20	0.19
25	Boerne Crossing		Subdivision	Existing	0.57	115	202	54	0.47	23	0.20	38	0.33
34	Boerne Hollow		Subdivision	Existing	1.06	52	49	33	0.63	12	0.23	7	0.13
45	Brentwood		Subdivision	Existing	0.55	132	238	60	0.45	19	0.14	53	0.40
26	Bristow of Upper Balcones		Subdivision	Developing	0.50	13	26	8	0.62	1	0.08	4	0.31
35	Cascade Mobile Village		MHP	Existing	0.73	74	101	33	0.45	23	0.31	18	0.24
59	Cedar Hollow		Subdivision	Existing	0.32	7	22	5	0.71	2	0.29	0	0.00
2	Champee Springs Ranches		Subdivision	Developing	0.16	9	57	3	0.33	1	0.11	5	0.56
42	Champion Heights		Subdivision	Developing	0.85	133	156	56	0.42	40	0.30	37	0.28
44	Chaparral Creek		Subdivision	Existing	0.34	31	90	14	0.45	5	0.16	12	0.39
83	Chartwell		Subdivision	Developing	0.23	7	30	4	0.57	2	0.29	1	0.14
30	Cibolo Crossing		Subdivision	Existing	0.58	69	118	27	0.39	15	0.22	27	0.39
6	Cibolo Oaks		Subdivision	Existing	0.47	46	98	15	0.33	17	0.37	14	0.30
33	Cibolo Park		Subdivision	Existing	0.42	30	72	10	0.33	6	0.20	14	0.47
75	Cibolo Ridge		Subdivision	Existing	0.39	12	31	6	0.50	1	0.08	5	0.42
79	Cibolo Trails		Subdivision	Developing	0.13	18	135	10	0.56	6	0.33	2	0.11
82	Coile @ Napa Oaks	Napa Oaks	Subdivision	Developing	0.67	35	52	21	0.60	6	0.17	8	0.23
64	Cordillera Ranch I		Subdivision	Developing	0.28	53	190	14	0.26	14	0.26	25	0.47
70	Cordillera Ranch II		Subdivision	Developing	0.26	60	235	21	0.35	12	0.20	27	0.45
68	Cordillera Ranch III		Subdivision	Developing	0.35	91	260	35	0.38	29	0.32	27	0.30
21	Country Bend		Subdivision	Existing	0.25	46	187	19	0.41	11	0.24	16	0.35
71	Covey Ranch		Subdivision	Developing	0.37	27	73	6	0.22	9	0.33	12	0.44
7	Creekside Place		Subdivision	Existing	0.11	3	28	1	0.33	0	0.00	2	0.67
46	Curry Creek		Subdivision	Existing	0.83	33	40	12	0.36	8	0.24	13	0.39
53	Cypress Bend		Subdivision	Developing	0.39	27	69	9	0.33	6	0.22	12	0.44
9	Deep Hollow		Subdivision	Developing	0.27	14	51	7	0.50	3	0.21	4	0.29
8	Deer Lake		Subdivision	Existing	0.19	4	21	1	0.25	1	0.25	2	0.50
12	Diamond Ridge		Subdivision	Developing	0.61	31	51	16	0.52	7	0.23	8	0.26
59	Dove Country		Subdivision	Existing	0.95	21	22	9	0.43	6	0.29	6	0.29
72	Dresden Wood		Subdivision	Existing	0.29	11	38	3	0.00	3	0.00	5	0.00
41	Eastland Terrace		Subdivision	Existing	0.35	15	43	8	0.53	3	0.20	4	0.27
80	Elkhorn Ridge		Subdivision	Developing	0.78	36	46	10	0.33	12	0.33	14	0.39
48	Elm Springs		Subdivision	Existing	0.39	17	44	8	0.47	4	0.24	5	0.29
80	Enchanted Oaks		Subdivision	Existing	0.38	8	21	2	0.25	3	0.38	3	0.38
76	Enclave	Southglen	Subdivision	Developing	0.42	16	38	9	0.56	3	0.19	4	0.25
85	Enclave	Stone Haven	Subdivision	Existing	0.56	91	163	58	0.64	17	0.19	16	0.18
44	English Oaks		Subdivision	Existing	0.53	68	128	23	0.34	15	0.22	30	0.44
66	Esperanza	Esperanza	Subdivision	Developing	0.70	105	151	55	0.52	26	0.25	24	0.32
42	Esser Addn		Subdivision	Existing	0.60	34	57	16	0.47	7	0.21	11	0.32
14	Estancia @ Thunder Valley		Subdivision	Developing	0.15	5	33	1	0.20	0	0.00	4	0.80
49	Fabra Oaks		Subdivision	Existing	0.24	12	50	7	0.58	2	0.17	3	0.25



## Boerne I.S.D. Ratios of Students per Single-Family House

Planning Unit	Name	MPC	Class	Phase	Students per Home	# of Students	# of Homes	EE-5th Students	EE-5th %	6th-8th Students	6th-8th %	9th-12th Students	9th-12th %
79	Fair Oaks Ranch I		Subdivision	Existing	0.60	347	578	144	0.41	74	0.21	129	0.37
81	Fair Oaks Ranch II		Subdivision	Existing	0.32	308	964	149	0.48	78	0.25	81	0.26
82	Fair Oaks Ranch IV		Subdivision	Existing	0.29	8	28	1	0.13	2	0.25	5	0.63
84	Fallbrook		Subdivision	Developing	0.74	209	282	145	0.69	40	0.19	24	0.11
10	FootHills Mobile Home Ranch		MHP	Existing	0.28	28	99	15	0.54	3	0.11	10	0.36
50	Fox Chase Farms		Subdivision	Existing	0.15	6	41	0	0.00	3	0.50	3	0.50
60	Friendly Hills		Subdivision	Existing	0.34	21	62	9	0.00	7	0.00	5	0.00
80	Front Gate		Subdivision	Developing	0.59	167	282	81	0.49	35	0.21	51	0.31
46	Garden Creek		Subdivision	Existing	0.67	20	30	11	0.30	3	0.15	6	0.30
41	Garden Estates		Subdivision	Existing	0.43	29	68	10	0.34	9	0.31	10	0.34
33	Green Meadows		Subdivision	Existing	0.26	6	23	4	0.67	1	0.17	1	0.17
82	Greenwood		Subdivision	Existing	0.59	20	34	5	0.25	7	0.35	8	0.40
44	Hidden Oaks		Subdivision	Existing	0.37	11	30	3	0.27	3	0.45	5	0.45
8	Highlands @ Tapatio Springs		Subdivision	Developing	0.19	10	54	4	0.40	4	0.40	2	0.20
20	Highlands Ranch		Subdivision	Developing	0.42	33	79	8	0.24	6	0.18	19	0.58
78	Homestead		Subdivision	Developing	0.35	15	43	4	0.27	4	0.27	7	0.47
50	Inspiration Hill		Subdivision	Existing	0.38	12	32	5	0.42	2	0.17	5	0.42
31	Irons & Grahams		Subdivision	Existing	0.42	52	125	35	0.67	6	0.12	11	0.21
85	Jackson Woods		Subdivision	Existing	0.28	11	40	5	0.45	2	0.18	4	0.36
49	K-Bar M		Subdivision	Existing	0.47	16	34	8	0.50	2	0.13	6	0.38
25	Kendall Creek Estates		Subdivision	Existing	0.58	62	106	19	0.37	20	0.32	23	0.37
48	Kendall Oaks		Subdivision	Existing	0.08	2	24	0	0.00	1	0.50	1	0.50
77	Kendall Pointe		Subdivision	Existing	0.44	49	111	24	0.49	9	0.18	16	0.33
76	Kendall Ranch Estates		Subdivision	Existing	0.26	9	34	5	0.56	2	0.22	2	0.22
72	Kendall Woods Estates		Subdivision	Developing	0.60	75	125	21	0.28	23	0.31	31	0.41
33	Kernaghan		Subdivision	Existing	0.12	4	34	0	0.00	2	0.50	2	0.50
5	Lake Country		Subdivision	Existing	0.34	32	95	12	0.38	7	0.22	13	0.41
5	Lakeview Estates		Subdivision	Existing	0.21	7	33	2	0.29	1	0.14	4	0.57
19	Leon Creek Estates		Subdivision	Existing	0.91	32	35	18	0.56	7	0.22	7	0.22
20	Limestone Ranch		Subdivision	Existing	1.01	137	136	60	0.44	30	0.22	47	0.34
71	Los Indios		Subdivision	Existing	0.41	11	27	10	0.91	1	0.09	0	0.00
72	Meadow Springs		Subdivision	Existing	0.69	20	29	13	0.00	4	0.00	3	0.00
26	Menger Springs		Subdivision	Developing	0.54	103	189	22	0.21	32	0.31	49	0.48
31	Moosehead Manor		Subdivision	Existing	0.38	11	29	4	0.36	3	0.27	4	0.36
50	Mountain Spring Farms		Subdivision	Existing	0.24	13	55	3	0.38	5	0.38	5	0.38
43	Nage/Werner		Subdivision	Existing	0.63	19	30	10	0.53	2	0.11	7	0.37
82	Napa Oaks	Napa Oaks	Subdivision	Existing	0.67	120	178	60	0.50	23	0.19	37	0.31
69	North Barcoff Estates		Subdivision	Existing	0.35	62	176	25	0.40	15	0.24	22	0.35
33	Oak Forest		Subdivision	Existing	0.49	17	35	11	0.65	2	0.12	4	0.24
44	Oak Grove		Subdivision	Existing	0.88	30	34	18	0.60	5	0.17	7	0.23
44	Oak Knoll Estates		Subdivision	Existing	0.28	14	50	4	0.29	6	0.43	4	0.29
33	Oak Meadows		Subdivision	Existing	0.34	11	32	3	0.27	2	0.18	6	0.55
33	Oak Park Addition		Subdivision	Existing	0.30	32	106	20	0.43	7	0.22	5	0.16
44	Oak Retreat/Highlands		Subdivision	Existing	0.43	23	53	10	0.43	5	0.22	8	0.35
76	Oaks @ Southglen	Southglen	Subdivision	Developing	0.84	21	25	13	0.62	6	0.29	2	0.10
48	Pfeiffer Ranch		Subdivision	Existing	0.50	11	22	2	0.18	2	0.18	7	0.64
71	Pleasant Valley		Subdivision	Existing	0.34	61	179	29	0.48	8	0.13	24	0.39
37	Ranches @ Creekside		Subdivision	Developing	0.92	114	124	42	0.37	39	0.34	33	0.29
7	Ranger Creek		Subdivision	Existing	0.31	117	378	52	0.44	23	0.20	42	0.36
25	Regent Park		Subdivision	Developing	0.68	67	98	30	0.45	23	0.34	14	0.21



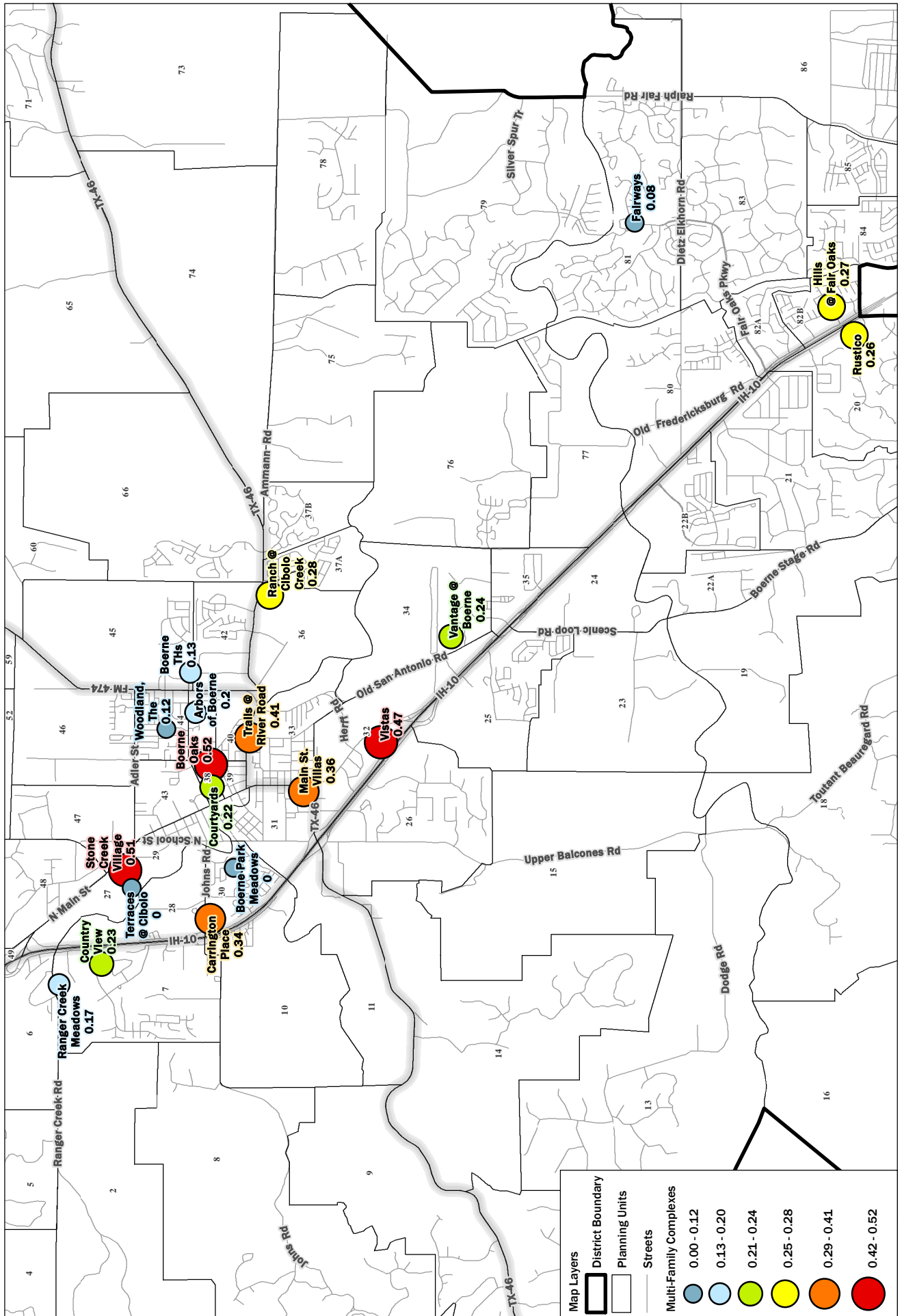
## Boerne I.S.D. Ratios of Students per Single-Family House

Planning Unit	Name	MPC	Class	Phase	Students per Home	# of Students	# of Homes	EE-5th Students	EE-5th %	6th-8th Students	6th-8th %	9th-12th Students	9th-12th %
46	Reserve @ Saddlehorn		Subdivision	Existing	0.81	29	36	19	0.66	3	0.10	7	0.24
8	Ridge @ Tapatio Springs		Subdivision	Developing	0.08	4	48	1	0.25	0	0.00	3	0.75
82	Ridge Creek		Subdivision	Existing	0.39	47	119	23	0.49	9	0.19	15	0.32
63	River Mountain Ranch		Subdivision	Developing	0.42	179	430	61	0.34	45	0.25	73	0.41
57	River Ranch Estates		Subdivision	Existing	0.48	30	62	15	0.50	9	0.30	6	0.20
54	River Trail		Subdivision	Developing	0.41	21	51	9	0.43	3	0.14	9	0.43
79	River Valley		Subdivision	Developing	0.78	45	58	20	0.44	15	0.33	10	0.22
40	Rosewood Garden		Subdivision	Existing	0.50	11	22	3	0.27	6	0.55	2	0.18
84	Sablechase		Subdivision	Existing	0.76	349	460	181	0.52	79	0.23	89	0.26
46	Saddlehorn		Subdivision	Existing	0.54	55	101	34	0.62	12	0.22	9	0.16
43	Serenity Gardens		Subdivision	Existing	0.26	6	23	1	0.17	3	0.50	2	0.33
49	Skyland Ranch		Subdivision	Existing	0.09	3	34	1	0.33	1	0.33	1	0.33
13	Skyview Acres		Subdivision	Existing	0.36	49	137	18	0.37	9	0.18	22	0.45
4	Sparkling Springs		Subdivision	Developing	0.37	15	41	7	0.47	5	0.33	3	0.20
60	Spring Creek Estates		Subdivision	Existing	0.52	15	29	3	0.20	6	0.40	6	0.40
76	Springs	Southglen	Subdivision	Existing	0.60	27	45	20	0.74	3	0.11	4	0.15
52	Steel Valley		Subdivision	Existing	0.36	12	33	7	0.58	4	0.33	1	0.08
44	Stone Creek		Subdivision	Existing	0.68	49	72	22	0.45	12	0.24	15	0.31
78	Stone Creek Ranch		Subdivision	Developing	1.05	125	119	41	0.33	31	0.25	53	0.42
34	Stonegate		Subdivision	Existing	0.38	34	89	15	0.44	7	0.21	12	0.35
40	Sunrise		Subdivision	Existing	0.35	29	83	16	0.55	4	0.14	9	0.31
8	Tapatio Springs		Subdivision	Developing	0.19	20	108	6	0.30	6	0.30	8	0.40
21	Tarpon		Subdivision	Existing	0.38	56	146	22	0.39	14	0.25	20	0.36
85	Terrace	Stone Haven	Subdivision	Existing	0.41	73	180	37	0.51	15	0.21	21	0.29
29	Topperwin		Subdivision	Existing	0.38	15	39	5	0.33	4	0.27	6	0.40
37	Trails of Herrf Ranch		Subdivision	Existing	0.99	556	564	265	0.48	123	0.22	168	0.30
79	Trailside		Subdivision	Existing	0.58	29	50	13	0.45	5	0.17	11	0.38
20	Trailwood		Subdivision	Existing	0.30	27	89	11	0.41	6	0.22	10	0.37
31	Tusculum Oaks		Subdivision	Existing	0.26	12	47	5	0.42	2	0.17	5	0.42
84	Village Green		Subdivision	Developing	0.52	82	158	32	0.39	22	0.27	28	0.34
41	Village Oaks		Subdivision	Existing	0.04	1	25	1	1.00	0	0.00	0	0.00
41	Village Park		Townhome	Existing	0.00	0	23	0	0.00	0	0.00	0	0.00
30	Villas @ Hamptons Place		Subdivision	Existing	0.76	130	172	54	0.42	34	0.26	42	0.32
82	Villas @ Napa Oaks	Napa Oaks	Subdivision	Developing	0.58	21	36	10	0.00	8	0.00	3	0.00
50	Walnut Grove		Subdivision	Existing	0.24	6	25	2	0.33	2	0.33	2	0.33
51	Walnut Hills		Subdivision	Existing	0.72	142	198	72	0.51	28	0.20	42	0.30
51	Wasp Acres		Subdivision	Existing	0.54	21	39	11	0.52	7	0.33	3	0.14
67	Waterstone		Subdivision	Developing	0.41	68	167	36	0.53	13	0.19	19	0.28
39	Weindler I		Subdivision	Existing	0.27	17	63	6	0.35	8	0.47	3	0.18
33	Whisper Glen		Subdivision	Existing	1.46	38	26	20	0.53	7	0.18	11	0.29
7	Williams Estates/Deer Path		Subdivision	Developing	0.45	10	22	6	0.60	1	0.10	3	0.30
83	Windermere/Fair Oaks Ranch		Subdivision	Existing	0.43	224	516	100	0.45	55	0.25	69	0.31
21	Windwood Estates		Subdivision	Existing	0.48	93	195	39	0.42	21	0.23	33	0.35
42	Woods of Boerne		Subdivision	Developing	0.57	87	152	33	0.38	16	0.18	38	0.44
30	Woods of Fredrick Crossing		Subdivision	Existing	0.65	138	213	53	0.38	35	0.25	50	0.36
82	Woods, The		Subdivision	Existing	0.68	97	143	36	0.37	30	0.31	31	0.32
43	Woodside Village		Subdivision	Existing	0.29	9	31	2	0.22	1	0.11	6	0.67
<b>Total</b>					<b>0.50</b>	<b>7,994</b>	<b>15,894</b>	<b>3,630</b>	<b>0.45</b>	<b>1,866</b>	<b>0.23</b>	<b>2,498</b>	<b>0.31</b>

\*Neighborhoods with 20 or fewer occupied homes excluded

# Students per Occupied Housing Unit

By Multi-Family Complex  
Boerne I.S.D.





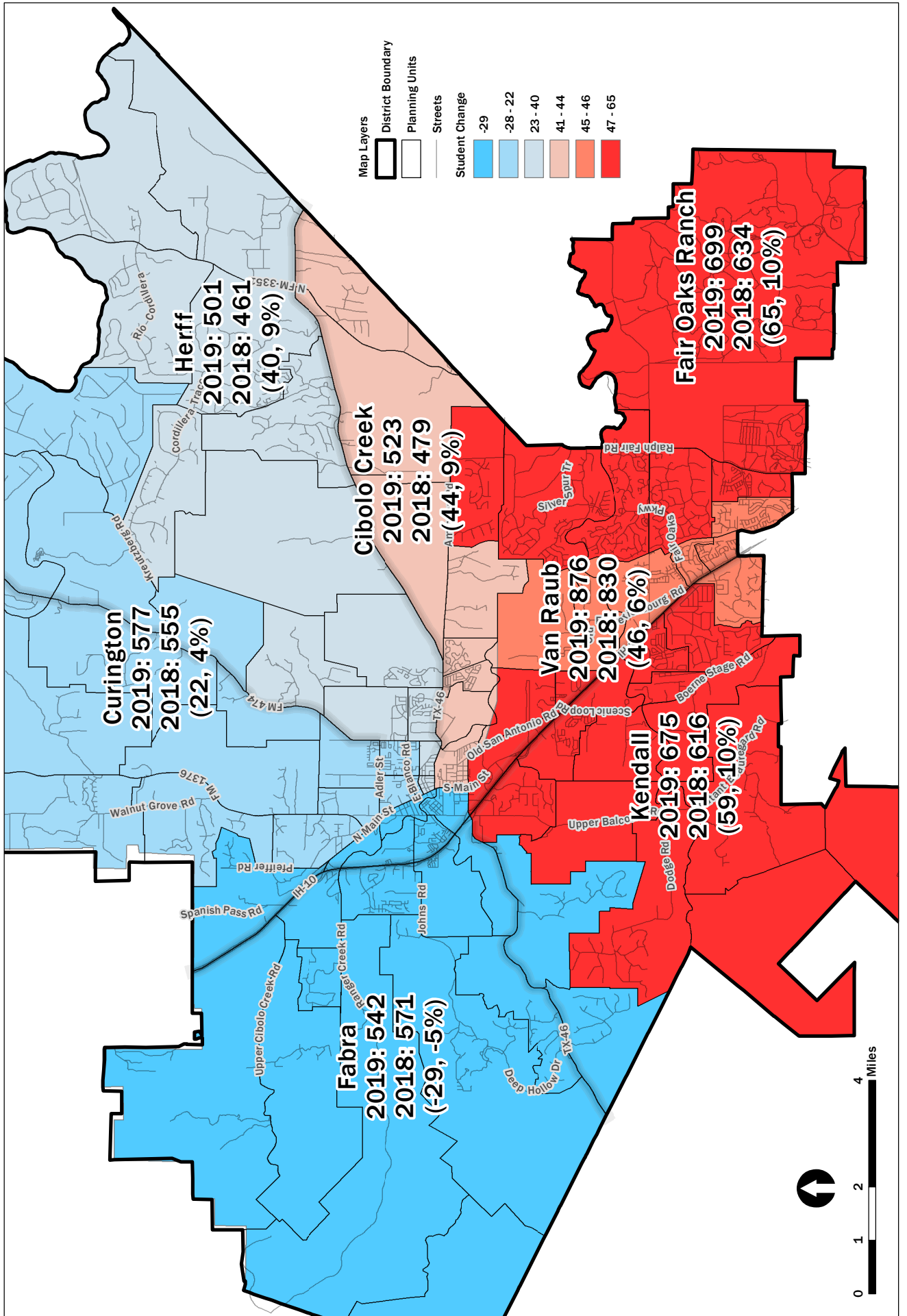


**Boerne ISD  
Ratios of Students per Apartment Unit**

Planning Unit	Name	Street	Class	Phase	Notes	Total Students	Total Units	Occ. Units	% Occ.	Students per Occ. Unit	EE-5th Students %	6th-8th Students %	9th-12th Students %
33	110 2nd St		Apartment	Existing	no info								
35	Abbingdon Ranch TDHCA	25 Cascade Caverns Rd	Apartment	Developing	will be finished Jan. 2020, 7 kids pre leased, 48 units								
41	Arbors of Boerne	216 Ivy Ln	Apartment	Existing		18	88	86	98%	0.21	8	5	5
38	Boerne Oaks	400 E Rosewood Ave	Apartment	Existing		23	44	42	95%	0.55	18	3	2
45	Boerne THS	116 Bentwood Dr	Apartment	Existing		13	100	98	98%	0.13	4	3	6
41	Boerne Village	121 S Plant Ave	Condo	Existing	no info, 4 students	4							
30	Carrington Place	825 Johns Rd	Apartment	Existing		59	172	151	88%	0.39	22	17	20
7	Country View	1 Doeskin Dr	Apartment	Existing		17	75	68	90%	0.25	10	5	2
38	Courtyards	214 Rosewood Ave	Apartment	Existing		2	9	8	89%	0.25	1	0	1
81	Fairways	7802 Fair Oaks Pkwy	Condo	Existing		1	12	12	100%	0.08	0	0	1
82	Hills @ Fair Oaks	8700 Starr Ranch Rd	Apartment	Existing		78	288	279	97%	0.28	46	20	12
33	Legacy @ Cibolo	17 Heff Rd	Apartment	Developing	will have 238 units								
31	Main St. Villas	1218 S Main St	Apartment	Existing		10	28	25	90%	0.40	7	3	0
40	Oaks	1010 River Rd	Apartment	Existing	no info	20					9	7	4
37	Ranch @ Cibolo Creek	1681 River Rd	Apartment	Existing		33	116	104	90%	0.32	19	7	7
7	Ranger Creek Meadows	17 Ranger Creek Rd	Apartment	Existing		4	24	23	96%	0.17	3	1	0
8	Ridgeview Condos		Condo	Existing	individually owned, 6 students	6							
40	Rosewood	306 Plant St	Apartment	Existing	no info, 21 students	21							
20	Rustico	27595 I-10 W	Apartment	Existing		75	292	269	92%	0.28	47	13	15
27	Stone Creek Village	1000 Diamond Dr	Apartment	Existing		65	128	120	94%	0.54	29	13	23
33	Trails @ River Road	711 River Rd	Apartment	Existing		44	107	98	92%	0.45	29	7	8
34	Vantage @ Boerne	135 Old San Antonio Rd	Apartment	Existing		69	288	268	93%	0.26	39	14	16
32	Vistas	125 Crosspoint	Apartment	Existing		47	100	95	95%	0.49	34	4	9
31	Wanda & Highland		Apartment	Existing	outreach center, 6 students	6					6	3	5
44	Woodland, The	150 Medical Dr	Apartment	Existing		14	120	110	92%	0.13	6	3	36%
	<b>Total</b>					<b>629</b>	<b>1,991</b>	<b>1,858</b>	<b>93%</b>	<b>0.34</b>	<b>331</b>	<b>125</b>	<b>136</b>

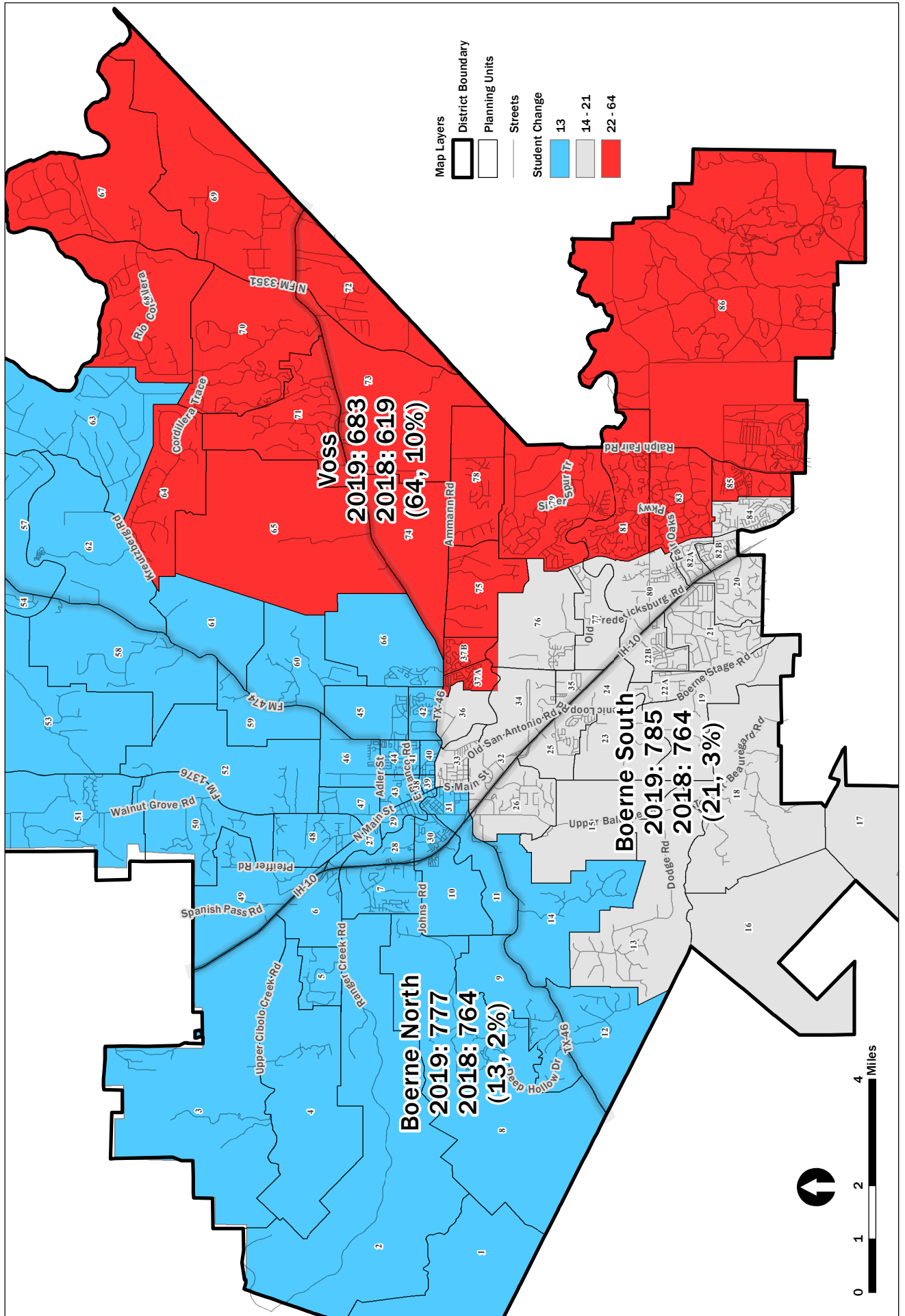
# Student Trends by Elementary Attendance Zones, EE-5th Grades

Absolute and Percent Change in Geocoded Students, Fall 2018 to Fall 2019  
Boerne I.S.D.



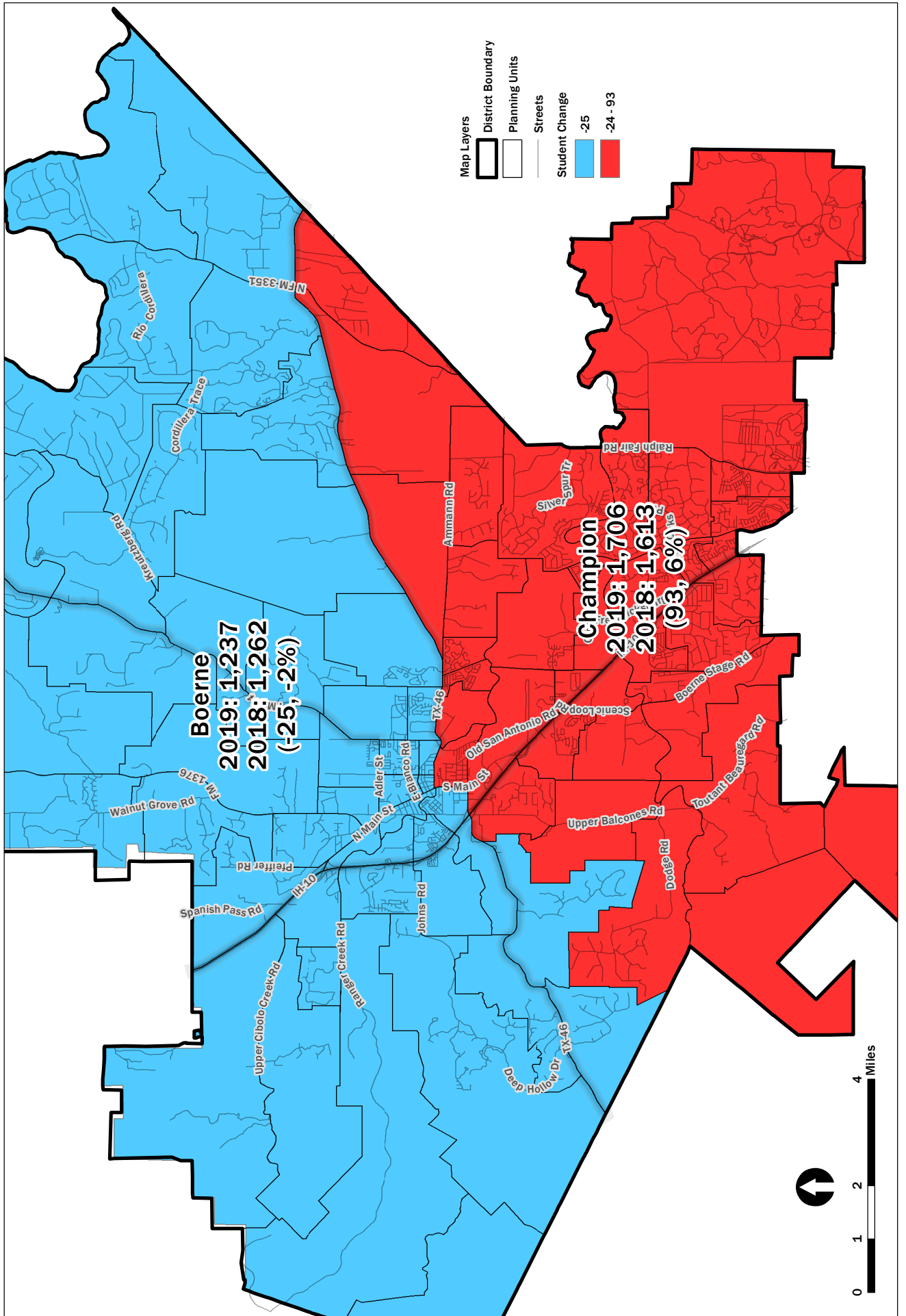
# Student Trends by Middle School Attendance Zones, 6th-8th Grades

Absolute and Percent Change in Geocoded Students, Fall 2018 to Fall 2019  
Boerne I.S.D.



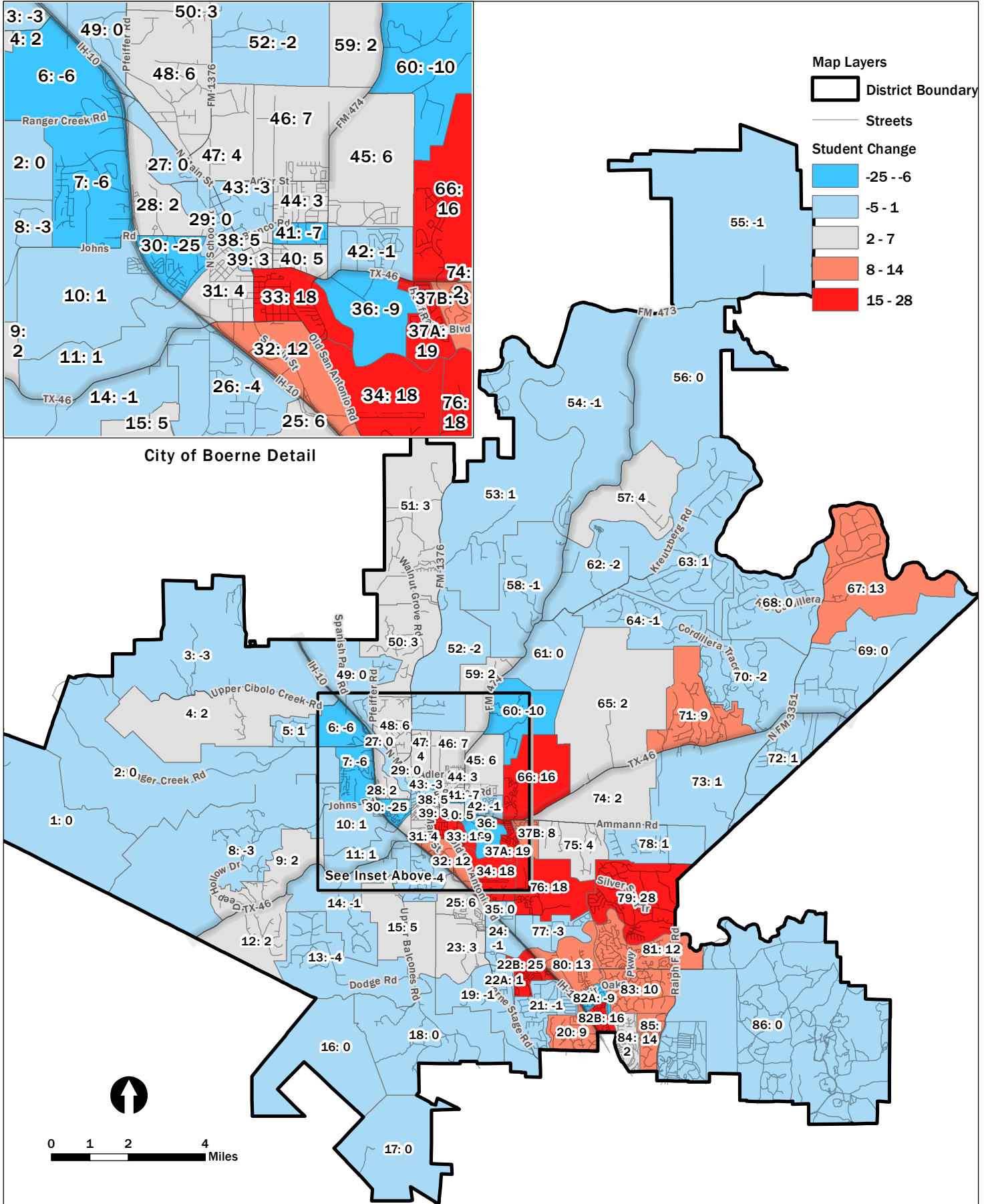
# Student Trends by High School Attendance Zones, 9th-12th Grades

Absolute and Percent Change in Geocoded Students, Fall 2018 to Fall 2019  
Boerne I.S.D.



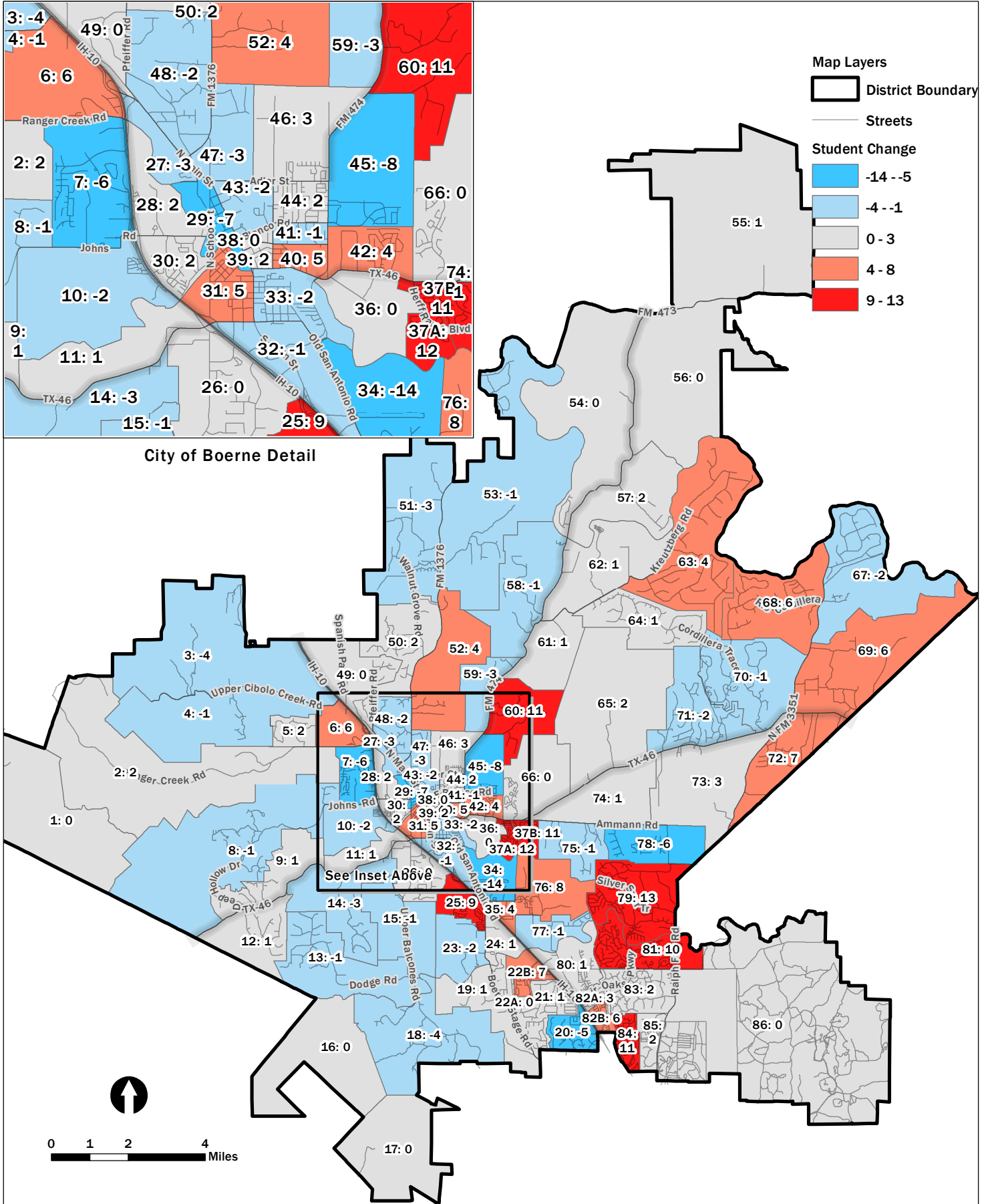
# Student Trends by Planning Units, EE-5th Grades

Absolute Change in Geocoded Students, Fall 2018 to Fall 2019  
Boerne I.S.D.



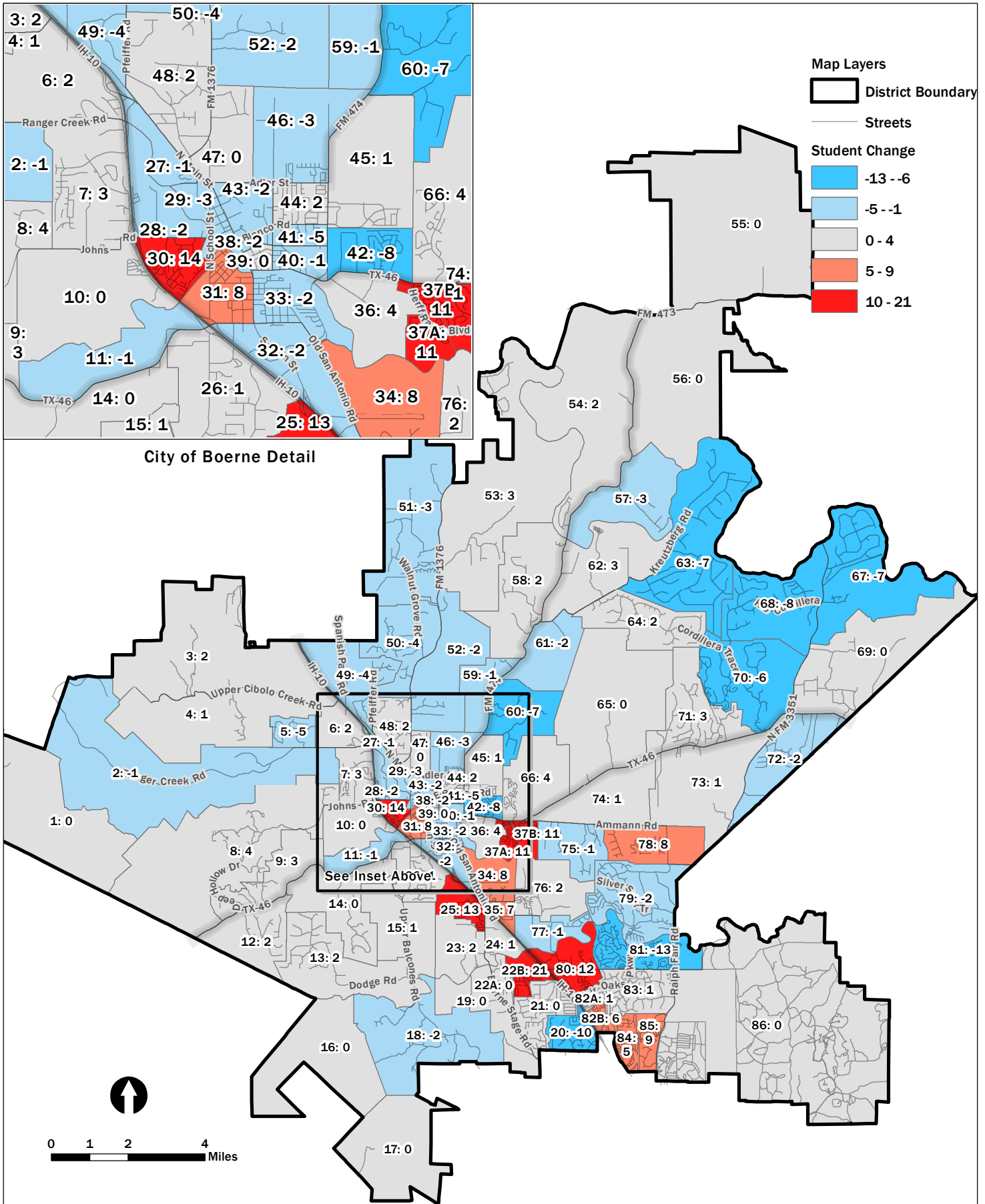
# Student Trends by Planning Units, 6th-8th Grades

Absolute Change in Geocoded Students, Fall 2018 to Fall 2019  
Boerne I.S.D.



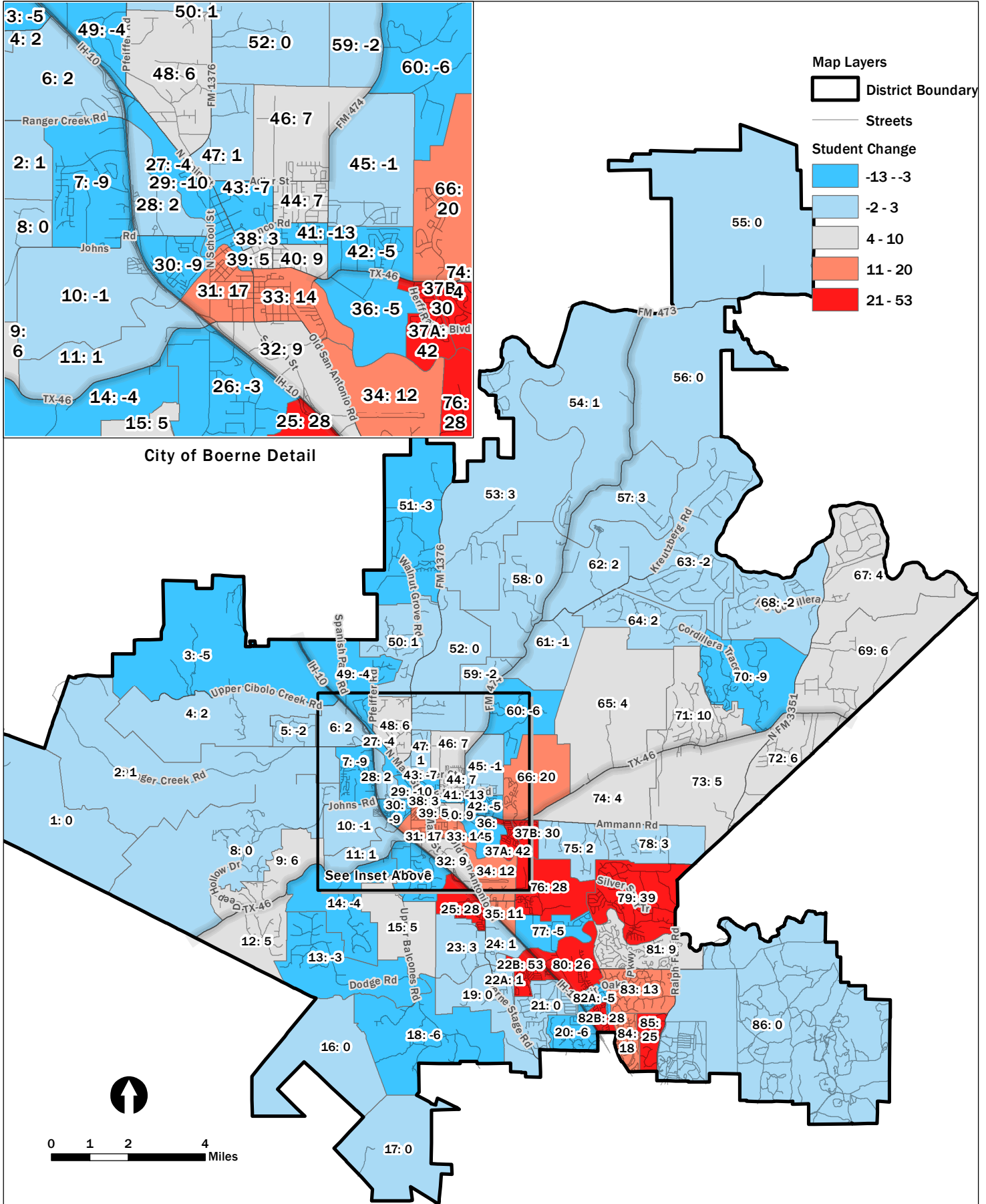
# Student Trends by Planning Units, 9th-12th Grades

Absolute Change in Geocoded Students, Fall 2018 to Fall 2019  
Boerne I.S.D.



# Student Trends by Planning Units, EE-12th Grades

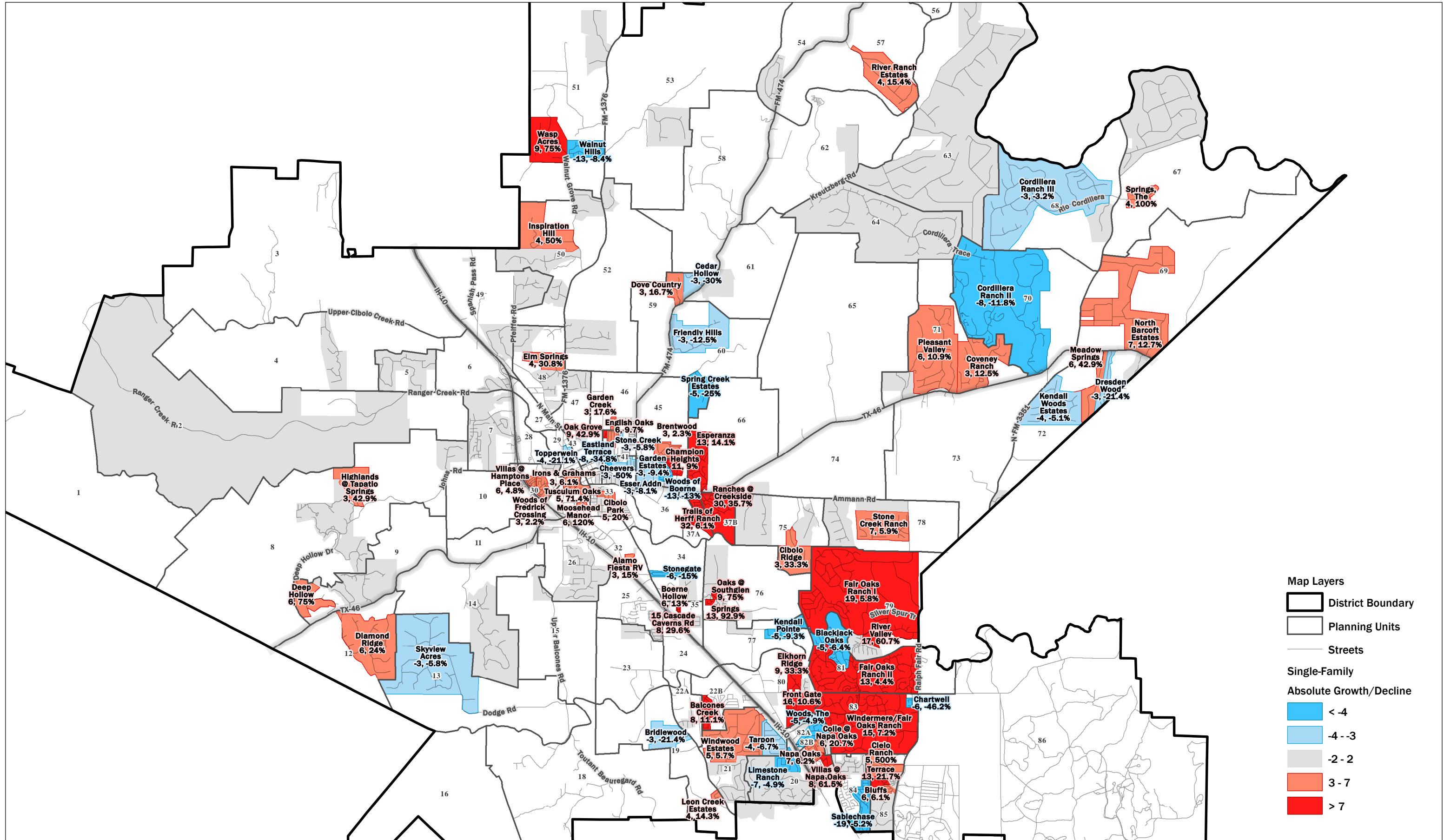
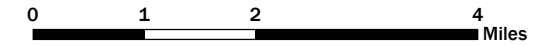
Absolute Change in Geocoded Students, Fall 2018 to Fall 2019  
Boerne I.S.D.





# Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Subdivisions, Fall 2018 to Fall 2019  
Boerne I.S.D.



**Map Layers**

- District Boundary
- Planning Units
- Streets

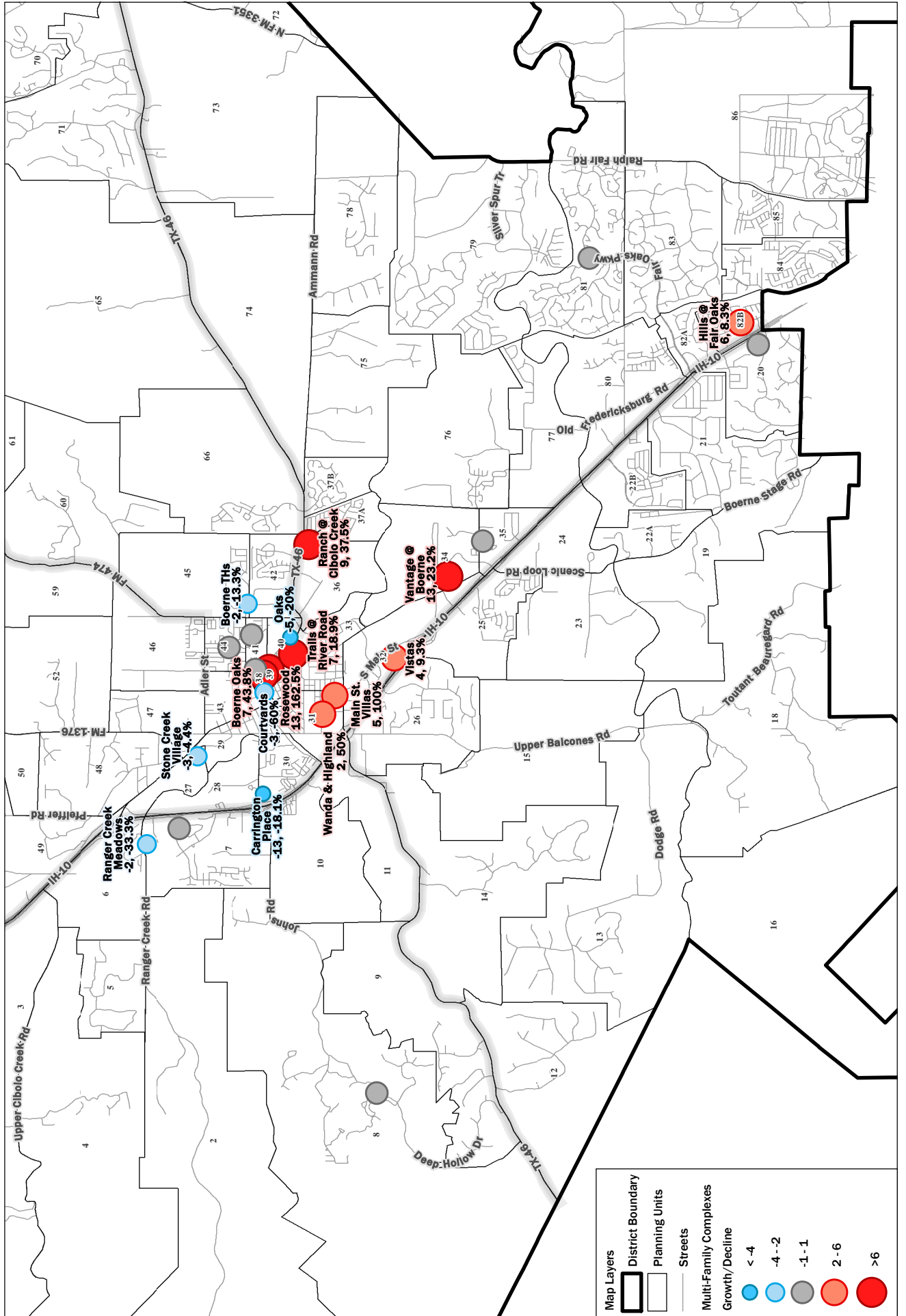
**Single-Family**

**Absolute Growth/Decline**

- < -4
- 4 - -3
- 2 - 2
- 3 - 7
- > 7

# Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Multi-Family Complexes, Fall 2018 to Fall 2019  
Boerne I.S.D.





## Boerne I.S.D. Student Trends by Development

Gain/Loss from 2018 to 2019: Existing Single Family: 118 Students; Actively-Building Single Family: 234 Students; Apartments: 40 Students; Condos: 1 Students; Townhomes: -2 Students; Mobile Home Communities: 10 Students

PU	Name	Class	Phase	Master Planned Community	Total Units	Median Market Value	Year Built	Fall 2017			Fall 2018			Fall 2019			Fall 2017 to Fall 2018						Fall 2018 to Fall 2019					
								EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
								Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.
21	Country Bend	Subdivision	Existing		187	\$411,390	1993	45	21	24	47	19	28	46	19	27	2	4%	-2	-10%	4	17%	-1	-2%	0	0%	-1	-4%
7	Country View	Apartment	Existing		75	\$4,300,200	1993	17	7	10	17	9	8	17	10	7	0	0%	2	29%	-2	-20%	0	0%	1	11%	-1	-13%
38	Courtyards	Apartment	Existing		9	\$663,905	1972	5	2	3	5	2	3	2	1	1	0	0%	0	0%	0	0%	-3	-60%	-1	-50%	-2	-67%
71	Coveney Ranch	Subdivision	Developing		73	\$560,225	2005	28	7	21	24	7	17	27	6	21	-4	-14%	0	0%	-4	-19%	3	13%	-1	-14%	4	24%
7	Creekside Place	Subdivision	Existing		28	\$335,710	1998	7	1	6	5	1	4	3	1	2	-2	-29%	0	0%	-2	-33%	-2	-40%	0	0%	-2	-50%
46	Curry Creek	Subdivision	Existing		40	\$225,980	2006	37	13	24	33	11	22	33	12	21	-4	-11%	-2	-15%	-2	-8%	0	0%	1	9%	-1	-5%
53	Cypress Bend	Subdivision	Developing		69	\$311,760	2001	26	11	15	25	9	16	27	9	18	-1	-4%	-2	-18%	1	7%	2	8%	0	0%	2	13%
9	Deep Hollow	Subdivision	Developing		51	\$383,380	1998	7	2	5	8	2	6	14	7	7	1	14%	0	0%	1	20%	6	75%	5	250%	1	17%
8	Deer Lake	Subdivision	Existing		21	\$260,030	1987	4	2	2	4	1	3	4	1	3	0	0%	-1	-50%	1	50%	0	0%	0	0%	0	0%
12	Diamond Ridge	Subdivision	Developing		51	\$654,650	2008	21	12	9	25	14	11	31	16	15	4	19%	2	17%	2	22%	6	24%	2	14%	4	36%
59	Dove Country	Subdivision	Existing		22	\$505,590	1998	21	11	10	18	7	11	21	9	12	-3	-14%	-4	-36%	1	10%	3	17%	2	29%	1	9%
72	Dresden Wood	Subdivision	Existing		38	\$295,450	1994	15	3	12	14	3	11	11	3	8	-1	-7%	0	0%	-1	-8%	-3	-21%	0	0%	-3	-27%
48	Durango Reserve	Subdivision	Developing		7	\$338,630	2018	1	1	0	1	1	0	1	1	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
41	Eastland Terrace	Subdivision	Existing		43	\$203,570	1976	18	7	11	23	11	12	15	8	7	5	28%	4	57%	1	9%	-8	-35%	-3	-27%	-5	-42%
80	Elkhorn Ridge	Subdivision	Developing		46	\$347,760	2017	21	12	9	27	9	18	36	10	26	6	29%	-3	-25%	9	100%	9	33%	1	11%	8	44%
48	Elm Springs	Subdivision	Existing		44	\$383,610	1989	13	4	9	13	4	9	17	8	9	0	0%	0	0%	0	0%	4	31%	4	100%	0	0%
80	Enchanted Oaks	Subdivision	Existing		21	\$382,280	1993	10	3	7	8	3	5	8	2	6	-2	-20%	0	0%	-2	-29%	0	0%	-1	-33%	1	20%
85	Enclave	Subdivision	Existing	Stone Haven	163	\$280,000	2013	78	48	30	89	58	31	91	58	33	11	14%	10	21%	1	3%	2	2%	0	0%	2	6%
76	Enclave	Subdivision	Developing	Southglen	38	\$288,105	2018	7	4	3	14	8	6	16	9	7	7	100%	4	100%	3	100%	2	14%	1	13%	1	17%
44	English Oaks	Subdivision	Existing		128	\$336,190	2006	68	19	49	62	18	44	68	23	45	-6	-9%	-1	-5%	-5	-10%	6	10%	5	28%	1	2%
66	Esperanza	Subdivision	Developing	Esperanza	151	\$406,190	2017	79	43	36	92	48	44	105	55	50	13	16%	5	12%	8	22%	13	14%	7	15%	6	14%
42	Essex Addn	Subdivision	Existing		57	\$300,860	1982	36	18	18	37	18	19	34	16	18	1	3%	0	0%	1	6%	-3	-8%	-2	-11%	-1	-5%
14	Estancia @ Thunder Valley	Subdivision	Developing		33	\$1,452,950	2008	9	1	8	7	1	6	5	1	4	-2	-22%	0	0%	-2	-25%	-2	-29%	0	0%	-2	-33%
33	Evergreen Courts	Subdivision	Existing		19	\$341,075	1970	5	0	5	5	0	5	4	0	4	0	0%	0	0%	0	0%	-1	-20%	0	0%	-1	-20%
49	Fabra Oaks	Subdivision	Existing		50	\$250,025	1981	14	8	6	13	6	7	12	7	5	-1	-7%	-2	-25%	1	17%	-1	-8%	1	17%	-2	-29%
79	Fair Oaks Ranch I	Subdivision	Existing		578	\$539,775	2002	343	127	216	328	128	200	347	144	203	-15	-4%	1	1%	-16	-7%	19	6%	16	13%	3	2%
81	Fair Oaks Ranch II	Subdivision	Existing		964	\$422,465	1992	284	129	155	295	134	161	308	149	159	11	4%	5	4%	6	4%	13	4%	15	11%	-2	-1%
82A	Fair Oaks Ranch III	Subdivision	Existing		28	\$425,310	1984	7	1	6	9	2	7	8	1	7	2	29%	1	100%	1	17%	-1	-11%	-1	-50%	0	0%
81	Fairways	Condo	Existing		12	\$1,455,630	1985	0	0	0	0	0	0	1	0	1	0	0%	0	0%	0	0%	1	100%	0	0%	1	100%
84	Fallbrook	Subdivision	Developing		282	\$371,315	2016	122	83	39	172	119	53	209	145	64	50	41%	36	43%	14	36%	37	22%	26	22%	11	21%
32	Falls, The	Subdivision	Existing		15	\$275,550	2006	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
10	Foothills Mobile Home Ranch	MHP	Existing		99	\$46,970	1980	29	14	15	30	15	15	28	15	13	1	3%	1	7%	0	0%	-2	-7%	0	0%	-2	-13%
50	Fox Chase Farms	Subdivision	Existing		41	\$212,420	1985	7	1	6	6	0	6	6	0	6	-1	-14%	-1	-100%	0	0%	0	0%	0	0%	0	0%
32	Franklin Park	Senior	Existing			\$5,179,590	2016	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
60	Friendly Hills	Subdivision	Existing		62	\$241,430	1977	27	15	12	24	13	11	21	9	12	-3	-11%	-2	-13%	-1	-8%	-3	-13%	-4	-31%	1	9%
80	Front Gate	Subdivision	Developing		282	\$420,820	2016	130	62	68	151	69	82	167	81	86	21	16%	7	11%	14	21%	16	11%	12	17%	4	5%
46	Garden Creek	Subdivision	Existing		30	\$151,890	1992	14	7	7	17	10	7	20	11	9	3	21%	3	43%	0	0%	3	18%	1	10%	2	29%
41	Garden Estates	Subdivision	Existing		68	\$165,790	1980	31	15	16	32	12	20	29	10	19	1	3%	-3	-20%	4	25%	-3	-9%	-2	-17%	-1	-5%
75	Gemini Oaks	Subdivision	Existing		18	\$473,235	1999	6	1	5	5	1	4	4	1	3	-1	-17%	0	0%	-1	-20%	-1	-20%	0	0%	-1	-25%
29	Glynn Rose	Subdivision	Existing		11	\$272,780	1999	2	1	1	1	1	0	1	1	0	-1	-50%	0	0%	-1	-100%	0	0%	0	0%	0	0%
30	Grand Tree	Subdivision	Existing		8	\$441,840	2004	5	2	3	4	1	3	2	1	1	-1	-20%	-1	-50%	0	0%	-2	-50%	0	0%	-2	-67%
33	Green Meadows	Subdivision	Existing		23	\$200,190	1982	8	4	4	7	4	3	6	4	2	-1	-13%	0	0%	-1	-25%	-1	-14%	0	0%	-1	-33%
82A	Greenwood	Subdivision	Existing		34	\$431,520	2005	20	9	11	19	7	12	20	5	15	-1	-5%	-2	-22%	1	9%	1	5%	-2	-29%	3	25%
33	Heart of Boerne	Subdivision	Existing		19	\$380,040	1992	1	0	1	5	1	4	4	0	4	4	400%	1	100%	3	300%	-1	-20%	-1	-100%	0	0%
31	Herff St. THs	Townhome	Existing		7	\$230,620	2002	3	2	1	3	2	1	1	0	1	0	0%	0	0%	0	0%	-2	-67%	-2	-100%	0	0%
33	Herff Village THs	Townhome	Developing		6	\$123,140	2008	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
32	Heritage Place	Senior	Existing			\$2,902,110	1999	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
44	Hidden Oaks	Subdivision	Existing		30	\$313,890	1999	10	7	3	10	5	5	11	3	8	0	0%	-2	-29%	2	67%	1	10%	-2	-40%	3	60%
31	Highland Park	Subdivision	Existing		18	\$240,100	1992	5	1	4	5	1	4	6	1	5	0	0%	0	0%	0	0%	1	20%	0	0%	1	25%
8	Highlands @ Tapatlo Springs	Subdivision	Developing		54	\$385,255	2006	7	5	2	7	4	3	10	4	6	0	0%	-1	-20%	1	50%	3	43%	0	0%	3	100%
20	Highlands Ranch	Subdivision	Developing		79	\$703,385	2003	36	7	29	34	7	27	33	8	25	-2	-6%	0	0%	-2	-7%	-1	-3%	1	14%	-2	-7%
82B	Hills @ Fair Oaks	Apartment	Existing	Napa Oaks	288	\$44,283,850	2011	53	31	22	72	45	27	78	46	32	19	36%	14	45%	5	23%	6	8%	1	2%	5	19%
78	Homestead	Subdivision	Developing		43	\$406,010	1993	17	4	13	17	4	13	15	4	11	0	0%	0	0%	0	0%	-2	-12%	0	0%	-2	-15%
51	Indian Knoll	Subdivision	Existing		8	\$303,720	1976	3	0	3	3	0	3	2	0	2	0	0%	0	0%	0	0%	-1	-33%	0	0%	-1	-33%
9	Indian Springs	Subdivision	Developing		15	\$377,425	2008	8	3	5	6	2	4	6	0	6	-2	-25%	-1	-33%	-1	-20%	0	0%	-2	-100%	2	50%
50	Inspiraton Hill	Subdivision	Existing		32	\$289,260	1994	10	1	9	8	2	6	12	5	7	-2	-20%	1	100%	-3	-33%	4	50%	3	150%	1	17%
31	Irons & Grahams	Subdivision	Existing		125	\$205,390	1964	46	30	16	49	37	12	52	35	17	3	7%	7	23%	-4	-25%	3	6%	-2	-5%	5	42%

## Boerne I.S.D. Student Trends by Development

Gain/Loss from 2018 to 2019: Existing Single Family: 118 Students; Actively-Building Single Family: 234 Students; Apartments: 40 Students; Condos: 1 Students; Townhomes: -2 Students; Mobile Home Communities: 10 Students

PU	Name	Class	Phase	Master Planned Community	Total Units	Median Market Value	Year Built	Fall 2017			Fall 2018			Fall 2019			Fall 2017 to Fall 2018						Fall 2018 to Fall 2019					
								EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
								Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.
85	Jackson Woods	Subdivision	Existing		40	\$538,935	1986	11	6	5	12	6	6	11	5	6	1	9%	0	0%	1	20%	-1	-8%	-1	-17%	0	0%
49	K-Bar M	Subdivision	Existing		34	\$407,945	1992	11	2	9	18	8	10	16	8	8	7	64%	6	300%	1	11%	-2	-11%	0	0%	-2	-20%
25	Kendall Creek Estates	Subdivision	Existing		106	\$285,600	2006	62	24	38	64	24	40	62	19	43	2	3%	0	0%	2	5%	-2	-3%	-5	-21%	3	8%
48	Kendall Oaks	Subdivision	Existing		24	\$300,005	1973	4	0	4	2	0	2	2	0	2	-2	-50%	0	0%	-2	-50%	0	0%	0	0%	0	0%
77	Kendall Pointe	Subdivision	Existing		111	\$428,595	1996	51	20	31	54	26	28	49	24	25	3	6%	6	30%	-3	-10%	-5	-9%	-2	-8%	-3	-11%
76	Kendall Ranch Estates	Subdivision	Existing		34	\$379,180	1982	8	5	3	9	5	4	9	5	4	1	13%	0	0%	1	33%	0	0%	0	0%	0	0%
72	Kendall Woods Estates	Subdivision	Developing		125	\$488,990	2003	86	28	58	79	26	53	75	21	54	-7	-8%	-2	-7%	-5	-9%	-4	-5%	-5	-19%	1	2%
33	Kernaghan	Subdivision	Existing		34	\$284,505	1963	5	0	5	3	0	3	4	0	4	-2	-40%	0	0%	-2	-40%	1	33%	0	0%	1	33%
63	La Canclon	Subdivision	Developing		10	\$890,770	2014	11	8	3	12	7	5	12	8	4	1	9%	-1	-13%	2	67%	0	0%	1	14%	-1	-20%
5	Lake Country	Subdivision	Existing		95	\$334,395	1996	38	15	23	34	12	22	32	12	20	-4	-11%	-3	-20%	-1	-4%	-2	-6%	0	0%	-2	-9%
5	Lakeview Estates	Subdivision	Existing		33	\$349,080	1988	8	2	6	7	1	6	7	2	5	-1	-13%	-1	-50%	0	0%	0	0%	1	100%	-1	-17%
33	Legacy @ Cibolo	Apartment	Developing			\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
19	Leon Creek Estates	Subdivision	Existing		35	\$471,080	2017	19	10	9	28	16	12	32	18	14	9	47%	6	60%	3	33%	4	14%	2	13%	2	17%
20	Limestone Ranch	Subdivision	Existing		136	\$502,700	2007	134	48	86	144	60	84	137	60	77	10	7%	12	25%	-2	-2%	-7	-5%	0	0%	-7	-8%
47	Liv @ Boerne	Senior	Developing			\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
71	Los Indios	Subdivision	Existing		27	\$229,535	1994	8	8	0	10	9	1	11	10	1	2	25%	1	13%	1	100%	1	10%	1	11%	0	0%
31	Main St. Villas	Apartment	Existing		28	\$769,570	1968	4	2	2	5	4	1	10	7	3	1	25%	2	100%	-1	-50%	5	100%	3	75%	2	200%
62	Mark Twain	Subdivision	Existing		17	\$213,090	1996	10	5	5	8	4	4	9	6	3	-2	-20%	-1	-20%	-1	-20%	1	13%	2	50%	-1	-25%
72	Meadow Springs	Subdivision	Existing		29	\$504,550	2008	13	8	5	14	8	6	20	13	7	1	8%	0	0%	1	20%	6	43%	5	63%	1	17%
43	Meadowbrook Estates	Subdivision	Existing		12	\$431,520	2002	9	7	2	9	6	3	10	5	5	0	0%	-1	-14%	1	50%	1	11%	-1	-17%	2	67%
26	Menger Springs	Subdivision	Developing		189	\$777,950	2012	104	28	76	104	27	77	103	22	81	0	0%	-1	-4%	1	1%	-1	-1%	-5	-19%	4	5%
9	Miralomas	Subdivision	Developing		6	\$548,820	2018	4	2	2	4	2	2	4	1	3	0	0%	0	0%	0	0%	0	0%	-1	-50%	1	50%
31	Moosehead Manor	Subdivision	Existing		29	\$239,925	1966	5	3	2	5	3	2	11	4	7	0	0%	0	0%	0	0%	6	120%	1	33%	5	250%
50	Mountain Spring Farms	Subdivision	Existing		55	\$376,850	1992	15	4	11	14	4	10	13	3	10	-1	-7%	0	0%	-1	-9%	-1	-7%	-1	-25%	0	0%
43	Nagel/Werner	Subdivision	Existing		30	\$195,820	1979	17	4	13	20	7	13	19	10	9	3	18%	3	75%	0	0%	-1	-5%	3	43%	-4	-31%
82B	Napa Oaks	Subdivision	Existing	Napa Oaks	178	\$356,280	2012	115	51	64	113	54	59	120	60	60	-2	-2%	3	6%	-5	-8%	7	6%	6	11%	1	2%
26	Newton & Taylor	Subdivision	Existing		10	\$274,410	1977	2	0	2	1	0	1	1	0	1	-1	-50%	0	0%	-1	-50%	0	0%	0	0%	0	0%
69	North Barcoft Estates	Subdivision	Existing		176	\$263,290	1994	64	25	39	55	25	30	62	25	37	-9	-14%	0	0%	-9	-23%	7	13%	0	0%	7	23%
33	Oak Forest	Subdivision	Existing		35	\$237,770	1977	17	9	8	15	9	6	17	11	6	-2	-12%	0	0%	-2	-25%	2	13%	2	22%	0	0%
44	Oak Grove	Subdivision	Existing		34	\$199,870	1986	21	12	9	21	13	8	30	18	12	0	0%	1	8%	-1	-11%	9	43%	5	38%	4	50%
44	Oak Knoll Estates	Subdivision	Existing		50	\$308,440	1995	14	6	8	15	6	9	14	4	10	1	7%	0	0%	1	13%	-1	-7%	-2	-33%	1	11%
33	Oak Meadows	Subdivision	Existing		32	\$237,760	1983	14	4	10	12	3	9	11	3	8	-2	-14%	-1	-25%	-1	-10%	-1	-8%	0	0%	-1	-11%
33	Oak Park Addition	Subdivision	Existing		106	\$246,895	1968	30	16	14	32	19	13	32	20	12	2	7%	3	19%	-1	-7%	0	0%	1	5%	-1	-8%
44	Oak Retreat/Highlands	Subdivision	Existing		53	\$305,920	2004	19	7	12	24	9	15	23	10	13	5	26%	2	29%	3	25%	-1	-4%	1	11%	-2	-13%
44	Oak Terrace	Subdivision	Existing		18	\$218,420	1989	4	3	1	5	2	3	4	0	4	1	25%	-1	-33%	2	200%	-1	-20%	-2	-100%	1	33%
15	Oak View	Subdivision	Existing		9	\$351,450	1991	1	0	1	2	1	1	1	1	0	1	100%	1	100%	0	0%	-1	-50%	0	0%	-1	-100%
40	Oaks	Apartment	Existing			\$814,040	1974	24	12	12	25	11	14	20	9	11	1	4%	-1	-8%	2	17%	-5	-20%	-2	-18%	-3	-21%
76	Oaks @ Southglen	Subdivision	Developing	Southglen	25	\$346,020	2018	0	0	0	12	7	5	21	13	8	12	100%	7	100%	5	100%	9	75%	6	86%	3	60%
31	Ogrady Sts THs	Townhome	Existing		7	\$221,730	2004	1	1	0	1	0	1	1	0	1	0	0%	-1	-100%	1	100%	0	0%	0	0%	0	0%
80	Old Fredericksburg Estates	Subdivision	Existing		10	\$414,320	1996	2	0	2	1	0	1	2	0	2	-1	-50%	0	0%	-1	-50%	1	100%	0	0%	1	100%
26	Overlook, The	Senior	Existing			\$35,040,090	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	Developing			\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
18	Pecan Springs Ranch	Subdivision	Developing		2	\$639,590	2018	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
48	Pfeiffer Ranch	Subdivision	Existing		22	\$517,390	2006	10	2	8	11	2	9	11	2	9	1	10%	0	0%	1	13%	0	0%	0	0%	0	0%
28	Pine View	MHP	Existing		17	\$424,900	1972	12	4	8	9	4	5	10	5	5	-3	-25%	0	0%	-3	-38%	1	11%	1	25%	0	0%
71	Pleasant Valley	Subdivision	Existing		179	\$266,360	1984	54	19	35	55	20	35	61	29	32	1	2%	1	5%	0	0%	6	11%	9	45%	-3	-9%
33	Rainbow Senior	Senior	Existing			\$3,502,870	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
37A	Ranch @ Cibolo Creek	Apartment	Existing		116	\$7,272,700	2013	22	12	10	24	13	11	33	19	14	2	9%	1	8%	1	10%	9	38%	6	46%	3	27%
37B	Ranches @ Creekside	Subdivision	Developing		124	\$378,160	2017	68	31	37	84	34	50	114	42	72	16	24%	3	10%	13	35%	30	36%	8	24%	22	44%
7	Ranger Creek	Subdivision	Existing		378	\$226,860	1992	118	47	71	118	54	64	117	52	65	0	0%	7	15%	-7	-10%	-1	-1%	-2	-4%	1	2%
7	Ranger Creek Meadows	Apartment	Existing		24	\$994,630	1998	5	4	1	6	3	3	4	3	1	1	20%	-1	-25%	2	200%	-2	-33%	0	0%	-2	-67%
34	Ray Ranch Estates	Subdivision	Existing		16	\$338,460	1988	2	0	2	2	0	2	2	0	2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
51	Rector	Subdivision	Existing		19	\$283,650	1982	11	2	9	8	2	6	7	2	5	-3	-27%	0	0%	-3	-33%	-1	-13%	0	0%	-1	-17%
25	Regent Park	Subdivision	Developing		98	\$370,730	2018	19	15	4	34	20	14	67	30	37	15	79%	5	33%	10	250%	33	97%	10	50%	23	164%
46	Reserve @ Saddlehorn	Subdivision	Existing		36	\$259,940	2016	19	14	5	28	19	9	29	19	10	9	47%	5	36%	4	80%	1	4%	0	0%	1	11%
43	Richter Addn	Subdivision	Existing		13	\$197,990	1967	4	2	2	3	2	1	1	1	0	-1	-25%	0	0%	-1	-50%	-2	-67%	-1	-50%	-1	-100%
8	Ridge @ Tapatlo Springs	Subdivision	Developing		48	\$620,250	2004	5	1	4	5	1	4	4	1	3	0	0%	0	0%	0	0%	-1	-20%	0	0%	-1	-25%

## Boerne I.S.D. Student Trends by Development

Gain/Loss from 2018 to 2019: Existing Single Family: 118 Students; Actively-Building Single Family: 234 Students; Apartments: 40 Students; Condos: 1 Students; Townhomes: -2 Students; Mobile Home Communities: 10 Students

PU	Name	Class	Phase	Master Planned Community	Total Units	Median Market Value	Year Built	Fall 2017			Fall 2018			Fall 2019			Fall 2017 to Fall 2018						Fall 2018 to Fall 2019					
								EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5th		6th-12th		EE-12th		EE-5th		6th-12th	
								Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.
82B	Ridge Creek	Subdivision	Existing		119	\$389,920	2012	32	18	14	46	21	25	47	23	24	14	44%	3	17%	11	79%	1	2%	2	10%	-1	-4%
8	Ridgeview Condos	Condo	Existing			\$203,320	2000	3	1	2	6	2	4	6	0	6	3	100%	1	100%	2	100%	0	0%	-2	-100%	2	50%
63	River Mountain Ranch	Subdivision	Developing		430	\$440,410	2005	183	64	119	181	61	120	179	61	118	-2	-1%	-3	-5%	1	1%	-2	-1%	0	0%	-2	-2%
57	River Ranch Estates	Subdivision	Existing		62	\$123,320	1990	27	12	15	26	11	15	30	15	15	-1	-4%	-1	-8%	0	0%	4	15%	4	36%	0	0%
54	River Trail	Subdivision	Developing		51	\$140,720	1983	19	9	10	20	10	10	21	9	12	1	5%	1	11%	0	0%	1	5%	-1	-10%	2	20%
79	River Valley	Subdivision	Developing		58	\$0	0	17	6	11	28	14	14	45	20	25	11	65%	8	133%	3	27%	17	61%	6	43%	11	79%
29	River View Oaks	Subdivision	Existing		20	\$137,030	1961	10	3	7	12	4	8	12	5	7	2	20%	1	33%	1	14%	0	0%	1	25%	-1	-13%
40	Riverview	Senior	Existing			\$3,407,420	1993	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
40	Rosewood	Apartment	Existing			\$695,920	1969	7	4	3	8	4	4	21	10	11	1	14%	0	0%	1	33%	13	163%	6	150%	7	175%
40	Rosewood Garden	Subdivision	Existing		22	\$297,670	2003	11	5	6	10	4	6	11	3	8	-1	-9%	-1	-20%	0	0%	1	10%	-1	-25%	2	33%
20	Rustico	Apartment	Existing		292	\$43,886,750	2016	29	10	19	74	41	33	75	47	28	45	155%	31	310%	14	74%	1	1%	6	15%	-5	-15%
58	Sablnas Creek Ranch	Subdivision	Developing			\$169,970	1976	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
84	Sablechase	Subdivision	Existing		460	\$363,300	2013	327	177	150	368	201	167	349	181	168	41	13%	24	14%	17	11%	-19	-5%	-20	-10%	1	1%
52	Sabrina Park	Subdivision	Existing		18	\$237,190	1977	6	4	2	6	3	3	5	3	2	0	0%	-1	-25%	1	50%	-1	-17%	0	0%	-1	-33%
33	Saddle Club Estates	Subdivision	Existing		16	\$199,230	1986	2	1	1	2	0	2	2	0	2	0	0%	-1	-100%	1	100%	0	0%	0	0%	0	0%
46	Saddlehorn	Subdivision	Existing		101	\$277,860	2014	47	27	20	54	29	25	55	34	21	7	15%	2	7%	5	25%	1	2%	5	17%	-4	-16%
72	Sage Oaks	Subdivision	Existing		19	\$342,110	1996	3	0	3	4	0	4	5	1	4	1	33%	0	0%	1	33%	1	25%	1	100%	0	0%
74	Schwarz Ranch	Subdivision	Existing		8	\$407,235	1996	5	4	1	6	3	3	6	3	3	1	20%	-1	-25%	2	200%	0	0%	0	0%	0	0%
7	Schwope	Subdivision	Existing		11	\$197,555	1986	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
68	Sendero Ridge	Subdivision	Developing	Cordillera Ranch	5	\$1,199,890	2014	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
43	Serenity Gardens	Subdivision	Existing		23	\$303,090	2003	6	2	4	5	1	4	6	1	5	-1	-17%	-1	-50%	0	0%	1	20%	0	0%	1	25%
43	Serenity Oaks Estates	Subdivision	Existing		11	\$731,430	2003	4	1	3	4	1	3	5	3	2	0	0%	0	0%	0	0%	1	25%	2	200%	-1	-33%
72	Silver Hills	Subdivision	Existing		14	\$213,785	1992	7	1	6	7	0	7	6	0	6	0	0%	-1	-100%	1	17%	-1	-14%	0	0%	-1	-14%
49	Skyland Ranch	Subdivision	Existing		34	\$633,590	2000	2	0	2	3	1	2	3	1	2	1	50%	1	100%	0	0%	0	0%	0	0%	0	0%
13	Skyview Acres	Subdivision	Existing		137	\$216,740	1995	50	19	31	52	20	32	49	18	31	2	4%	1	5%	1	3%	-3	-6%	-2	-10%	-1	-3%
61	Sleepy Hollow	Subdivision	Existing		10	\$334,710	1998	5	2	3	5	1	4	4	2	2	0	0%	-1	-50%	1	33%	-1	-20%	1	100%	-2	-50%
76	Southglen	Subdivision	Developing	Southglen		\$219,270	1983	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4	Sparkling Springs	Subdivision	Developing		41	\$276,750	2002	16	7	9	15	8	7	15	7	8	-1	-6%	1	14%	-2	-22%	0	0%	-1	-13%	1	14%
60	Spring Creek Estates	Subdivision	Existing		29	\$532,150	2005	23	7	16	20	6	14	15	3	12	-3	-13%	-1	-14%	-2	-13%	-5	-25%	-3	-50%	-2	-14%
76	Springs	Subdivision	Existing	Southglen	45	\$276,225	2018	2	2	0	14	12	2	27	20	7	12	600%	10	500%	2	100%	13	93%	8	67%	5	250%
67	Springs, The	Subdivision	Developing	Cordillera Ranch	4	\$531,730	2018	0	0	0	0	0	0	4	4	0	0	0%	0	0%	0	0%	4	100%	4	100%	0	0%
49	Starview Estates	Subdivision	Existing		8	\$125,675	1998	3	1	2	3	0	3	4	1	3	0	0%	-1	-100%	1	50%	1	33%	1	100%	0	0%
52	Steel Valley	Subdivision	Existing		33	\$278,240	1984	12	10	2	12	9	3	12	7	5	0	0%	-1	-10%	1	50%	0	0%	-2	-22%	2	67%
44	Stone Creek	Subdivision	Existing		72	\$211,690	2000	50	25	25	52	23	29	49	22	27	2	4%	-2	-8%	4	16%	-3	-6%	-1	-4%	-2	-7%
78	Stone Creek Ranch	Subdivision	Developing		119	\$780,415	2013	111	39	72	118	40	78	125	41	84	7	6%	1	3%	6	8%	7	6%	1	3%	6	8%
27	Stone Creek Village	Apartment	Existing		128	\$393,580	2007	59	26	33	68	28	40	65	29	36	9	15%	2	8%	7	21%	-3	-4%	1	4%	-4	-10%
34	Stonegate	Subdivision	Existing		89	\$246,540	1996	40	17	23	40	19	21	34	15	19	0	0%	2	12%	-2	-9%	-6	-15%	-4	-21%	-2	-10%
40	Sunrise	Subdivision	Existing		83	\$210,685	1972	26	13	13	30	15	15	29	16	13	4	15%	2	15%	2	15%	-1	-3%	1	7%	-2	-13%
8	Tapatio Springs	Subdivision	Developing			\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8	Tapatio Springs	Subdivision	Developing		108	\$483,700	1998	20	10	10	21	5	16	20	6	14	1	5%	-5	-50%	6	60%	-1	-5%	1	20%	-2	-13%
21	Tarpon	Subdivision	Existing		146	\$190,800	1985	54	23	31	60	24	36	56	22	34	6	11%	1	4%	5	16%	-4	-7%	-2	-8%	-2	-6%
85	Terrace	Subdivision	Existing	Stone Haven	180	\$276,010	2015	44	24	20	60	31	29	73	37	36	16	36%	7	29%	9	45%	13	22%	6	19%	7	24%
27	Terraces @ Cibolo	Senior	Existing		150	\$3,809,260	2008	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
22A	Threshold Ranch	Subdivision	Developing		15	\$555,270	2015	12	5	7	11	7	4	11	6	5	-1	-8%	2	40%	-3	-43%	0	0%	-1	-14%	1	25%
29	Topperweil	Subdivision	Existing		39	\$217,940	1955	20	9	11	19	6	13	15	5	10	-1	-5%	-3	-33%	2	18%	-4	-21%	-1	-17%	-3	-23%
31	Townsquare	Townhome	Existing		6	\$226,725	1995	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
76	Trails	Subdivision	Developing	Southglen	3	\$310,710	2019	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
33	Trails @ River Road	Apartment	Existing		107	\$1,389,610	2000	18	8	10	37	21	16	44	29	15	19	106%	13	163%	6	60%	7	19%	8	38%	-1	-6%
37A	Trails of Herff Ranch	Subdivision	Existing		564	\$259,280	2011	504	258	246	524	253	271	556	265	291	20	4%	-5	-2%	25	10%	32	6%	12	5%	20	7%
79	Trailside	Subdivision	Existing		50	\$0	0	23	10	13	28	9	19	29	13	16	5	22%	-1	-10%	6	46%	1	4%	4	44%	-3	-16%
20	Trailwood	Subdivision	Existing		89	\$370,440	1980	21	7	14	26	9	17	27	11	16	5	24%	2	29%	3	21%	1	4%	2	22%	-1	-6%
31	Tusculum Oaks	Subdivision	Existing		47	\$468,045	1996	9	3	6	7	2	5	12	5	7	-2	-22%	-1	-33%	-1	-17%	5	71%	3	150%	2	40%
52	Twin Canyon Ranch	Subdivision	Developing		19	\$560,890	2005	3	3	0	3	2	1	4	3	1	0	0%	-1	-33%	1	100%	1	33%	1	50%	0	0%
34	Vantage @ Boerne	Apartment	Existing		288	\$15,823,100	2017	20	13	7	56	30	26	69	39	30	36	180%	17	131%	19	271%	13	23%	9	30%	4	15%
33	Village @ 32 Herff	Subdivision	Developing		7	\$0	1978	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
84	Village Green	Subdivision	Developing		158	\$622,530	2004	80	33	47	82	36	46	82	32	50	2	3%	3	9%	-1	-2%	0	0%	-4	-11%	4	9%
41	Village Oaks	Subdivision	Existing		25	\$340,750	2000	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%



# Public School Transfers: Boerne ISD

## District-to-District Transfers in 2018-19, All Grades



	Students
<b>Total Transfers In</b>	<b>118</b>
Northside ISD (Bexar)	43
Comfort ISD	19
Comal ISD	18
Bandera ISD	17
TOTAL OF ALL OTHER DISTRICTS ENROLLING < 5 STUDENTS	21

	Students
<b>Total Transfers Out</b>	<b>202</b>
Meadowland Charter District	82
Basis Texas	31
Comfort ISD	13
North East ISD	13
Northside ISD (Bexar)	11
TOTAL OF ALL OTHER DISTRICTS ENROLLING < 5 STUDENTS	52

Source: Texas Education Agency (TEA); Due to FERPA privacy regulations, TEA hides enrollments <10 and when only a few district transfers exist. PASA estimated students per district in these situations.

\*\*Charter systems with multiple charter names are summarized as one entity in this table.



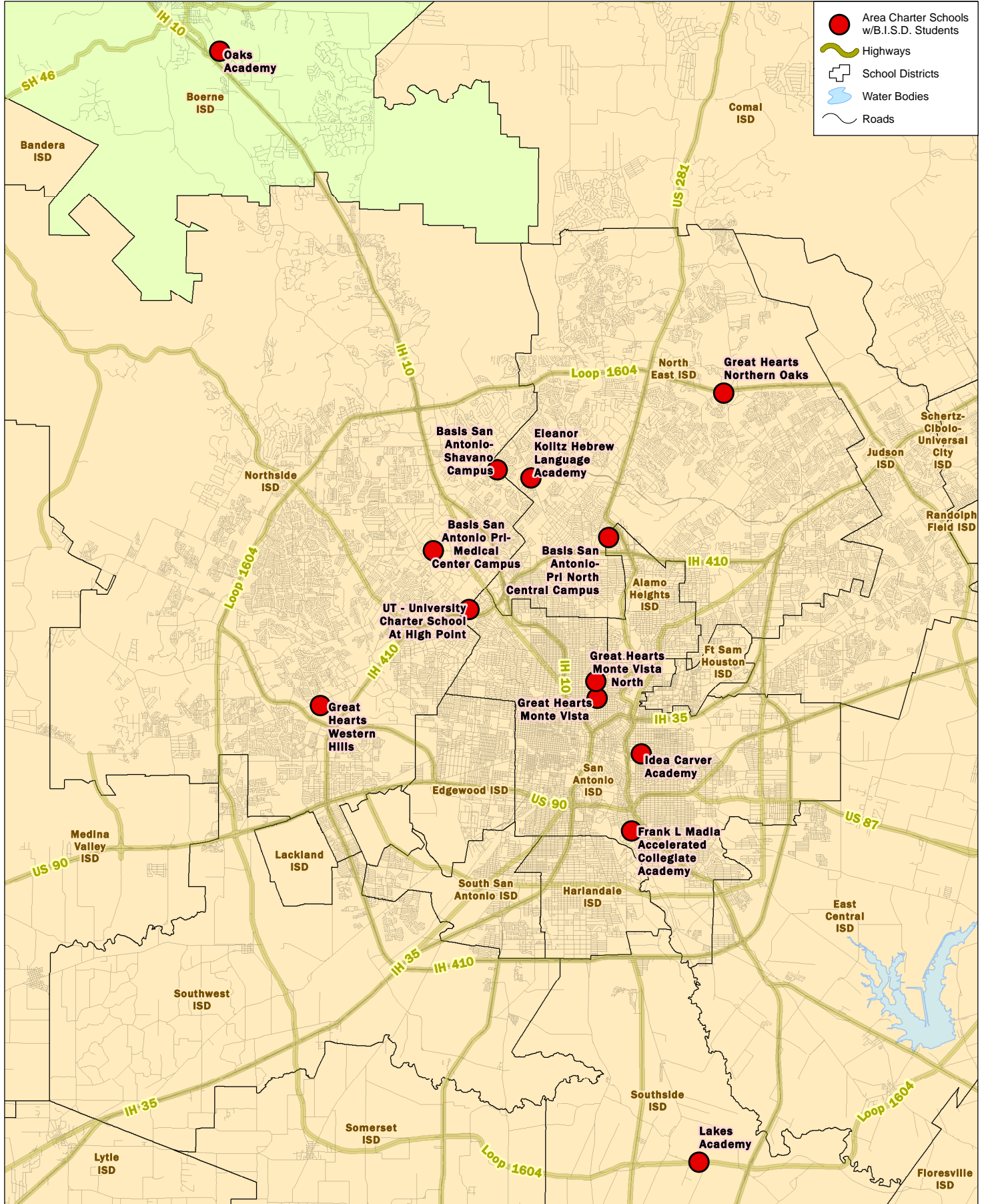
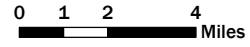






# Charter Schools

Boerne I.S.D.



**Boerne I.S.D.  
Charter School Enrollment  
2019-20**

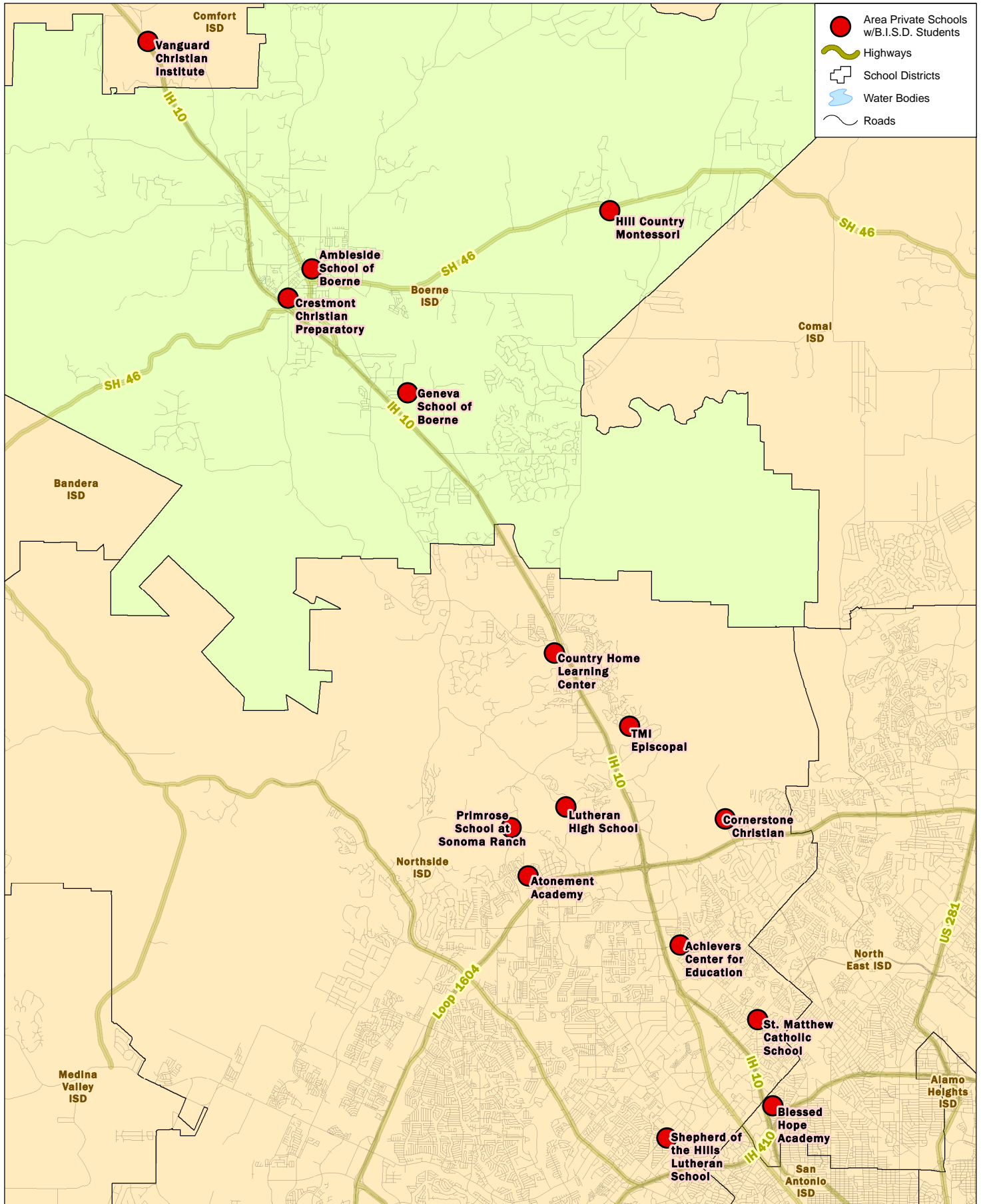
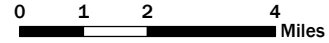


School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	BISD Students	Enrolled in 5 yrs.	BISD Students	
<b>BASIS SAN ANTONIO PRI-MEDICAL CENTER CAMPUS</b>	8519 FLOYD CURL DR, SAN ANTONIO, TX	KG-05	764	7	764	7	
<b>BASIS SAN ANTONIO-SHAVANO CAMPUS</b>	4114 LOCKHILL SELMA RD, SAN ANTONIO, TX	06-12	1,058	22	1,058	22	
<b>OAKS ACADEMY</b>	121 OLD SAN ANTONIO RD, BOERNE, TX	01-12	85	80	100	94	
<b>TOTAL OF ALL OTHER CHARTERS ENROLLING &lt; 5 STUDENTS</b>				26		26	
<b>TOTAL</b>				<b>135</b>		<b>149</b>	

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 I.S.D.



# Boerne I.S.D. Private School Enrollment 2019-20

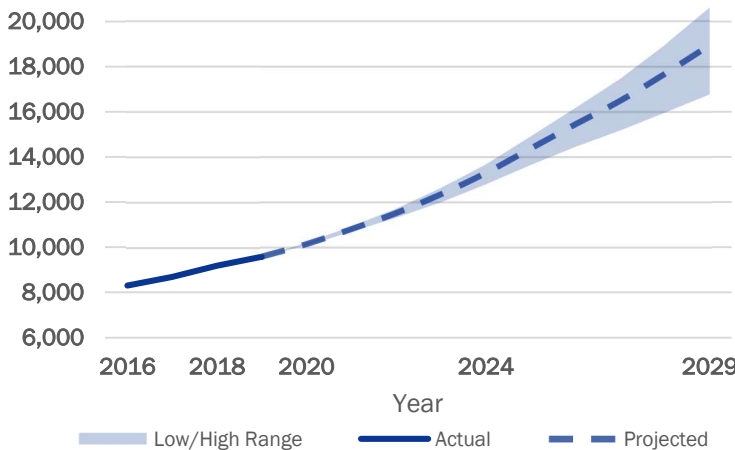


School	Address	Grades	Current Enrollment 2019-20			Projected Enrollment in Five Years		Additional Information
			% from BISD	Enrolled	K-12th BISD Students	Enrolled in 5 Yrs.	Future K-12th BISD Students	
Achlevers Center for Education	5084 De Zavala Rd, San Antonio, TX 78249	5th-12th		10	0	15	0	serves students functioning two years below age appropriate in at least one subject
Ambleside School of Boerne	210 Turner St, Boerne, TX 78006	PK4-6th			0		0	not responding to email, no answer, voicemail has summer hours;
Atonement Academy	15415 Red Robin Rd, San Antonio, TX 78255	PK3-12th			0		0	emailed, voicemail; no response;
Blessed Hope Academy	3355 Cherry Ridge Suite 200A, San Antonio, TX 78230	9th-12th			0		0	no longer in the Boerne ISD area; moved into San Antonio
Cornerstone Christian	17702 NW Military Hwy, San Antonio, TX 78257	K-12th	8%	1,298	104	2,850	228	the 37-ac. campus is complete and enrollment is projected to increase annually; adj. land is available for fine arts programs;
Country Home Learning Center	23907 Cielo Vista Dr, San Antonio, TX 78255	Inf-5yrs, AS	0%	225	0	225	0	no plans for expansion
Crestmont Christian Preparatory	First Baptist Church 631 S School Rd, Boerne, TX 78006	K-12th	15%	81	12	120	18	no plans for expansion
Geneva School of Boerne	113 Cascade Cavern, Boerne, TX 78015	K-12th	85%	690	587	750	638	no plans for expansion
Hill Country Montessori	50 Stone Wall Dr, Boerne, TX 78006	18mos-8th	75%	73	36	95	47	no plans for expansion
Lutheran High School	18104 Babcock Rd, San Antonio, TX 78255	9th-12th	5%	130	7	145	7	If they grow in students, they will expand their campus.
Primrose School at Sonoma Ranch	14875 Kyle Seale Pkwy, San Antonio, TX 78255	Inf-K		184	0	200	0	no plans for expansion
Shepherd of the Hills Lutheran School	6914 Wurzbach Rd, San Antonio, TX 78240	Inf-8th	2%	400	7	450	8	
St. Matthew Catholic School	10703 Wurzbach Rd, San Antonio, TX 78230	PK4-8th	1%	663	6	700	7	
TMI Episcopal	20955 W Tejas Trail, San Antonio, TX 78257	6th-12th	10%	485	49	500	50	
Vanguard Christian Institute	43360 I-10, Boerne, TX 78006	PK-12th	90%	110	94	150	128	
<b>Total:</b>					<b>901</b>		<b>1,131</b>	

# STUDENT PROJECTIONS

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 trends;
- amount of regeneration of older housing with younger families;
- 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; and
- the effect of the aging of the student population through the school system



PASA has developed three scenarios of growth for Boerne I.S.D. These scenarios are termed the “Low Growth,” the “Moderate Growth” and the “High Growth” scenarios. All three take a “conservative” stance, in that PASA would rather the District under-build than over-build. These scenarios are shown on the graph at left and are discussed at length later in this Chapter.

## THE MODEL FOR DEVELOPING STUDENT PROJECTIONS

In order to derive the three scenarios of growth, PASA needed to understand not only when and where new development might occur, but also the factors which are unique to the District, and which might accelerate or retard the potential development of new housing. These factors, discussed in depth throughout the previous chapters, include economic variables such as job availability, socioeconomic characteristics, quality of life indicators, housing construction, land development potential, charter and private school plans, and household size and age. The student projections developed in this study are based on a model that incorporates a number of these factors and others discussed throughout this report.



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## MODERATE SCENARIO OF GROWTH

The Moderate Growth projections series shows an average projected annual increase of 739 students per year over the next five years, with an additional increase of an average 1,132 students annually over the last five years of the projection period. Therefore, by Fall 2024, Boerne I.S.D. could have a projected enrollment of 13,279 students, and by Fall 2029 a total of 18,941 students. Annual growth rates could range from 5.78% to 8.16%.

The Moderate Growth Scenario assumes the following:

- The perception of the District remains the same
- The ratios of students per home will remain similar in existing neighborhoods, with the likelihood of higher ratios of students per home in newer, conventional single-family suburban developments
- Interest rates do not increase by more than 2% over current levels for the next 3 years
- Several planned housing developments start construction within the next 1–2 years, including the Bakke Development subdivision along Scenic Loop Rd., Shoreline Park, Spencer Ranch, and Lily Ranch
- No charter schools open in or near the District over the next 1–4 years, and Cornerstone Christian expands its enrollment to fill its new campus
- Unemployment rates will remain at or below 3% in the Boerne I.S.D. catchment area over the next 2–4 years
- Mortgage interest rates remain low for the next 2–4 years
- Improvements to IH-10 lead to quicker commutes and better access to B.I.S.D.

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## LOW SCENARIO OF GROWTH

It is critical to consider the lowest enrollment projection scenario in making school facility planning decisions. Under B.I.S.D.'s Low Growth Scenario, the District could gain 3,200 students in the first five years plus an additional 3,977 students in the last five years of this projection period. Therefore, under the Low Growth Scenario, by Fall 2024, Boerne I.S.D. could have 12,783 students. By Fall 2029, 16,760 students could be enrolled under this Low Growth Scenario. Annual rates of change could range 5.01% to 6.64%.

A Low Growth Scenario would assume the following:

- Kindergarten enrollment is dampened by slower housing construction and unexpected charter school expansions
- Unemployment rates increase above 4.5% in the Boerne I.S.D. catchment area over the next 2–4 years

- Charter schools begin to open inside, or just outside, the District, and enroll 450–700 B.I.S.D students by 2029
- Many of the large potential residential tracts in the IH-10 Corridor do not sell to housing developers, and annual enrollment decreases by 250–350 students by the end of the projection period
- Mortgage interest rates rise above 5% in the next 2–4 years
- The national economy slows or enters a recession; in particular, a housing recession decreases demand for new housing in the suburban fringe by 25–45%
- Foreign trade wars intensify with other global powers

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## HIGH SCENARIO OF GROWTH

Under the High Growth Scenario, the District could gain 4,080 students in the first five years, and 6,925 additional students would be expected in the last five years of the projection period. Thus, under these high growth assumptions, Boerne I.S.D. could enroll 13,663 students by 2024 and 20,588 students by 2029.

The High Growth Scenario assumes the following:

- Pre-Kindergarten enrollment increases slightly due to an increase in economically disadvantaged students moving into the District
- Kindergarten growth remains strong, particularly in the newer suburban neighborhoods; by 2029, KG enrollment is doubled
- Immigration levels remain unchanged, or increase only slightly, under the current, and any future, White House Administration
- Corporate relocations to the northwest San Antonio suburbs escalate, and/or a large company constructs a campus outside Loop 1604 along IH-10
- Large land tracts south of IH-10, along Upper Balcones Rd. and Johns Rd., sell within the next 3–6 years, and residential development increases; single-family housing communities along TX-46, east of the City of Boerne, expand on adjacent undeveloped land
- No new charter schools open in or around the District

## PROJECTED STUDENTS BY PLANNING UNIT

Presented in this chapter are maps and charts showing the number of students projected to live in each Planning Unit, by year under the Moderate Growth Scenario. These maps illustrate the 'hot spots' of projected growth along the I-10 corridor in the southern and central portions of the District that correspond largely with anticipated future residential development. These maps and the subsequent charts are helpful as tools moving forward, understanding the magnitude and geographic location of the projected student population.

## 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 doesn't necessarily indicate the number of students projected to attend each school due to intra-District transfers. For these purposes, transfers are defined as any student attending a school other than his/her 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 2019-20 school year are included by grade group in this chapter 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, due to the fact that the transfer patterns in any district can change markedly over a short period of time.

## ELEMENTARY SCHOOL LONG RANGE PLANNING

Under the Moderate Growth Scenario, the Elementary student population is projected to increase by about 3,262 students (from 4,394 to 7,656 students) Districtwide by Fall, 2029.

	Capacity	Current	Projected RESIDENT Students										Net Transfers 2019-20
			2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
<b>Cibolo Creek</b>	900	523	559	606	652	682	717	729	739	757	779	810	-44
<b>Curlington</b>	1,000	577	571	581	579	592	606	613	619	625	628	630	66
<b>Fabra</b>	900	543	525	538	583	633	696	751	810	873	935	994	6
<b>Fair Oaks Ranch</b>	900	699	744	807	878	915	969	1,004	1,044	1,060	1,077	1,097	-10
<b>Herff</b>	900	501	534	609	677	759	831	903	979	1,072	1,172	1,278	-44
<b>Kendall</b>	1,000	675	701	720	757	768	839	931	1,025	1,147	1,290	1,424	77
<b>Van Raub</b>	900	876	944	1,018	1,122	1,171	1,227	1,272	1,323	1,354	1,386	1,423	-51
<b>Elementary Total</b>		4,394	4,578	4,879	5,248	5,520	5,885	6,203	6,539	6,888	7,267	7,656	0

*Yellow highlights denote the year in which projected students exceed capacity by >120%.*

The yellow highlights in this and following tables indicate the years in which projected resident student population exceeds capacity by 120%. This is a general benchmark that PASA uses to illustrate the absolute maximum threshold at which point the core facilities simply can't support additional portable classrooms (cafeteria space, etc.).

The previous hot-spot maps in this chapter illustrate where the most student population growth is projected to occur over the next ten years. The most immediate new growth (in the next five years) corresponds to the Herff and Van Raub attendance zones. Since Herff just opened in anticipation of this new growth, it can well handle the projected student population until the latter years of this projection period. The projected growth at Van Raub, however, will be the driving force for the need for Elementary #8 in the next few years. Van Raub’s resident population is projected to exceed capacity next fall, growing quickly to exceed 1,100 students by 2022-23.

There has been some discussion within the District about re-zoning at the Elementary level, in order to provide some short-term relief for Van Raub, better utilize the existing facilities, and thus postpone the need for Elementary #8. With no re-zoning, Elementary #8 could be well utilized in Fall 2022 in order to relieve Van Raub, but ideally that could be postponed by 2-3 years with a successful re-zoning effort next spring.

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## MIDDLE SCHOOL LONG RANGE PLANNING

Under the Moderate Growth Scenario, the Middle School student population is projected to increase by about 2,469 students (from 2,246 to 4,715 students) Districtwide by Fall, 2029.

	Capacity	Current	Projected RESIDENT Students										Net Transfers 2019-20
			2020- 21	2021- 22	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	
<b>Boerne North MS</b>	1,300	778	840	866	877	914	1,027	1,173	1,290	1,406	1,500	1,598	24
<b>Boerne South MS</b>	1,500	785	868	995	1,080	1,214	1,314	1,469	1,513	1,619	1,716	1,829	100
<b>Voss MS</b>	1,200	683	722	756	789	852	920	1,034	1,098	1,188	1,228	1,288	-124
<b>MS Total</b>		2,246	2,430	2,617	2,746	2,980	3,261	3,676	3,901	4,213	4,444	4,715	0

*Yellow highlights denote the year in which projected students exceed capacity by >120%.*

The opening of Voss Middle School this year has provided ample Middle School capacity for the 6<sup>th</sup>-8<sup>th</sup> grade population for the majority of this projection period. The need for a fourth Middle School will be dependent largely on local preferences for school size at that level. If following the 120% threshold, Boerne North and Boerne South are both projected to need relief by the last year in this projection period. However, local preferences might drive the need for Middle School #4 prior to 2029-20.

## HIGH SCHOOL LONG RANGE PLANNING

Under the Moderate Growth Scenario, the High School student population is projected to increase by about 3,627 students (from 2,943 to 6,570 students) Districtwide by Fall, 2029.

	Capacity	Current	Projected RESIDENT Students										Net Transfers 2019-20
			2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
<b>Boerne HS</b>	1,800	1,237	1,253	1,287	1,344	1,485	1,582	1,711	1,856	1,998	2,258	2,506	-64
<b>Champion HS</b>	2,400	1,706	1,876	2,017	2,170	2,356	2,551	2,772	3,140	3,377	3,703	4,064	64
<b>High School Total</b>		2,943	3,129	3,304	3,514	3,841	4,133	4,483	4,996	5,375	5,961	6,570	0

*Yellow highlights denote the year in which projected students exceed capacity by >120%.*

The largest proportion of growth over the next ten years is projected to occur at the High School level (over the next decade, the District is projected to gain more High School students in four grades than Elementary School students in six grades). This phenomenon is due largely to the recent years of high growth in the Elementary grades (refer to graph on p.23). As these large Elementary classes matriculate through the upper grades, enrollment in the upper grades will automatically accelerate, even without any influx of new students into the District.

Champion HS is projected to exceed its 120% threshold about 2026-27, followed quickly by Boerne HS in 2028-29. The need for additional High School capacity within this decade is clear, but the specifics of that capacity could take many forms. The District could consider adding additional core space to the existing schools, building a supplementary special program campus (for example, a Career/Technology facility), or building a third High School. These are important questions for the community and the District to consider in the next few years in anticipation of this acceleration of growth at the High School level.

**Boerne I.S.D.  
Low Growth Scenario  
2019-2029**



	Historical Enrollment at PEIMS Snapshot --										Weighted Avg. Growth, Retention, Attrition: 2016-17 to 2019-20	Projected Enrollment at PEIMS Snapshot Date										Student Change 2019-2024	Student Change 2024-2029
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		2024	2025	2026	2027	2028	2029	2019-2024	2024-2029				
EE	34	49	66	55	67	78	68	70	72	75	78	81	84	87	90	93	0	15					
PK	15	21	33	55	100	96	99	101	104	107	110	113	116	120	124	128	14	18					
KN	509	510	535	624	591	664	633	670	704	743	785	822	862	900	940	984	121	199					
1	505	557	555	555	685	660	721	693	737	775	823	868	908	950	990	1,030	163	207					
2	515	544	602	600	607	732	712	784	758	806	853	904	953	994	1,038	1,079	121	226					
3	500	562	593	659	659	656	798	782	866	838	896	947	1,002	1,054	1,097	1,142	240	246					
4	578	572	618	650	728	713	724	888	875	970	944	1,008	1,063	1,123	1,179	1,223	231	279					
5	594	614	609	656	710	795	765	783	966	952	1,062	1,032	1,100	1,158	1,221	1,278	267	216					
6	556	638	662	673	700	767	858	832	857	1,058	1,048	1,168	1,133	1,205	1,266	1,331	281	283					
7	588	596	678	683	720	717	806	909	886	913	1,134	1,122	1,248	1,208	1,283	1,343	417	209					
8	623	620	643	720	728	762	762	863	875	955	990	1,227	1,213	1,346	1,300	1,377	228	387					
9	698	715	687	683	784	821	843	849	967	1,098	1,077	1,115	1,380	1,361	1,507	1,451	256	374					
10	635	686	707	690	706	799	825	853	864	985	1,125	1,102	1,139	1,407	1,385	1,529	326	404					
11	608	640	671	711	694	690	794	826	859	871	999	1,139	1,114	1,149	1,416	1,390	309	391					
12	535	578	641	673	691	633	667	774	809	842	859	984	1,120	1,093	1,125	1,382	226	523					
<b>TOTAL:</b>	<b>7,493</b>	<b>7,902</b>	<b>8,300</b>	<b>8,687</b>	<b>9,177</b>	<b>9,583</b>	<b>10,075</b>	<b>10,677</b>	<b>11,303</b>	<b>11,988</b>	<b>12,783</b>	<b>13,632</b>	<b>14,435</b>	<b>15,155</b>	<b>15,961</b>	<b>16,760</b>	<b>3,200</b>	<b>3,977</b>					
<b>PCT. INCR.</b>	<b>3.65</b>	<b>5.46</b>	<b>5.04</b>	<b>4.66</b>	<b>5.56</b>	<b>4.50</b>	<b>5.13</b>	<b>5.98</b>	<b>5.86</b>	<b>6.06</b>	<b>6.63</b>	<b>6.64</b>	<b>5.89</b>	<b>4.99</b>	<b>5.32</b>	<b>5.01</b>							
<b>ACTUAL INCR.</b>	<b>264</b>	<b>409</b>	<b>398</b>	<b>387</b>	<b>483</b>	<b>413</b>	<b>492</b>	<b>602</b>	<b>626</b>	<b>685</b>	<b>795</b>	<b>849</b>	<b>803</b>	<b>720</b>	<b>806</b>	<b>799</b>							
<b>Enrollment by Grade Group</b>																							
EE-5th	3,250	3,429	3,611	3,854	4,147	4,394	4,520	4,771	5,082	5,266	5,551	5,775	6,088	6,386	6,679	6,957							
6th-8th	1,767	1,854	1,983	2,076	2,148	2,246	2,426	2,604	2,722	2,926	3,172	3,517	3,594	3,759	3,849	4,051							
9th-12th	2,476	2,619	2,706	2,757	2,875	2,943	3,129	3,302	3,499	3,796	4,060	4,340	4,753	5,010	5,433	5,752							
<b>% Change by Grade Group</b>																							
EE-5th	0.065	0.055	0.053	0.067	0.076	0.060	0.029	0.056	0.065	0.036	0.054	0.040	0.054	0.049	0.046	0.042							
6th-8th	-0.015	0.049	0.070	0.047	0.035	0.046	0.080	0.073	0.045	0.075	0.084	0.109	0.022	0.046	0.024	0.052							
9th-12th	0.039	0.058	0.033	0.019	0.043	0.024	0.063	0.055	0.060	0.085	0.070	0.069	0.095	0.054	0.084	0.059							
<b>% Students in each Grade Group</b>																							
EE-5th	0.434	0.434	0.435	0.444	0.452	0.459	0.449	0.447	0.450	0.439	0.434	0.424	0.422	0.421	0.418	0.415							
6th-8th	0.236	0.235	0.239	0.239	0.234	0.234	0.241	0.244	0.241	0.244	0.248	0.258	0.249	0.248	0.241	0.242							
9th-12th	0.330	0.331	0.326	0.317	0.314	0.307	0.311	0.309	0.310	0.317	0.318	0.318	0.329	0.331	0.340	0.343							
<b>Added Students by Grade Group</b>																							
EE-5th	198	179	182	243	293	247	126	251	311	184	285	224	313	298	293	278							
6th-8th	-27	87	129	93	72	98	180	178	118	204	246	345	77	165	90	202							
9th-12th	93	143	87	51	118	68	186	173	197	297	264	280	413	257	423	319							
<b>% Added Students by Grade Group</b>																							
EE-5th	0.750	0.438	0.457	0.628	0.607	0.598	0.2561	0.4169	0.4968	0.2686	0.3585	0.2638	0.3898	0.4139	0.3635	0.3479							
6th-8th	-0.102	0.213	0.324	0.240	0.149	0.237	0.3659	0.2957	0.1885	0.2978	0.3094	0.4064	0.0959	0.2292	0.1117	0.2528							
9th-12th	0.352	0.350	0.219	0.132	0.244	0.165	0.3780	0.2874	0.3147	0.4336	0.3321	0.3298	0.5143	0.3569	0.5248	0.3992							

**Boerne I.S.D.  
Moderate Growth Scenario  
2019-2029**



	Historical Enrollment at PEIMS Snapshot --										Weighted Avg. Growth, Retention, Attrition: 2016-17 to 2019-20	Projected Enrollment at PEIMS Snapshot Date										Student Change 2019-2024	Student Change 2024-2029
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		2024	2025	2026	2027	2028	2029	2019-2024	2024-2029				
EE	34	49	66	55	67	78	80	84	88	92	96	100	105	110	115	120	18	24					
PK	15	21	33	55	100	96	99	103	108	113	118	124	130	137	145	154	22	36					
KN	509	510	535	624	591	664	674	699	728	772	807	840	884	936	996	1,064	143	257					
1	505	557	555	555	685	660	722	740	774	811	865	906	942	991	1,050	1,117	205	252					
2	515	544	602	600	607	732	713	788	814	857	903	965	1,010	1,050	1,105	1,170	171	267					
3	500	562	593	659	659	656	799	786	875	910	963	1,018	1,087	1,137	1,183	1,244	307	281					
4	578	572	618	650	728	713	725	892	885	991	1,036	1,100	1,161	1,240	1,297	1,349	323	313					
5	594	614	609	656	710	795	766	787	976	974	1,097	1,150	1,220	1,287	1,376	1,438	302	341					
6	556	638	662	673	700	767	860	836	865	1,078	1,081	1,224	1,329	1,361	1,436	1,534	314	453					
7	588	596	678	683	720	717	807	914	894	930	1,164	1,174	1,329	1,393	1,478	1,559	447	395					
8	623	620	643	720	728	762	763	867	988	972	1,016	1,278	1,289	1,459	1,530	1,622	254	606					
9	698	715	687	683	784	821	843	852	973	1,114	1,101	1,161	1,460	1,472	1,667	1,747	280	646					
10	635	686	707	690	706	799	825	853	869	997	1,146	1,139	1,202	1,511	1,523	1,725	347	579					
11	608	640	671	711	694	690	794	826	861	881	1,014	1,173	1,166	1,231	1,546	1,559	324	545					
12	535	578	641	673	691	633	667	773	811	849	872	1,010	1,168	1,161	1,225	1,539	239	667					
<b>TOTAL:</b>	<b>7,493</b>	<b>7,902</b>	<b>8,300</b>	<b>8,687</b>	<b>9,170</b>	<b>9,583</b>	<b>10,137</b>	<b>10,800</b>	<b>11,509</b>	<b>12,341</b>	<b>13,279</b>	<b>14,362</b>	<b>15,436</b>	<b>16,476</b>	<b>17,672</b>	<b>18,941</b>	<b>3,696</b>	<b>5,662</b>					
<b>PCT. INCR.</b>	<b>3.65</b>	<b>5.46</b>	<b>5.04</b>	<b>4.66</b>	<b>5.56</b>	<b>4.50</b>	<b>5.78</b>	<b>6.54</b>	<b>6.56</b>	<b>7.23</b>	<b>7.60</b>	<b>8.16</b>	<b>7.48</b>	<b>6.74</b>	<b>7.26</b>	<b>7.18</b>							
<b>ACTUAL INCR.</b>	<b>264</b>	<b>409</b>	<b>398</b>	<b>387</b>	<b>483</b>	<b>413</b>	<b>554</b>	<b>663</b>	<b>709</b>	<b>832</b>	<b>938</b>	<b>1,083</b>	<b>1,074</b>	<b>1,040</b>	<b>1,196</b>	<b>1,269</b>							
<b>Enrollment by Grade Group</b>																							
EE-5th	3,250	3,429	3,611	3,854	4,147	4,394	4,578	4,879	5,248	5,520	5,885	6,203	6,539	6,888	7,267	7,656							
6th-8th	1,767	1,854	1,983	2,076	2,148	2,246	2,430	2,617	2,747	2,980	3,261	3,676	3,901	4,213	4,444	4,715							
9th-12th	2,476	2,619	2,706	2,757	2,875	2,943	3,129	3,304	3,514	3,841	4,133	4,483	4,996	5,375	5,961	6,570							
<b>% Change by Grade Group</b>																							
EE-5th	0.065	0.055	0.053	0.067	0.076	0.060	0.042	0.066	0.076	0.052	0.066	0.054	0.054	0.053	0.055	0.054							
6th-8th	-0.015	0.049	0.070	0.047	0.035	0.046	0.082	0.077	0.050	0.085	0.094	0.127	0.061	0.080	0.055	0.061							
9th-12th	0.039	0.058	0.033	0.019	0.043	0.024	0.063	0.056	0.064	0.093	0.076	0.085	0.114	0.076	0.109	0.102							
<b>% Students in each Grade Group</b>																							
EE-5th	0.434	0.434	0.435	0.444	0.452	0.459	0.452	0.452	0.456	0.447	0.443	0.432	0.424	0.418	0.411	0.404							
6th-8th	0.236	0.235	0.239	0.239	0.234	0.234	0.240	0.242	0.239	0.241	0.246	0.256	0.253	0.256	0.251	0.249							
9th-12th	0.330	0.331	0.326	0.317	0.314	0.307	0.309	0.306	0.305	0.311	0.311	0.312	0.324	0.326	0.337	0.347							
<b>Added Students by Grade Group</b>																							
EE-5th	198	179	182	243	293	247	184	301	369	272	365	318	336	349	379	389							
6th-8th	-27	87	129	93	72	98	184	187	130	233	281	415	225	312	231	271							
9th-12th	93	143	87	51	118	68	186	175	210	327	292	350	513	379	586	609							
<b>% Added Students by Grade Group</b>																							
EE-5th	0.750	0.438	0.457	0.628	0.607	0.598	0.3321	0.4540	0.5205	0.3269	0.3891	0.2936	0.3128	0.3356	0.3169	0.3065							
6th-8th	-0.102	0.213	0.324	0.240	0.149	0.237	0.3321	0.2821	0.1834	0.2800	0.2996	0.3832	0.2095	0.3000	0.1931	0.2136							
9th-12th	0.352	0.350	0.219	0.132	0.244	0.165	0.3357	0.2640	0.2962	0.3930	0.3113	0.3232	0.4777	0.3644	0.4900	0.4799							

**Boerne I.S.D.  
High Growth Scenario  
2019-2029**

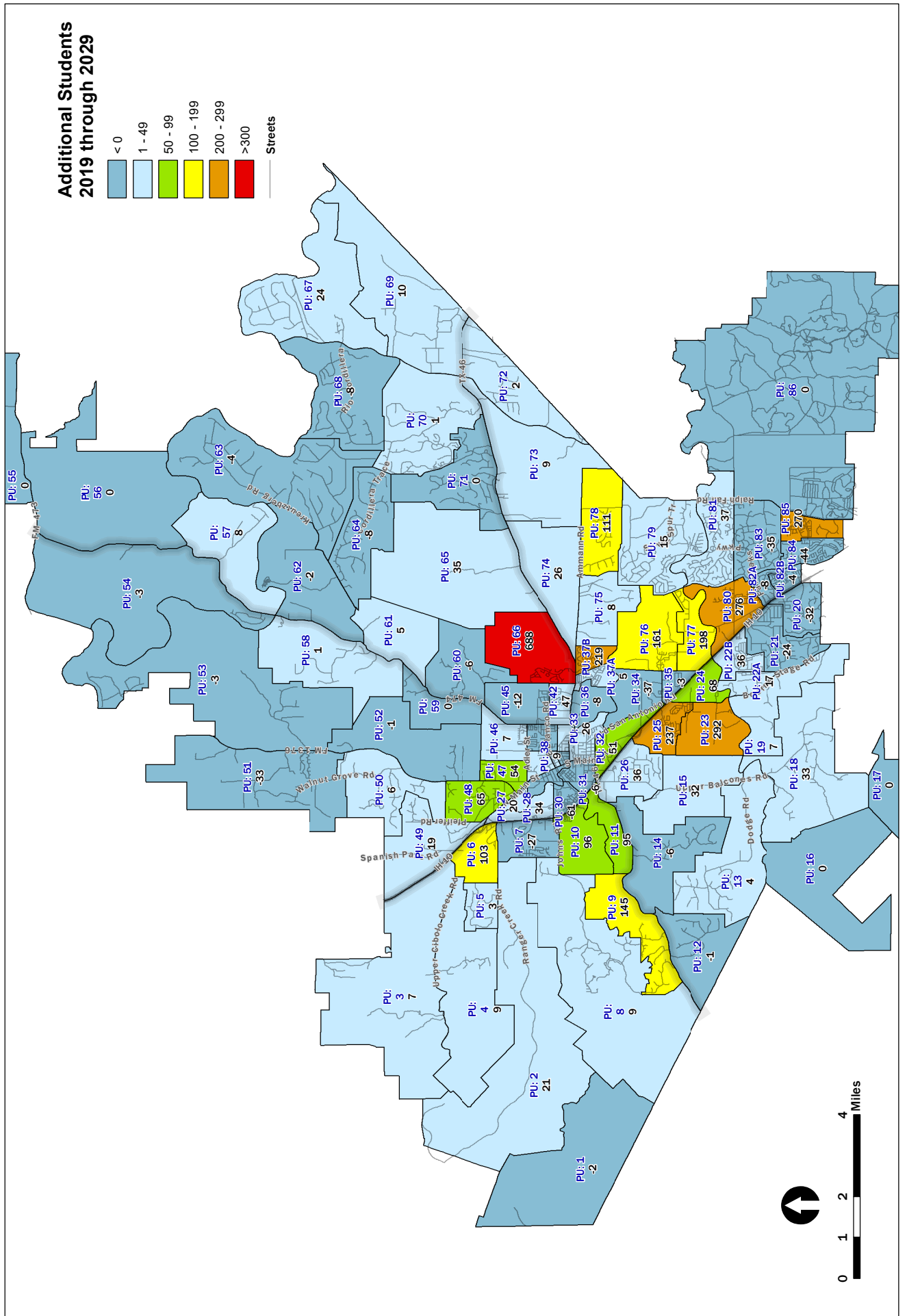


	Historical Enrollment at PEIMS Snapshot --										Weighted Avg. Growth, Retention, Attrition: 2016-27 to 2019-20	Projected Enrollment at PEIMS Snapshot Date										2019-2024	2024-2029
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		2024	2025	2026	2027	2028	2029	2019-2024	2024-2029				
EE	34	49	66	55	67	78	80	84	88	92	97	102	108	114	121	128	19	31					
PK	15	21	33	55	100	96	99	103	108	114	120	127	135	144	154	165	24	45					
KN	509	510	535	624	591	664	709	731	751	793	827	871	933	1,006	1,093	1,188	163	361					
1	505	557	555	555	685	660	724	781	812	840	893	934	986	1,057	1,141	1,238	208	345					
2	515	544	602	600	607	732	715	792	862	903	940	1,002	1,051	1,110	1,191	1,285	233	345					
3	500	562	593	659	659	656	801	790	883	968	1,021	1,066	1,138	1,195	1,263	1,354	365	333					
4	578	572	618	650	728	713	727	897	892	1,004	1,109	1,173	1,227	1,311	1,378	1,455	396	346					
5	594	614	609	656	710	795	768	791	985	986	1,118	1,238	1,312	1,374	1,470	1,543	323	425					
6	556	638	662	673	700	767	862	841	872	1,092	1,100	1,256	1,393	1,478	1,549	1,656	333	556					
7	588	596	678	683	720	717	809	919	903	941	1,186	1,203	1,376	1,527	1,622	1,698	469	512					
8	623	620	643	720	728	762	765	872	997	986	1,033	1,311	1,333	1,526	1,695	1,798	271	765					
9	698	715	687	683	784	821	845	858	985	1,131	1,124	1,188	1,511	1,538	1,762	1,955	303	831					
10	635	686	707	690	706	799	827	858	878	1,013	1,169	1,171	1,238	1,576	1,604	1,838	370	669					
11	608	640	671	711	694	690	796	830	869	894	1,036	1,205	1,207	1,278	1,626	1,655	346	619					
12	535	578	641	673	691	633	669	777	818	860	890	1,039	1,208	1,212	1,283	1,632	257	742					
<b>TOTAL:</b>	<b>7,493</b>	<b>7,902</b>	<b>8,300</b>	<b>8,687</b>	<b>9,170</b>	<b>9,583</b>	<b>10,196</b>	<b>10,924</b>	<b>11,703</b>	<b>12,617</b>	<b>13,663</b>	<b>14,886</b>	<b>16,156</b>	<b>17,446</b>	<b>18,952</b>	<b>20,588</b>	<b>4,080</b>	<b>6,925</b>					
<b>PCT. INCR.</b>	<b>3.65</b>	<b>5.46</b>	<b>5.04</b>	<b>4.66</b>	<b>5.56</b>	<b>4.50</b>	<b>6.40</b>	<b>7.14</b>	<b>7.13</b>	<b>7.81</b>	<b>8.29</b>	<b>8.95</b>	<b>8.53</b>	<b>7.98</b>	<b>8.63</b>	<b>8.63</b>							
<b>ACTUAL INCR.</b>	<b>264</b>	<b>409</b>	<b>398</b>	<b>387</b>	<b>483</b>	<b>413</b>	<b>613</b>	<b>728</b>	<b>779</b>	<b>914</b>	<b>1,046</b>	<b>1,223</b>	<b>1,270</b>	<b>1,290</b>	<b>1,506</b>	<b>1,636</b>							
<b>Enrollment by Grade Group</b>																							
EE-5th	3,250	3,429	3,611	3,854	4,147	4,394	4,623	4,969	5,381	5,700	6,125	6,513	6,890	7,311	7,811	8,356							
6th-8th	1,767	1,854	1,983	2,076	2,148	2,246	2,436	2,632	2,772	3,019	3,319	3,770	4,102	4,531	4,866	5,152							
9th-12th	2,476	2,619	2,706	2,757	2,875	2,943	3,137	3,323	3,550	3,898	4,219	4,603	5,164	5,604	6,275	7,080							
<b>% Change by Grade Group</b>																							
EE-5th	0.065	0.055	0.053	0.067	0.076	0.060	0.052	0.075	0.083	0.059	0.075	0.063	0.058	0.061	0.068	0.070							
6th-8th	-0.015	0.049	0.070	0.047	0.035	0.046	0.085	0.080	0.053	0.089	0.099	0.136	0.088	0.105	0.074	0.059							
9th-12th	0.039	0.058	0.033	0.019	0.043	0.024	0.066	0.059	0.068	0.098	0.082	0.091	0.122	0.085	0.120	0.128							
<b>% Students in each Grade Group</b>																							
EE-5th	0.434	0.434	0.435	0.444	0.452	0.459	0.453	0.455	0.460	0.452	0.448	0.438	0.426	0.419	0.412	0.406							
6th-8th	0.236	0.235	0.239	0.239	0.234	0.234	0.239	0.241	0.237	0.239	0.243	0.253	0.254	0.260	0.257	0.250							
9th-12th	0.330	0.331	0.326	0.317	0.314	0.307	0.308	0.304	0.303	0.309	0.309	0.309	0.320	0.321	0.331	0.344							
<b>Added Students by Grade Group</b>																							
EE-5th	198	179	182	243	293	247	229	346	412	319	425	388	377	421	500	545							
6th-8th	-27	87	129	93	72	98	190	196	140	247	300	451	332	429	335	286							
9th-12th	93	143	87	51	118	68	194	186	227	348	321	384	561	440	671	805							
<b>% Added Students by Grade Group</b>																							
EE-5th	0.750	0.438	0.457	0.628	0.607	0.598	0.376	0.4753	0.5289	0.3490	0.4063	0.3173	0.2969	0.3264	0.3320	0.3331							
6th-8th	-0.102	0.213	0.324	0.240	0.149	0.237	0.3100	0.2692	0.1797	0.2702	0.2868	0.3688	0.2614	0.3326	0.2224	0.1748							
9th-12th	0.352	0.350	0.219	0.132	0.244	0.165	0.3165	0.2555	0.2914	0.3807	0.3069	0.3140	0.4417	0.3411	0.4456	0.4921							



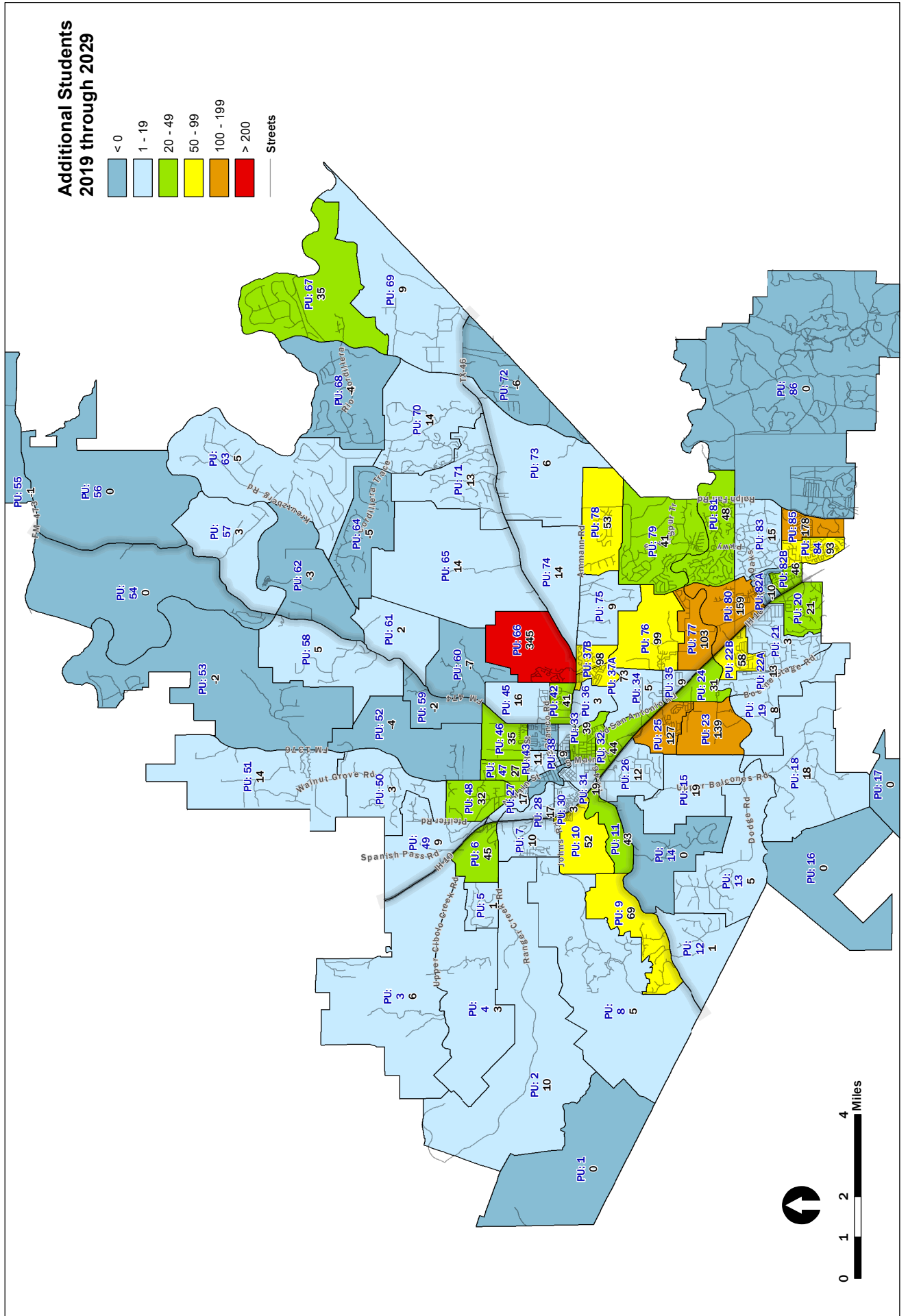
# Projected Growth in Elementary School Students

October 2019 to October 2029  
Boerne I.S.D.



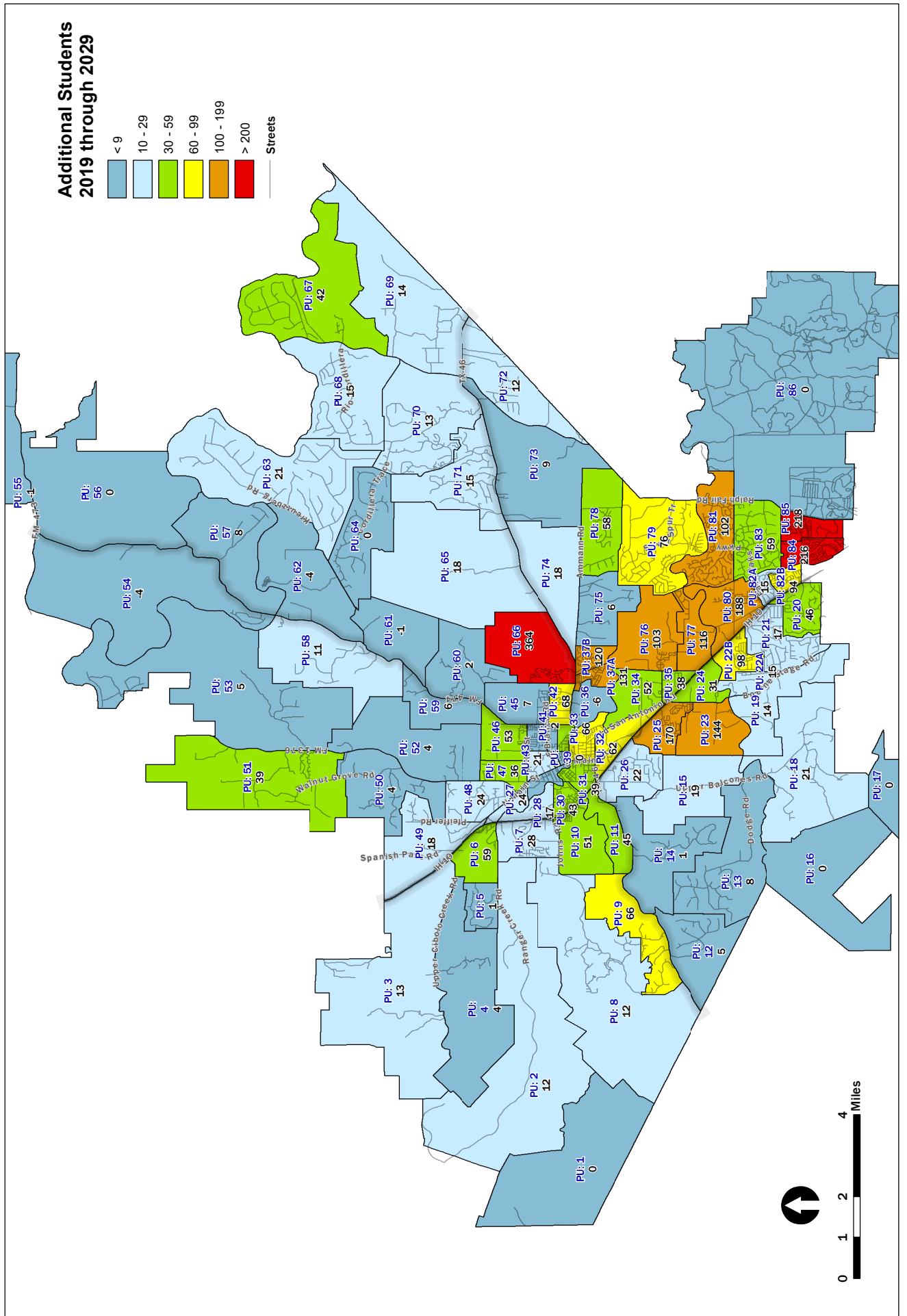
# Projected Growth in Middle School Students

October 2019 to October 2029  
Boerne I.S.D.



# Projected Growth in High School Students

October 2019 to October 2029  
Boerne I.S.D.



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

PU	2020-21				2021-22				2022-23				2023-24			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	0	2	0	2	0	2	0	2	0	2	0	2	0	0	2	2
2	10	4	10	24	11	5	8	24	10	5	8	23	11	5	7	23
3	17	11	12	40	18	8	15	41	19	8	14	41	17	9	14	40
4	13	3	9	25	14	5	7	26	15	5	9	29	18	4	7	29
5	13	9	18	40	13	8	15	36	14	6	10	30	13	6	11	30
6	15	14	14	43	18	13	16	47	29	12	26	67	42	24	34	100
7	84	43	71	198	84	49	62	195	85	42	64	191	85	41	64	190
8	12	21	22	55	11	14	29	54	10	14	25	49	10	10	30	50
9	17	10	9	36	26	12	13	51	40	14	20	74	57	20	24	101
10	18	5	10	33	22	6	8	36	24	8	6	38	29	4	8	41
11	1	4	0	5	7	5	4	16	19	10	11	40	37	19	20	76
12	18	11	9	38	18	9	11	38	18	10	12	40	19	8	13	40
13	26	16	25	67	27	16	20	63	29	12	19	60	29	12	19	60
14	10	5	8	23	10	5	8	23	9	6	7	22	7	6	6	19
15	7	1	3	11	8	2	2	12	10	2	2	14	11	2	1	14
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	9	3	7	19	6	4	8	18	6	5	7	18	7	5	4	16
19	20	13	15	48	21	13	14	48	20	12	14	46	18	11	16	45
20	127	56	91	274	128	62	79	269	129	64	80	273	127	63	80	270
21	76	42	66	184	69	41	66	176	61	50	61	172	57	55	65	177
22A	9	2	4	15	9	3	4	16	9	3	3	15	10	2	3	15
22B	169	87	102	358	179	111	116	406	178	114	127	419	175	114	131	420
23	14	5	9	28	20	7	11	38	38	17	16	71	61	30	27	118
24	3	4	2	9	4	4	2	10	5	2	3	10	5	1	4	10
25	113	72	95	280	134	80	111	325	161	86	124	371	177	103	138	418
26	29	30	53	112	31	22	58	111	29	23	54	106	25	26	48	99
27	35	10	22	67	42	7	22	71	43	10	20	73	44	15	17	76
28	11	3	3	17	11	5	2	18	17	7	7	31	24	11	9	44
29	10	17	18	45	9	13	18	40	9	7	23	39	7	7	24	38
30	167	112	134	413	152	116	134	402	151	105	145	401	144	101	152	397
31	53	31	23	107	52	31	27	110	51	30	31	112	49	28	40	117
32	58	11	21	90	57	16	22	95	65	20	19	104	70	29	22	121
33	122	48	66	236	136	60	81	277	149	66	81	296	150	73	83	306
34	102	50	59	211	102	46	67	215	95	56	72	223	79	63	82	224
35	66	39	40	145	53	42	44	139	51	30	51	132	44	30	45	119
36	14	2	17	33	11	6	14	31	9	9	8	26	8	9	3	20
37A	297	149	160	606	314	144	168	626	322	144	178	644	333	146	190	669
37B	57	41	52	150	77	46	63	186	100	49	77	226	121	60	87	268
38	24	7	5	36	27	8	5	40	27	10	4	41	29	7	8	44
39	7	6	7	20	7	5	8	20	6	5	9	20	6	4	10	20
40	44	27	26	97	46	21	34	101	52	18	38	108	55	19	41	115
41	22	23	27	72	22	18	28	68	17	17	29	63	14	15	32	61
42	119	64	100	283	139	71	102	312	144	67	97	308	149	68	106	323
43	40	14	20	74	39	17	21	77	44	14	22	80	44	19	19	82
44	92	59	88	239	85	61	83	229	75	67	73	215	76	58	84	218
45	63	28	68	159	60	37	51	148	65	32	40	137	67	32	32	131
46	78	35	36	149	83	39	42	164	86	46	38	170	86	47	51	184
47	22	9	12	43	20	12	13	45	19	11	15	45	20	13	15	48
48	25	8	13	46	34	9	17	60	44	14	17	75	56	17	16	89
49	21	9	18	48	20	8	17	45	20	8	17	45	20	10	15	45
50	19	8	19	46	20	9	17	46	23	7	17	47	23	9	17	49
51	90	53	54	197	91	51	58	200	91	51	62	204	90	47	71	208
52	15	9	5	29	13	9	9	31	11	9	11	31	12	9	12	33
53	13	10	13	36	11	10	16	37	13	8	13	34	11	8	14	33
54	8	4	8	20	8	5	7	20	6	6	5	17	6	5	5	16
55	0	1	1	2	0	1	0	1	0	0	1	1	0	0	1	1
56	1	0	0	1	1	0	0	1	1	0	0	1	1	0	0	1
57	16	8	10	34	17	10	9	36	19	9	11	39	21	7	14	42
58	7	7	7	21	6	5	11	22	4	7	10	21	5	6	12	23
59	14	8	11	33	16	3	12	31	16	4	12	32	12	8	10	30
60	19	16	19	54	18	15	18	51	13	12	25	50	13	13	24	50
61	7	5	4	16	7	6	4	17	9	4	5	18	11	2	6	19
62	10	5	11	26	9	6	9	24	8	4	9	21	8	5	6	19
63	68	43	73	184	72	35	71	178	66	42	69	177	67	44	66	177
64	13	12	18	43	13	6	19	38	9	8	20	37	7	10	19	36
65	11	4	6	21	13	3	8	24	15	2	8	25	17	3	7	27
66	94	59	47	200	137	82	71	290	195	104	99	398	263	124	140	527
67	45	14	21	80	51	15	25	91	51	26	22	99	51	33	26	110
68	30	31	30	91	31	25	33	89	28	25	39	92	28	22	46	96
69	27	18	25	70	30	20	21	71	35	10	21	66	37	9	22	68
70	17	19	22	58	18	19	18	55	17	21	21	59	20	15	29	64

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

PU	2020-21				2021-22				2022-23				2023-24			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
<b>71</b>	45	21	37	103	46	26	31	103	47	30	27	104	46	31	27	104
<b>72</b>	39	28	53	120	36	26	59	121	39	21	55	115	38	25	52	115
<b>73</b>	9	6	1	16	11	5	2	18	11	4	5	20	11	4	6	21
<b>74</b>	4	6	3	13	3	4	5	12	1	6	5	12	1	3	7	11
<b>75</b>	17	4	17	38	18	7	11	36	21	7	6	34	20	9	7	36
<b>76</b>	91	35	31	157	127	52	48	227	155	64	57	276	169	67	64	300
<b>77</b>	19	15	20	54	21	15	24	60	38	30	30	98	68	49	52	169
<b>78</b>	41	32	76	149	36	36	63	135	35	37	58	130	39	37	57	133
<b>79</b>	190	107	154	451	200	119	146	465	218	113	141	472	217	120	160	497
<b>80</b>	125	67	77	269	147	83	94	324	186	99	110	395	216	123	134	473
<b>81</b>	183	106	110	399	202	104	118	424	208	112	132	452	206	118	154	478
<b>82A</b>	42	33	40	115	40	28	45	113	41	20	52	113	37	27	48	112
<b>82B</b>	167	79	90	336	174	92	93	359	180	98	105	383	174	107	117	398
<b>83</b>	120	57	64	241	120	54	73	247	123	54	80	257	119	60	79	258
<b>84</b>	373	158	160	691	381	190	179	750	393	198	211	802	380	213	228	821
<b>85</b>	210	67	93	370	249	97	107	453	294	120	127	541	334	147	143	624
<b>86</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,578</b>	<b>2,430</b>	<b>3,129</b>	<b>10,137</b>	<b>4,879</b>	<b>2,617</b>	<b>3,304</b>	<b>10,800</b>	<b>5,248</b>	<b>2,746</b>	<b>3,514</b>	<b>11,508</b>	<b>5,520</b>	<b>2,980</b>	<b>3,841</b>	<b>12,341</b>

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

PU	2024-25				2025-26				2026-27				2027-28			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	0	0	2	2	0	0	2	2	0	0	2	2	0	0	0	0
2	12	5	5	22	12	5	9	26	12	6	9	27	18	10	13	41
3	18	9	15	42	18	10	13	41	18	8	17	43	18	10	17	45
4	20	3	5	28	20	4	7	31	20	7	5	32	20	9	5	34
5	13	6	11	30	13	7	9	29	13	6	11	30	13	6	11	30
6	58	34	36	128	75	44	45	164	94	49	54	197	107	56	61	224
7	81	47	64	192	78	52	71	201	74	55	70	199	70	54	78	202
8	9	13	30	52	9	14	26	49	10	15	28	53	16	16	27	59
9	77	29	32	138	90	39	37	166	103	49	40	192	119	59	49	227
10	32	8	8	48	38	13	15	66	44	21	18	83	65	33	29	127
11	56	28	28	112	75	37	36	148	94	45	46	185	97	46	46	189
12	18	9	14	41	18	10	12	40	18	11	12	41	18	10	12	40
13	30	13	21	64	30	16	22	68	30	17	23	70	30	19	25	74
14	6	7	6	19	6	6	8	20	6	4	11	21	6	3	11	20
15	12	2	2	16	12	4	2	18	12	5	4	21	18	9	8	35
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	6	3	8	17	8	5	8	21	9	8	10	27	16	10	16	42
19	18	12	15	45	18	12	19	49	18	10	21	49	19	12	20	51
20	118	72	82	272	114	78	93	285	110	81	102	293	104	77	114	295
21	60	49	69	178	60	46	75	181	61	44	85	190	60	48	86	194
22A	7	5	3	15	7	7	5	19	8	9	6	23	14	9	12	35
22B	170	113	145	428	170	116	159	445	171	118	166	455	176	119	176	471
23	98	47	39	184	135	65	58	258	172	82	82	336	217	105	103	425
24	12	4	6	22	22	10	11	43	32	14	15	61	44	21	19	84
25	200	122	144	466	231	144	158	533	262	152	183	597	293	167	202	662
26	27	28	44	99	33	29	44	106	39	28	52	119	45	34	56	135
27	49	19	13	81	49	22	19	90	49	24	25	98	49	29	30	108
28	31	13	13	57	37	16	18	71	43	20	20	83	43	21	21	85
29	6	8	20	34	6	10	15	31	6	9	12	27	6	9	11	26
30	142	97	166	405	138	106	165	409	136	105	172	413	130	106	169	405
31	48	32	47	127	49	34	51	134	50	33	55	138	52	35	56	143
32	75	37	32	144	81	46	37	164	87	46	52	185	90	47	62	199
33	153	69	89	311	150	81	85	316	147	82	101	330	143	87	106	336
34	79	64	69	212	76	64	72	212	73	53	93	219	73	58	86	217
35	45	26	54	125	48	36	50	134	51	37	53	141	52	40	57	149
36	6	8	8	22	7	5	12	24	7	4	16	27	7	2	18	27
37A	337	160	210	707	327	176	222	725	318	194	228	740	309	205	246	760
37B	145	72	89	306	167	88	96	351	188	99	105	392	212	113	118	443
38	29	10	9	48	29	10	13	52	29	12	13	54	29	12	12	53
39	6	4	7	17	6	3	7	16	6	3	6	15	6	3	5	14
40	54	24	41	119	54	31	33	118	53	35	34	122	52	35	39	126
41	10	20	29	59	12	15	30	57	12	13	30	55	12	10	30	52
42	148	82	99	329	150	95	103	348	153	101	110	364	154	101	123	378
43	44	19	24	87	44	24	23	91	44	25	28	97	44	26	35	105
44	74	54	87	215	70	51	95	216	66	55	95	216	62	57	93	212
45	66	30	47	143	63	36	53	152	60	38	59	157	57	38	67	162
46	85	49	56	190	85	52	63	200	86	53	72	211	87	56	75	218
47	27	14	20	61	33	17	26	76	39	20	28	87	51	26	35	112
48	66	19	20	105	72	26	21	119	78	35	25	138	78	39	28	145
49	20	10	14	44	20	12	13	45	20	13	16	49	26	16	23	65
50	24	10	11	45	24	14	10	48	24	15	13	52	24	17	14	55
51	87	51	77	215	83	55	77	215	79	57	82	218	75	58	80	213
52	13	6	13	32	13	5	13	31	13	6	10	29	13	7	10	30
53	12	6	15	33	12	9	12	33	12	7	16	35	12	8	14	34
54	6	5	5	16	6	3	8	17	6	3	7	16	6	3	6	15
55	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0
56	1	0	0	1	1	0	0	1	1	0	0	1	1	0	0	1
57	24	5	12	41	24	7	13	44	24	9	12	45	24	12	9	45
58	6	8	14	28	7	7	15	29	8	9	17	34	9	10	19	38
59	14	8	8	30	14	8	5	27	14	4	12	30	14	6	12	32
60	13	13	22	48	13	10	26	49	13	11	19	43	13	12	20	45
61	12	1	7	20	12	3	6	21	12	5	4	21	12	6	3	21
62	7	5	7	19	7	4	8	19	7	4	5	16	7	3	7	17
63	65	50	63	178	65	48	69	182	65	51	74	190	65	50	83	198
64	6	12	18	36	6	10	18	34	6	9	21	36	6	9	23	38
65	19	3	5	27	19	6	4	29	19	9	4	32	25	14	9	48
66	336	157	178	671	407	199	212	818	481	239	248	968	568	283	283	1,134
67	54	36	30	120	56	36	37	129	59	37	49	145	60	42	53	155
68	28	26	44	98	28	25	44	97	28	25	42	95	28	25	39	92
69	37	13	23	73	37	20	24	81	37	23	20	80	37	24	24	85
70	19	19	32	70	19	19	37	75	19	22	36	77	21	22	34	77

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

PU	2024-25				2025-26				2026-27				2027-28			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
<b>71</b>	45	31	29	105	45	32	34	111	45	31	42	118	45	31	45	121
<b>72</b>	40	24	41	105	40	30	37	107	40	31	40	111	40	34	44	118
<b>73</b>	12	5	6	23	12	5	7	24	12	5	6	23	12	7	5	24
<b>74</b>	0	3	8	11	2	3	9	14	3	5	10	18	10	7	12	29
<b>75</b>	24	6	9	39	24	9	11	44	24	8	17	49	24	12	15	51
<b>76</b>	180	68	72	320	184	80	77	341	189	91	84	364	197	104	89	390
<b>77</b>	103	71	69	243	134	81	87	302	164	89	110	363	183	95	119	397
<b>78</b>	49	40	60	149	65	48	70	183	83	54	83	220	107	64	96	267
<b>79</b>	226	115	168	509	221	131	173	525	218	128	191	537	212	141	187	540
<b>80</b>	250	139	159	548	278	160	175	613	309	170	204	683	335	185	220	740
<b>81</b>	211	120	155	486	210	123	164	497	209	120	180	509	211	133	178	522
<b>82A</b>	35	30	46	111	35	33	41	109	35	30	42	107	34	29	50	113
<b>82B</b>	178	106	127	411	175	112	138	425	173	107	158	438	168	112	156	436
<b>83</b>	109	71	85	265	105	79	82	266	101	79	91	271	96	73	108	277
<b>84</b>	363	226	253	842	352	239	279	870	343	236	301	880	333	230	328	891
<b>85</b>	374	164	164	702	403	194	194	791	433	219	226	878	434	232	240	906
<b>86</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5,885</b>	<b>3,261</b>	<b>4,133</b>	<b>13,279</b>	<b>6,203</b>	<b>3,676</b>	<b>4,483</b>	<b>14,362</b>	<b>6,539</b>	<b>3,901</b>	<b>4,996</b>	<b>15,436</b>	<b>6,888</b>	<b>4,213</b>	<b>5,375</b>	<b>16,476</b>

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

PU	2028-29				2029-30			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	0	0	0	0	0	0	0	0
2	24	13	18	55	30	16	22	68
3	19	11	21	51	25	14	25	64
4	20	9	7	36	20	9	9	38
5	13	6	14	33	17	9	18	44
6	119	62	71	252	119	62	73	254
7	65	54	87	206	61	54	96	211
8	22	19	32	73	28	22	36	86
9	136	67	62	265	153	76	75	304
10	89	44	46	179	113	56	62	231
11	97	46	46	189	97	46	46	189
12	18	10	12	40	18	10	13	41
13	30	19	30	79	30	19	35	84
14	6	3	12	21	6	3	12	21
15	27	13	14	54	38	19	22	79
16	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0
18	28	16	20	64	41	22	28	91
19	24	15	24	63	30	18	27	75
20	98	76	125	299	94	76	137	307
21	58	48	88	194	56	49	86	191
22A	20	12	16	48	26	15	20	61
22B	184	123	178	485	191	129	188	508
23	261	125	127	513	306	145	151	602
24	58	27	27	112	72	33	34	139
25	324	182	226	732	342	193	245	780
26	55	39	68	162	67	45	76	188
27	49	29	42	120	49	30	47	126
28	43	21	21	85	43	21	21	85
29	6	9	11	26	6	9	12	27
30	124	105	172	401	117	106	185	408
31	53	38	60	151	54	41	64	159
32	96	50	69	215	102	53	80	235
33	139	87	110	336	136	88	124	348
34	72	59	90	221	70	61	88	219
35	53	41	56	150	53	44	67	164
36	7	3	15	25	7	3	14	24
37A	299	204	282	785	290	206	308	804
37B	236	125	135	496	261	137	153	551
38	29	12	15	56	29	12	15	56
39	6	3	5	14	6	3	4	13
40	52	35	47	134	51	35	56	142
41	12	12	30	54	12	12	26	50
42	153	102	138	393	152	104	154	410
43	44	26	38	108	44	26	45	115
44	57	56	95	208	52	56	96	204
45	55	38	74	167	52	38	87	177
46	88	59	83	230	88	62	89	239
47	63	32	40	135	75	38	46	159
48	78	39	33	150	78	39	39	156
49	32	19	28	79	38	22	34	94
50	24	17	17	58	24	17	22	63
51	70	58	88	216	65	58	96	219
52	13	7	8	28	13	7	6	26
53	12	8	14	34	12	8	18	38
54	6	3	6	15	6	3	5	14
55	0	0	0	0	0	0	0	0
56	1	0	0	1	1	0	0	1
57	24	12	11	47	24	12	14	50
58	9	11	19	39	9	11	19	39
59	14	6	15	35	14	6	17	37
60	13	12	21	46	13	12	18	43
61	12	6	3	21	12	6	5	23
62	7	3	7	17	7	3	7	17
63	65	51	94	210	65	52	96	213
64	6	9	26	41	6	9	25	40
65	34	17	16	67	43	21	23	87
66	660	327	334	1,321	754	372	391	1,517
67	61	45	60	166	65	48	62	175
68	28	25	42	95	28	25	42	95
69	37	24	32	93	37	24	41	102
70	22	24	38	84	26	27	41	94

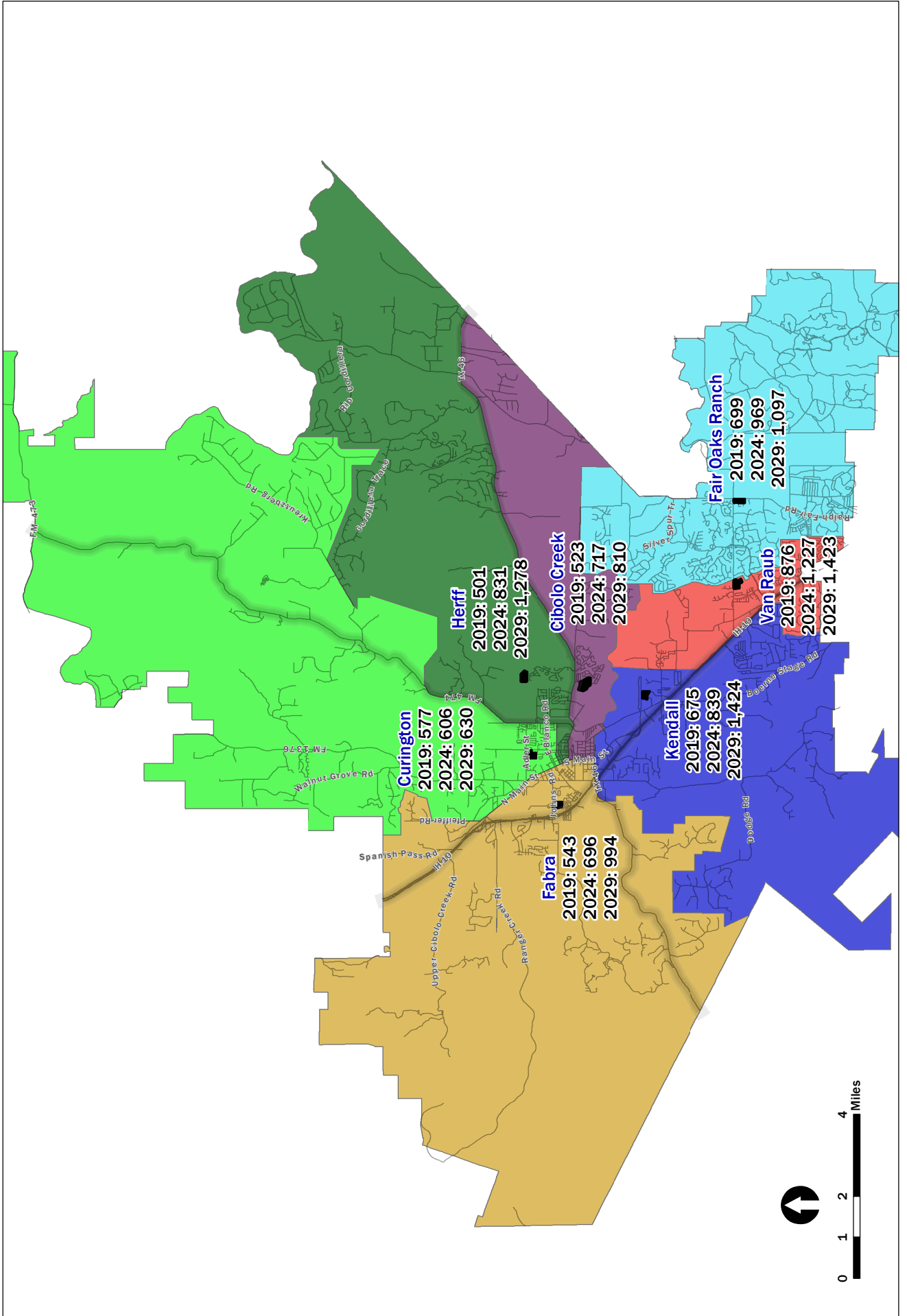


**Projected Resident Students by Planning Unit  
Moderate Growth Scenario**

PU	2028-29				2029-30			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
<b>71</b>	45	31	47	123	45	31	51	127
<b>72</b>	41	35	48	124	41	38	57	136
<b>73</b>	12	7	8	27	18	10	10	38
<b>74</b>	21	12	17	50	33	18	22	73
<b>75</b>	24	12	18	54	24	12	23	59
<b>76</b>	208	110	103	421	218	116	119	453
<b>77</b>	202	104	131	437	224	115	137	476
<b>78</b>	131	76	108	315	156	90	125	371
<b>79</b>	207	140	204	551	202	141	228	571
<b>80</b>	359	197	237	793	383	211	259	853
<b>81</b>	214	136	198	548	219	142	208	569
<b>82A</b>	34	29	54	117	34	29	59	122
<b>82B</b>	162	111	162	435	156	112	169	437
<b>83</b>	90	72	117	279	85	72	129	286
<b>84</b>	323	230	340	893	314	234	357	905
<b>85</b>	435	234	258	927	435	237	279	951
<b>86</b>	0	0	0	0	0	0	0	0
<b>Total</b>	<b>7,267</b>	<b>4,444</b>	<b>5,961</b>	<b>17,672</b>	<b>7,656</b>	<b>4,715</b>	<b>6,570</b>	<b>18,941</b>

# Projected Resident Elementary School Students

2019-20 Attendance Zones  
Boerne I.S.D.



**Boerne I.S.D.**  
**Projected Resident Students**  
**2019-20 Elementary School Attendance Zones**

	Current	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Net Transfers 2019-20
<b>Cibolo Creek</b>												
Students Projected	523	559	606	652	682	717	729	739	757	779	810	-44
Practical Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	58%	62%	67%	72%	76%	80%	81%	82%	84%	87%	90%	
Student Margin	377	341	294	248	218	183	171	161	143	121	90	
<b>Curlington</b>												
Students Projected	577	571	581	579	592	606	613	619	625	628	630	66
Practical Capacity	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Percent Utilization	58%	57%	58%	58%	59%	61%	61%	62%	63%	63%	63%	
Student Margin	423	429	419	421	408	394	387	381	375	372	370	
<b>Fabra</b>												
Students Projected	543	525	538	583	633	696	751	810	873	935	994	6
Practical Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	60%	58%	60%	65%	70%	77%	83%	90%	97%	104%	110%	
Student Margin	357	375	362	317	267	204	149	90	27	-35	-94	
<b>Fair Oaks Ranch</b>												
Students Projected	699	744	807	878	915	969	1,004	1,044	1,060	1,077	1,097	-10
Practical Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	78%	83%	90%	98%	102%	108%	112%	116%	118%	120%	122%	
Student Margin	201	156	93	22	-15	-69	-104	-144	-160	-177	-197	
<b>Herff</b>												
Students Projected	501	534	609	677	759	831	903	979	1,072	1,172	1,278	-44
Practical Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	56%	59%	68%	75%	84%	92%	100%	109%	119%	130%	142%	
Student Margin	399	366	291	223	141	69	-3	-79	-172	-272	-378	
<b>Kendall</b>												
Students Projected	675	701	720	757	768	839	931	1,025	1,147	1,290	1,424	77
Practical Capacity	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Percent Utilization	68%	70%	72%	76%	77%	84%	93%	103%	115%	129%	142%	
Student Margin	325	299	280	243	232	161	69	-25	-147	-290	-424	
<b>Van Raub</b>												
Students Projected	876	944	1,018	1,122	1,171	1,227	1,272	1,323	1,354	1,386	1,423	-51
Practical Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	97%	105%	113%	125%	130%	136%	141%	147%	150%	154%	158%	
Student Margin	24	-44	-118	-222	-271	-327	-372	-423	-454	-486	-523	
<b>Totals:</b>												
Students Projected	4,394	4,578	4,879	5,248	5,520	5,885	6,203	6,539	6,888	7,267	7,656	
Practical Capacity	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	
Percent Utilization	68%	70%	75%	81%	85%	91%	95%	101%	106%	112%	118%	
Student Margin	2,106	1,922	1,621	1,252	980	615	297	-39	-388	-767	-1,156	

Yellow highlights denote the years in which resident student population exceeds 120% of capacity.

**Boerne ISD  
Elementary Transfers**



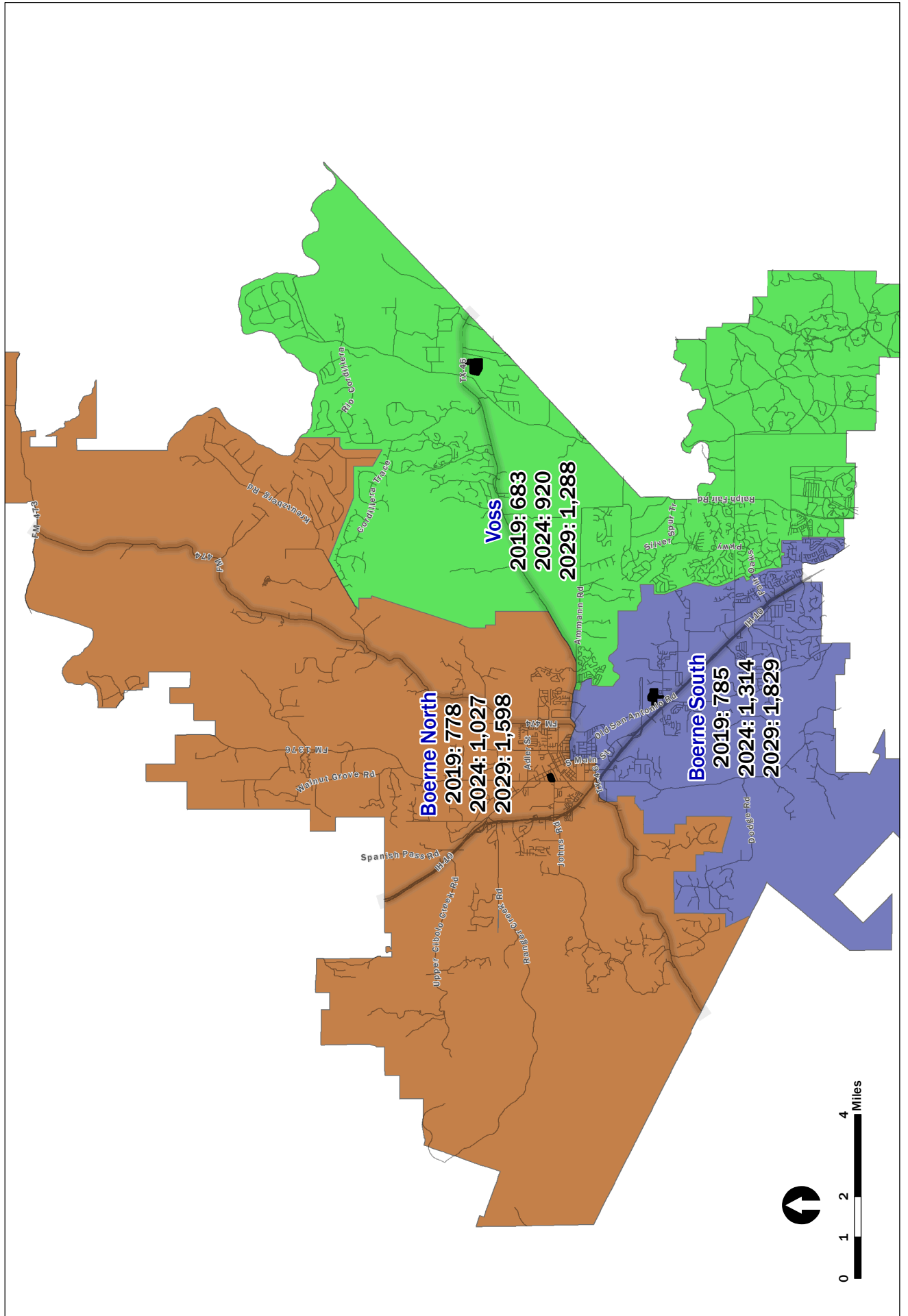
<b>Attends</b>		<b>Cibolo Creek</b>	<b>Curlington</b>	<b>Fabra</b>	<b>Fair Oaks Ranch</b>	<b>Herff</b>	<b>Kendall</b>	<b>Van Raub</b>	<b>Resides In</b>	<b>Transfers Out</b>	<b>Net Transfers</b>
<b>Resides In</b>	<b>Cibolo Creek</b>	<b>446</b>	14	3	5	26	26	3	<b>523</b>	<b>-77</b>	<b>-44</b>
	<b>Curlington</b>	4	<b>544</b>	13	1	4	7	4	<b>577</b>	<b>-33</b>	<b>66</b>
	<b>Fabra</b>	5	7	<b>516</b>	1	7	4	2	<b>542</b>	<b>-26</b>	<b>6</b>
	<b>Fair Oaks Ranch</b>	5			<b>669</b>	4	18	3	<b>699</b>	<b>-30</b>	<b>-10</b>
	<b>Herff</b>	13	69	12	2	<b>398</b>	4	3	<b>501</b>	<b>-103</b>	<b>-44</b>
	<b>Kendall</b>	6	9	3	1	10	<b>644</b>	2	<b>675</b>	<b>-31</b>	<b>77</b>
	<b>Van Raub</b>			1	10	8	49	<b>808</b>	<b>876</b>	<b>-68</b>	<b>-51</b>
<b>Resides In &amp; Attends</b>		<b>446</b>	<b>544</b>	<b>516</b>	<b>669</b>	<b>398</b>	<b>644</b>	<b>808</b>			
<b>Transfers In</b>		<b>33</b>	<b>99</b>	<b>32</b>	<b>20</b>	<b>59</b>	<b>108</b>	<b>17</b>			
<b>Attends</b>		<b>479</b>	<b>643</b>	<b>548</b>	<b>689</b>	<b>457</b>	<b>752</b>	<b>825</b>			

**Note:** When Herff opened in 2019-20, rising 5th graders were allowed to remain at their 2018-19 campuses. Of the 69 students transferring from Herff to Curlington, 19 of them are 5th graders. Of the 13 students transferring from Herff to Cibolo Creek, 7 of them are 5th graders. Therefore, this transfer pattern is not expected to continue in future years.

**Note:** Students living outside BISD (Out of District Transfers) are counted in the Resides In and Attends category. The transfers shown in this table are intra-district transfers only.

# Projected Resident Middle School Students

2019-20 Attendance Zones  
Boerne I.S.D.



**Boerne I.S.D.**  
**Projected Resident Students**  
**2019-20 Middle School Attendance Zones**

	Current	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Net Transfers 2019-20
<b>Boerne North</b>												
<b>Students Projected</b>	<b>778</b>	<b>840</b>	<b>866</b>	<b>877</b>	<b>914</b>	<b>1,027</b>	<b>1,173</b>	<b>1,290</b>	<b>1,406</b>	<b>1,500</b>	<b>1,598</b>	<b>24</b>
Practical Capacity	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	
Percent Utilization	60%	65%	67%	67%	70%	79%	90%	99%	108%	115%	123%	
Student Margin	522	460	434	423	386	273	127	10	-106	-200	-298	
<b>Boerne South</b>												
<b>Students Projected</b>	<b>785</b>	<b>868</b>	<b>995</b>	<b>1,080</b>	<b>1,214</b>	<b>1,314</b>	<b>1,469</b>	<b>1,513</b>	<b>1,619</b>	<b>1,716</b>	<b>1,829</b>	<b>100</b>
Practical Capacity	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
Percent Utilization	52%	58%	66%	72%	81%	88%	98%	101%	108%	114%	122%	
Student Margin	715	632	505	420	286	186	31	-13	-119	-216	-329	
<b>Voss</b>												
<b>Students Projected</b>	<b>683</b>	<b>722</b>	<b>756</b>	<b>789</b>	<b>852</b>	<b>920</b>	<b>1,034</b>	<b>1,098</b>	<b>1,188</b>	<b>1,228</b>	<b>1,288</b>	<b>-124</b>
Practical 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	57%	60%	63%	66%	71%	77%	86%	92%	99%	102%	107%	
Student Margin	517	478	444	411	348	280	166	102	12	-28	-88	
<b>Totals:</b>												
<b>Students Projected</b>	<b>2,246</b>	<b>2,430</b>	<b>2,617</b>	<b>2,746</b>	<b>2,980</b>	<b>3,261</b>	<b>3,676</b>	<b>3,901</b>	<b>4,213</b>	<b>4,444</b>	<b>4,715</b>	
Practical Capacity	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
Percent Utilization	56%	61%	65%	69%	75%	82%	92%	98%	105%	111%	118%	
Student Margin	1,754	1,570	1,383	1,254	1,020	739	324	99	-213	-444	-715	

Yellow highlights denote the years in which resident student population exceeds 120% of capacity.

**Boerne ISD  
Middle School Transfers**



		<b>Attends</b>	<b>Boerne North</b>	<b>Boerne South</b>	<b>Voss</b>	<b>Resides In</b>	<b>Transfers Out</b>	<b>Net Transfers</b>
<b>Resides In</b>	<b>Boerne North</b>		763	11	3	777	-14	24
	<b>Boerne South</b>		9	769	7	785	-16	100
	<b>Voss</b>		29	105	549	683	-134	-124
	<b>Resides In &amp; Attends</b>		763	769	549			
	<b>Transfers In</b>		38	116	10			
	<b>Attends</b>		801	885	559			

**Note:** When Voss opened in 2019-20, rising 8th graders were allowed to remain at their 2018-19 campuses. Of the 105 students transferring from Voss to Boerne South, 99 of them are 8th graders. Of the 29 students transferring from Voss to Boerne North, 25 of them are 8th graders. Therefore, this transfer pattern is not expected to continue in future years.

**Note:** Students living outside BISD (Out of District Transfers) are counted in the Resides In and Attends category. The transfers shown in this table are intra-district transfers only.





**Boerne I.S.D.**  
**Projected Resident Students**  
**2019-20 High School Attendance Zones**

	Current	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Net Transfers 2019-20
<b>Boerne High School</b>												
<b>Students Projected</b>	<b>1,237</b>	<b>1,253</b>	<b>1,287</b>	<b>1,344</b>	<b>1,485</b>	<b>1,582</b>	<b>1,711</b>	<b>1,856</b>	<b>1,998</b>	<b>2,258</b>	<b>2,506</b>	<b>-64</b>
Practical Capacity	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	
Percent Utilization	69%	70%	72%	75%	83%	88%	95%	103%	111%	125%	139%	
Student Margin	563	547	513	456	315	218	89	-56	-198	-458	-706	
<b>Champion High School</b>												
<b>Students Projected</b>	<b>1,706</b>	<b>1,876</b>	<b>2,017</b>	<b>2,170</b>	<b>2,356</b>	<b>2,551</b>	<b>2,772</b>	<b>3,140</b>	<b>3,377</b>	<b>3,703</b>	<b>4,064</b>	<b>64</b>
Practical Capacity	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	
Percent Utilization	71%	78%	84%	90%	98%	106%	116%	131%	141%	154%	169%	
Student Margin	694	524	383	230	44	-151	-372	-740	-977	-1,303	-1,664	
<b>Totals:</b>												
<b>Students Projected</b>	<b>2,943</b>	<b>3,129</b>	<b>3,304</b>	<b>3,514</b>	<b>3,841</b>	<b>4,133</b>	<b>4,483</b>	<b>4,996</b>	<b>5,375</b>	<b>5,961</b>	<b>6,570</b>	
Practical Capacity	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	
Percent Utilization	70%	75%	79%	84%	91%	98%	107%	119%	128%	142%	156%	
Student Margin	1,257	1,071	896	686	359	67	-283	-796	-1,175	-1,761	-2,370	

Yellow highlights denote the years in which resident student population exceeds 120% of capacity.

## Boerne ISD High School Transfers



		Attends	Boerne	Champion	Resides In	Transfers Out	Net Transfers
<b>Resides In</b>	<b>Boerne</b>		1,106	131	1,237	-131	-64
	<b>Champion</b>		67	1,639	1,706	-67	64
<b>Resides In &amp; Attends</b>			1,106	1,639			
<b>Transfers In</b>			67	131			
<b>Attends</b>			1,173	1,770			

**Note: Students living outside BISD (Out of District Transfers) are counted in the Resides In and Attends category. The transfers shown in this table are intra-district transfers only.**