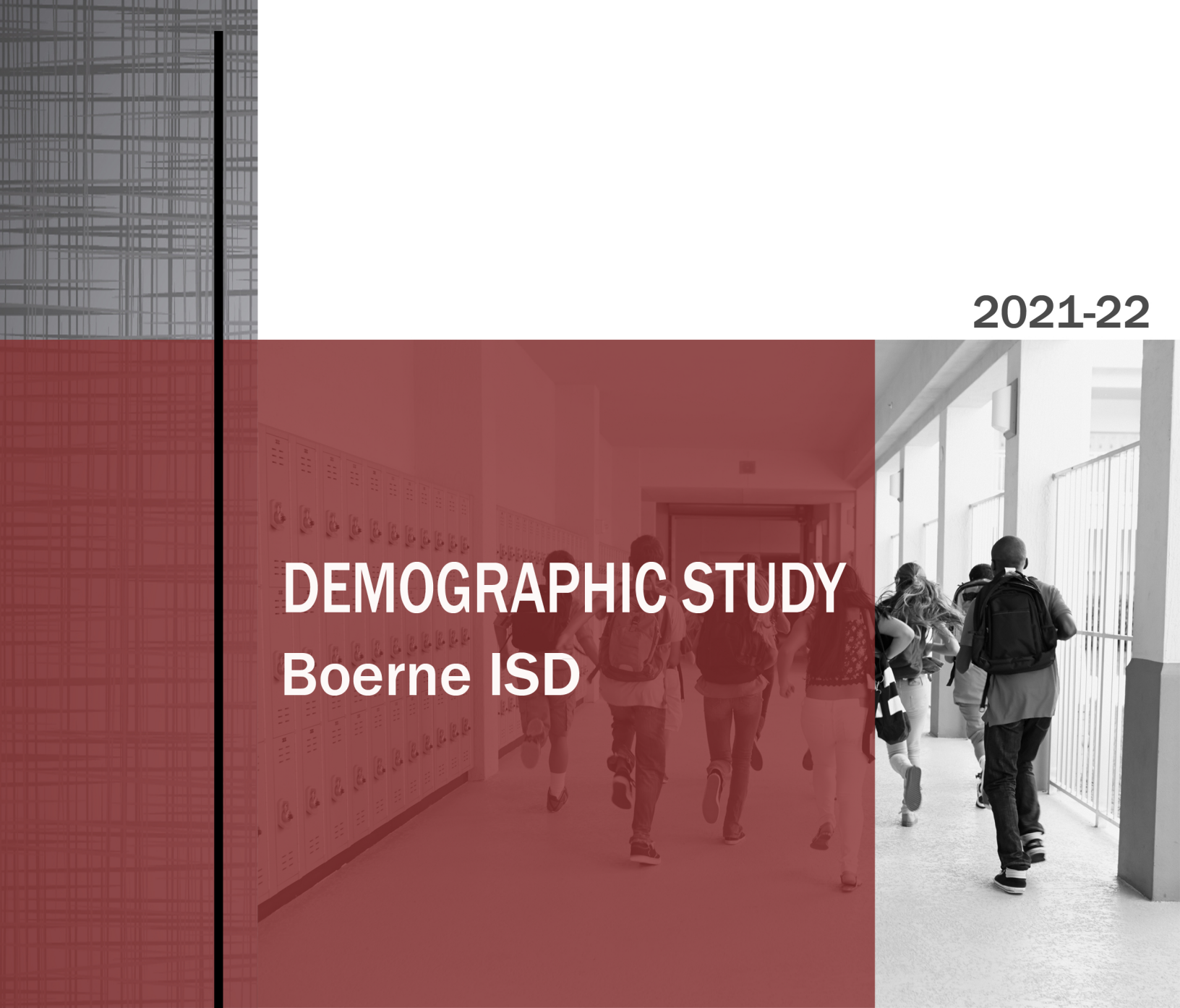


2021-22



DEMOGRAPHIC STUDY

Boerne ISD



Population and Survey Analysts

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College Station, TX 77840
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Executive Summary

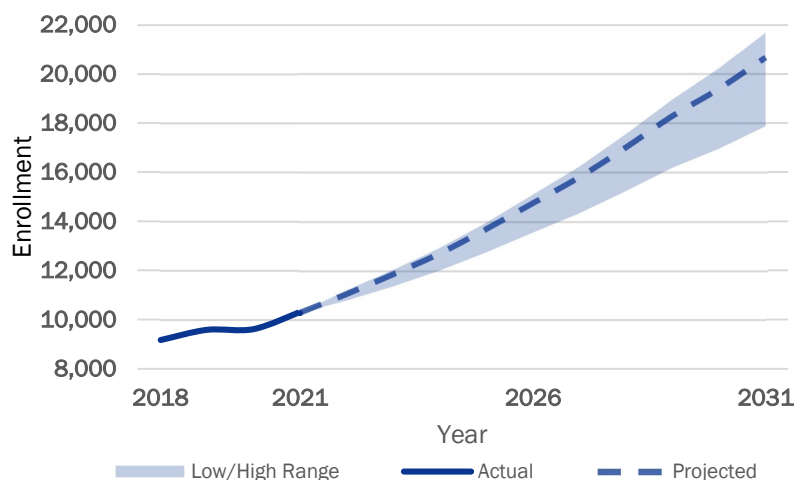
Population and Survey Analysts (PASA) has recently completed a Demographic Study for Boerne ISD, and the findings are summarized below. The Demographic Study included an analysis of current student locations, potential growth based on new housing, trends occurring in student relocation patterns throughout Boerne ISD, and economic factors relevant to both Boerne ISD 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:

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
EE-5th	5,026	5,359	5,816	6,187	6,685	7,079	7,443	7,764	8,061	8,345
6th-8th	2,600	2,757	2,900	3,299	3,470	3,925	4,229	4,680	4,988	5,268
9th-12th	3,440	3,750	3,997	4,213	4,592	4,798	5,336	5,839	6,336	7,041
Total:	11,066	11,866	12,713	13,699	14,747	15,802	17,008	18,283	19,385	20,654

GROWTH: THREE SCENARIOS



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 graphically here, with supporting data and complete projections found in the attached Chapter 4.

DISTRICT CHARACTERISTICS THAT IMPACT FUTURE STUDENT ENROLLMENT

In order to assess the three scenarios of growth, PASA studied factors which are unique to Boerne ISD, and how they might affect the development of new housing. These factors included economic and social topics such as job growth, employment sectors, 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 several factors discussed throughout this report. In the case of Boerne ISD, it is important to note the following:



Originally master-planned for 2,480 lots, a recent addition to Esperanza will add approximately 900 lots. In total, Esperanza is likely to build out with approximately 3,380 lots and one multi-family property. In addition to expanding the community footprint, Lookout is now marketing and developing 532 age-qualified lots in Regency at Esperanza, to be built by Toll Brothers. Annually, 60 homes are planned to be developed in this age-restricted section.



The average number of students per single-family home in BISD is 0.49. Newer, family-oriented master-planned communities tend to have higher ratios of students per occupied home: Ranches at Creekside (0.85); Esperanza (0.69); Regent Park (0.69); Cielo Ranch (0.36).



Many students have yet to return to BISD due to COVID-19, especially since the pandemic's fourth surge began right as the school year was beginning. After accounting for student aging and new housing development, PASA estimates that 275–385 students have yet to enroll in BISD. PASA has assumed that a portion of these students will enroll by Fall 2022 or Fall 2023.

PROJECTIONS BY ATTENDANCE ZONE

PASA has generated student population projections by Planning Unit, to aid in long-range planning, and has then aggregated the data from those Planning Units into the 2021-21 attendance zones. Projections of resident students by attendance zone are included in the following charts. Yellow highlights illustrate the year in which each school is projected to exceed 120% utilization, based on the current capacity of each building.

	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Net transfers 21-22
Cibolo Creek	900	483	537	564	613	646	701	762	828	895	959	995	-18
Curlington	1,000	593	643	687	733	762	800	810	815	821	827	827	34
Fabra	900	635	681	722	777	832	910	969	1,020	1,072	1,122	1,181	-9
Fair Oaks Ranch	900	765	849	878	929	949	996	1,007	1,007	998	987	973	-2
Herff	900	523	584	640	702	748	844	928	1,021	1,114	1,207	1,306	16
Kendall	1,000	703	817	894	999	1,115	1,213	1,334	1,446	1,526	1,598	1,685	24
Van Raub	900	821	915	975	1,063	1,135	1,221	1,269	1,306	1,338	1,361	1,378	-45
Elementary		4,523	5,026	5,360	5,816	6,187	6,685	7,079	7,443	7,764	8,061	8,345	0

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Net transfers 21-22
Boerne North	1,300	821	840	866	938	1,080	1,145	1,280	1,356	1,504	1,611	1,714	5
Boerne South	1,500	931	979	1,064	1,120	1,295	1,390	1,591	1,759	1,931	2,053	2,159	-13
Voss	1,200	751	781	826	842	924	936	1,054	1,114	1,245	1,324	1,395	8
Middle Schools		2,503	2,600	2,756	2,900	3,299	3,471	3,925	4,229	4,680	4,988	5,268	0

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Net transfers 21-22
Boerne	1,800	1,304	1,371	1,478	1,547	1,617	1,737	1,799	2,012	2,169	2,347	2,604	-7
Champlon	2,400	1,950	2,069	2,272	2,450	2,596	2,855	2,999	3,324	3,669	3,989	4,437	7
Middle Schools		3,254	3,440	3,750	3,997	4,213	4,592	4,798	5,336	5,838	6,336	7,041	0

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

NEW PROJECTED HOUSING UNITS

	Single Family	Multi-Family	Mixed Use	Age-Restricted	Manufactured Homes	Grand Total
Aug 2021–Oct 2022	1,110	75	1	75	-	1,261
Oct 2022–Oct 2023	1,093	264	12	75	-	1,444
Oct 2023–Oct 2024	1,247	298	42	86	(5)	1,668
Oct 2024–Oct 2025	1,309	591	63	99	(8)	2,054
Oct 2025–Oct 2026	1,454	570	69	84	(8)	2,169
Oct 2026–Oct 2027	1,538	660	65	100	(8)	2,355
Oct 2027–Oct 2028	1,615	595	70	95	(5)	2,370
Oct 2028–Oct 2029	1,626	565	82	80	-	2,353
Oct 2029–Oct 2030	1,650	540	87	80	-	2,357
Oct 2030–Oct 2031	1,713	545	93	39	-	2,390
Aug 2021–Oct 2026	6,213	1,798	187	419	(21)	8,596
Oct 2026–Oct 2031	8,142	2,905	397	394	(13)	11,825
Aug 2021–Oct 2031	14,355	4,703	584	813	(34)	20,421

SINGLE-FAMILY HOUSING PROJECTIONS

Five Largest Single-Family Developments	Projected New Housing Units		
	2021-2026	2026-2031	2021-2031
Esperanza	834	950	1,784
Corley Farms	560	605	1,165
Miralomas	360	558	918
Ranches at Creekside	356	322	678
Cordillera Ranch	305	311	616

Age-restricted housing excluded

STUDENTS PER HOME

The ratios of students per home ranged from **0.04** to **1.3** in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single family house throughout the District is **0.49**.

In multi-family apartment complexes, the ratios of students per unit ranged from **0.09** to **0.88** in specific complexes, and the weighted average throughout the District was **0.28** students per apartment unit. Approximately 663 BISD students currently live in 3,084 multi-family units.

ECONOMIC CONSIDERATIONS

August 2021 employment in Texas increased 0.3% from July figures, according to the Real Estate Center at Texas A&M University. Despite sluggish COVID-19 vaccination rates in Texas, businesses have, for the most part, reopened or altered in-person staffing requirements. The late summer surge in COVID-19 cases, hospitalizations, and deaths have clearly hampered hopes for a fast economic recovery. However, employment is rebounding slowly, and Texas needs over 209,000 additional jobs to reach pre-pandemic levels. Overall, Texas' unemployment rate is 5.9%, higher than the nation's 5.2%. According to the Real Estate Center, record job openings along with high unemployment suggest that labor demand is not a problem. Childcare due to the pandemic, early retirement, and the possibility that people are rethinking their career paths are all considered to be lingering issues affecting the economy.

The robust housing market, fueled by historically low mortgage rates and lower-than-normal home listings, is beginning to show signs of stabilizing. For the first time in 2021, Redfin Corp. reported new home listings in June surpassed levels from the same time period in 2019. A low inventory of homes on the market, coupled with high demand for homes, has tightened markets and increased home prices. Increases in lumber prices and bidding wars on homes have caused new and existing home prices to soar. However, the industry is beginning to show signs of cooling. Redfin recently reported that four-week sales ending July 4 were up 17% year-over-year nationwide, which is the smallest increase since July 2020. Analysts believe home prices have increased to a point they may be pricing out many would-be buyers. On September 21, the Mortgage Bankers Association (MBA) reported national new home mortgage applications in August decreased 17% from August 2020 levels. This follows a 27% decrease in July-to-July applications. These year-over-year decreases indicate that the housing market may be stabilizing from the post-shutdown surge in summer 2020.

1 Introduction

Population and Survey Analysts (PASA) has recently completed a Demographic Study for Boerne ISD 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.

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 process of gathering this data is outlined below and organized by chapter.



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



HOUSING PROJECTIONS

PASA employees assess the 10-year development potential for each major parcel of land in the District. Data is gathered for every development and is 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 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 for the 10-year timeframe
- Maps containing aerial imagery and data on parcels, subdivisions, and multi-family complexes



CURRENT STUDENTS

The current and recent student populations are analyzed to describe the demographic situation at the present time.

- 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



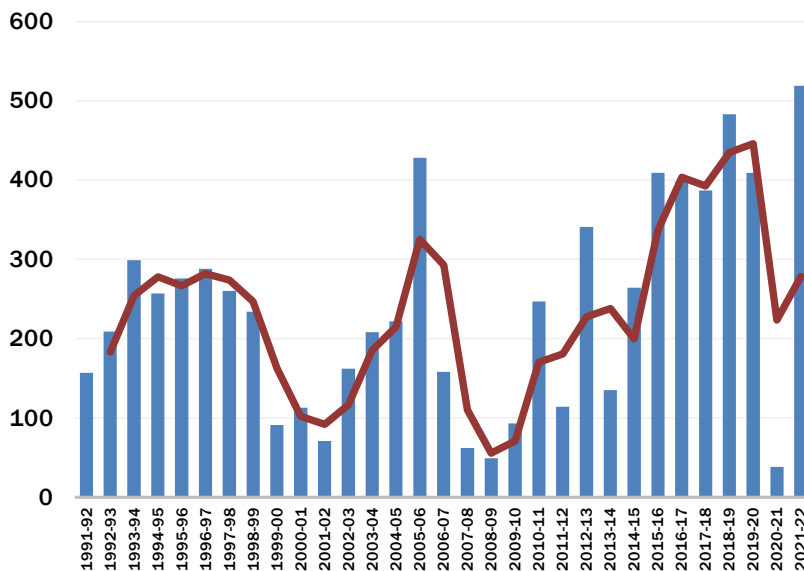
STUDENT PROJECTIONS

PASA uses the data prepared in the Demographic Update to assess the long-term stability of each existing attendance zone and project 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

REGIONAL GROWTH TRENDS

**Boerne ISD
Total Student Growth**



The first maps in the chapter show the 2020-21 student enrollment growth in the region. For 2020-21, Boerne ISD gained 38 students (a .4% increase), while over the past 5 years, the District gained 1,715 students, or 21.7%. Districts through the State either lost students or saw very little growth in the last year due to COVID-19, with public school student enrollment declining by more than 2% Statewide. The one-year gain of only 38 students in the Fall of 2020 still places Boerne ISD 24th on a list of districts with more than 7,500 students in terms of growth.

GROWTH OF STUDENTS IN EARLY GRADES

Changes in the Kindergarten and 1st grade enrollment counts can provide insight on how trends and patterns are developing or changing, and the type of impact for the development of the district. The Kindergarten Enrollment vs. Live Births Chart compares births by zip code of the birth mother to Kindergarten enrollment in the district. This comparison is used to project Kindergarten trends for the next several years in very general terms.

The next chart in the Chapter compares births by zip code of the birth mother to the Kindergarten enrollment in the District, and it projects these trends by five years. The births and enrollments have trended close together in the last several years, with projected future continued growth at the Kindergarten grade level for the foreseeable future.

The proportion of students in each grade group is typically important to assess in order to watch for long-term trends. In the case of Boerne ISD, the proportion of students in elementary grades has increased slightly over the last decade. In 2009-10, 43.09% of the student population was in elementary grades. In 2021-22, this proportion was 44.14%. At the same time, the proportion of students in middle and high school grades has ticked upward slightly.

The final graph in this section shows the growth by grade group over the last two decades. The District has seen high growth in elementary students in the last several years. There have been years with minor declines in various grade groups, but by far, the largest decline shown was in elementary grades in 2020-21 due to COVID-19. Many of these students have returned to the District for the 2021-22 school year.

STUDENT POPULATION: SOCIOECONOMIC CHARACTERISTICS

Perceived quality-of-life is strategic to understand, for it is the primary consideration for parents when deciding where to raise their families. While it can be difficult to measure various 'quality-of-life' factors, PASA uses two data points to determine the desirability of a district over another. Typically, PASA uses STAAR passage rates to measure quality of life, but the STAAR test was not administered in the Spring of 2020, and was not heavily utilized in the Spring 2021.

Secondly, the percentage of students who qualify for the free/reduced price lunch program is tightly correlated with median household income and median housing value. In Boerne ISD, 18.13% of enrolled students were eligible for the free/reduced price lunch program in 2020-21 compared to 60.2% of all students in Texas who participated in this program for economically disadvantaged families last year. When compared to other Texas districts of more than 7,500 students, BISD ranks 8th in the State by lowest proportion of economically disadvantaged students.

Other socioeconomic characteristics are summarized and compared to other districts and the San Antonio Metro Area. The resident population of Boerne ISD is older in age than the San Antonio Metro area with a median age of 41.2 years compared 35 years in the San Antonio MSA and slightly more oriented to families with children with 20% of the population is school-

aged, compared to 18% of the San Antonio population in this age range. The BISD population has a higher level of education when compared to the San Antonio Metro Area as a whole with 50% has a Bachelor's degree or higher, compared to 29% in greater San Antonio). The median household income is about \$96,737 compared to \$62,355 in San Antonio overall. The BISD workforce has longer commuting times than the overall Metro Area. BISD residents average 31.5 minutes commuting each way to and from work, whereas the average San Antonian spends 27.4 minutes traveling to work each way.

ECONOMIC AND EMPLOYMENT TRENDS

ECONOMIC OUTLOOK

August 2021 employment in Texas increased 0.3% from July figures, according to the Real Estate Center at Texas A&M University. Despite sluggish COVID-19 vaccination rates in Texas, businesses have, for the most part, reopened or altered in-person staffing requirements. The late summer surge in COVID-19 cases, hospitalizations, and deaths have clearly hampered hopes for a fast economic recovery. However, employment is rebounding slowly, and Texas needs over 209,000 additional jobs to reach pre-pandemic levels. Overall, Texas' unemployment rate is 5.9%, higher than the nation's 5.2%. According to the Real Estate Center, record job openings along with high unemployment suggest that labor demand is not a problem. Childcare due to the pandemic, early retirement, and the possibility that people are rethinking their career paths are all considered to be lingering issues affecting the economy.

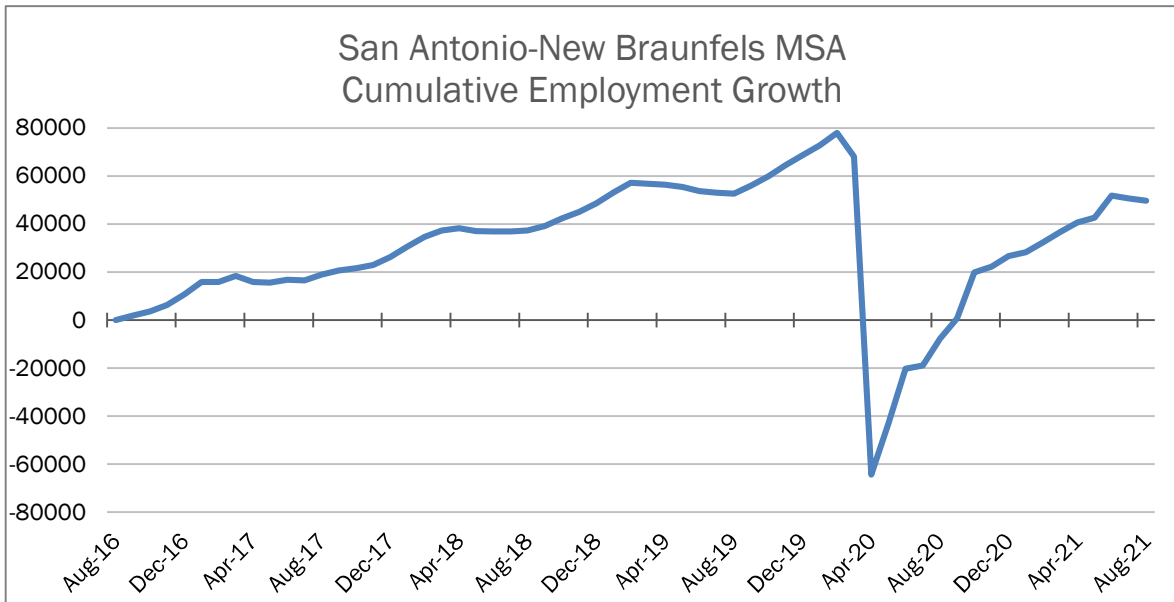
The robust housing market, fueled by historically low mortgage rates and lower-than-normal home listings, is beginning to show signs of stabilizing. For the first time in 2021, Redfin Corp. reported new home listings in June surpassed levels from the same time period in 2019. A low inventory of homes on the market, coupled with high demand for homes, has tightened markets and increased home prices. Increases in lumber prices and bidding wars on homes have caused new and existing home prices to soar. However, the industry is beginning to show signs of cooling. Redfin recently reported that four-week sales ending July 4 were up 17% year-over-year nationwide, which is the smallest increase since July 2020. Analysts believe home prices have increased to a point they may be pricing out many would-be buyers. On September 21, the Mortgage Bankers Association (MBA) reported national new home mortgage applications in August decreased 17% from August 2020 levels. This follows a 27% decrease in July-to-July applications. These year-over-year decreases indicate that the housing market may be stabilizing from the post-shutdown surge in summer 2020.

REGIONAL EMPLOYMENT TRENDS

The greater Boerne area economy including the City of San Antonio, Bexar County, and Kendall County declined rapidly with the onset of the COVID-19 pandemic but has experienced some recovery over the last 18 months. However, unemployment has fluctuated for all three geographies. For San Antonio, unemployment averaged at 5.7% over the last 6 months. It is at an average of 5.8% for Bexar County and 4.1% for Kendall County

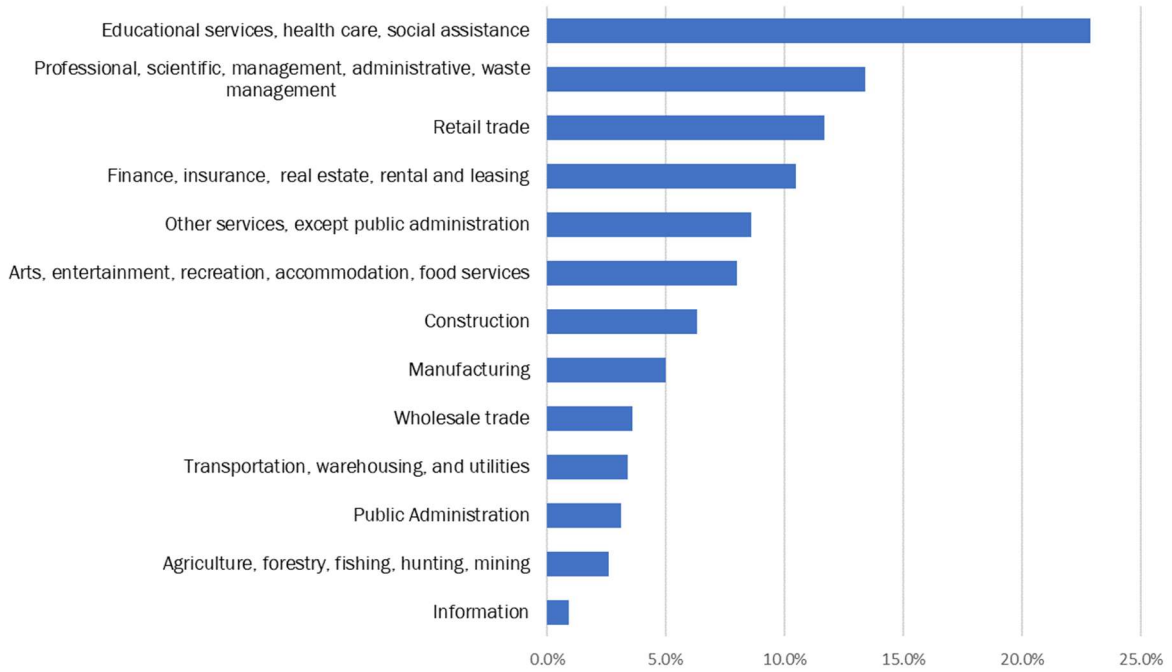
	February 2020	August 2020	February 2021	August 2021	6-Month Pct. Chg.	Annual Pct. Chg.
City of San Antonio						
Employment	714,265	685,292	684,732	705,053	2.97%	2.88%
Unemployment Rate	3.1	6.8	6.9	4.9		
Bexar County						
Employment	924,719	887,208	886,483	912,792	2.97%	2.88%
Unemployment Rate	3.1	6.9	7.0	5.0		
Kendall County						
Employment	22,315	21,541	21,426	22,192	3.58%	3.02%
Unemployment Rate	2.7	4.1	5.0	3.6		

The San Antonio-New Braunfels MSA has had a progressive recovery since May 2020. As of August 2021, 114,000 (80%) of the 142,300 jobs lost have been recovered at an average rate of 7,125 jobs per month. Currently, the workforce size is approximately the same size as it was in December 2017 with 1,069,800 jobs. In August 2016, there were 1,020,100 jobs total.



EMPLOYMENT BY INDUSTRY SECTOR

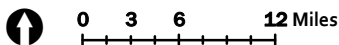
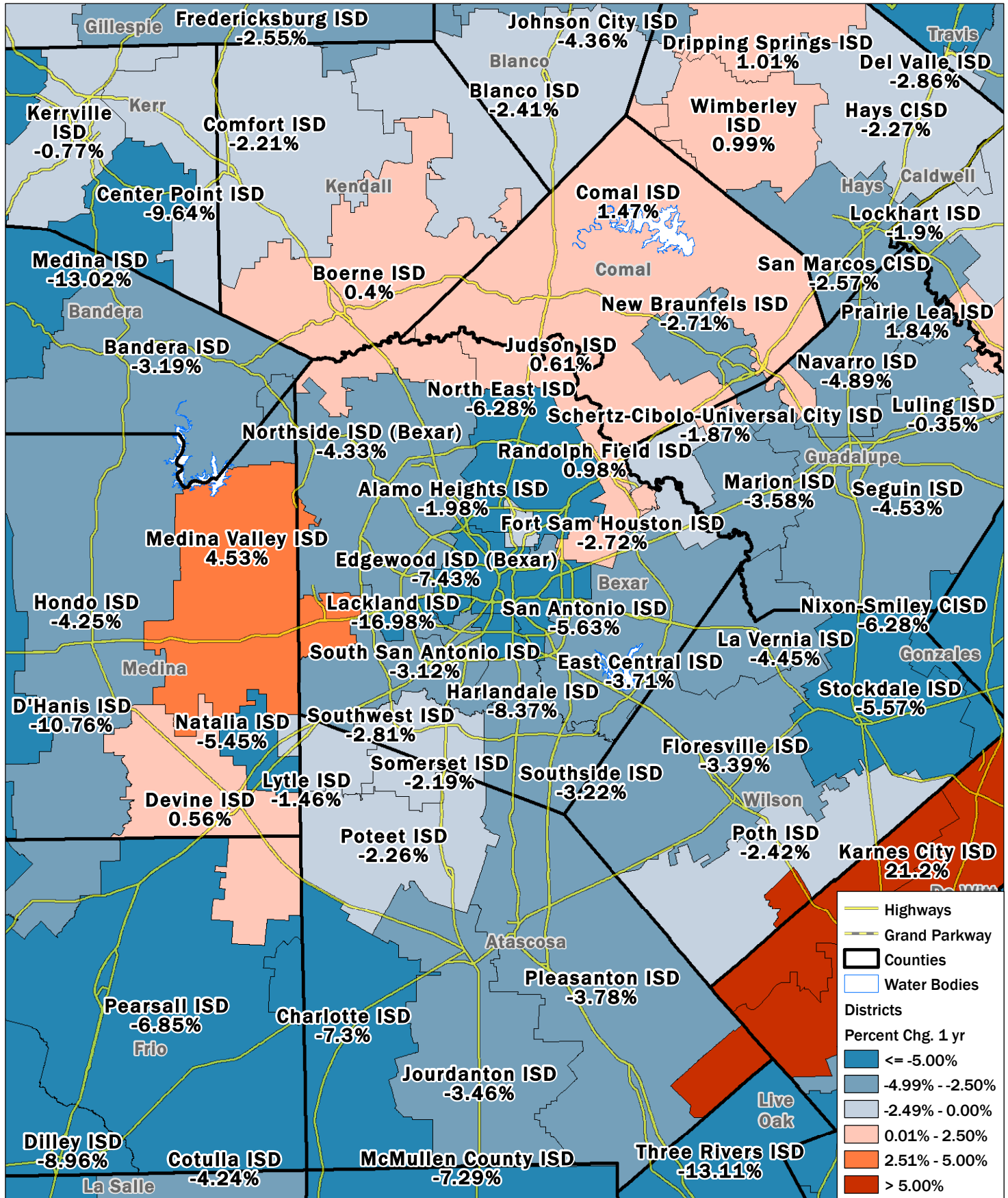
The chart below shows each US Census industry sector and ranks it by percentage of the total workforce size including ages 16 and older in Boerne ISD.



Source: US Census Bureau, 2019 American Community Survey

Percent Change in School District Enrollment

1-Year Change: 2019-20 to 2020-21



Source: Texas Education Agency



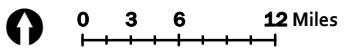
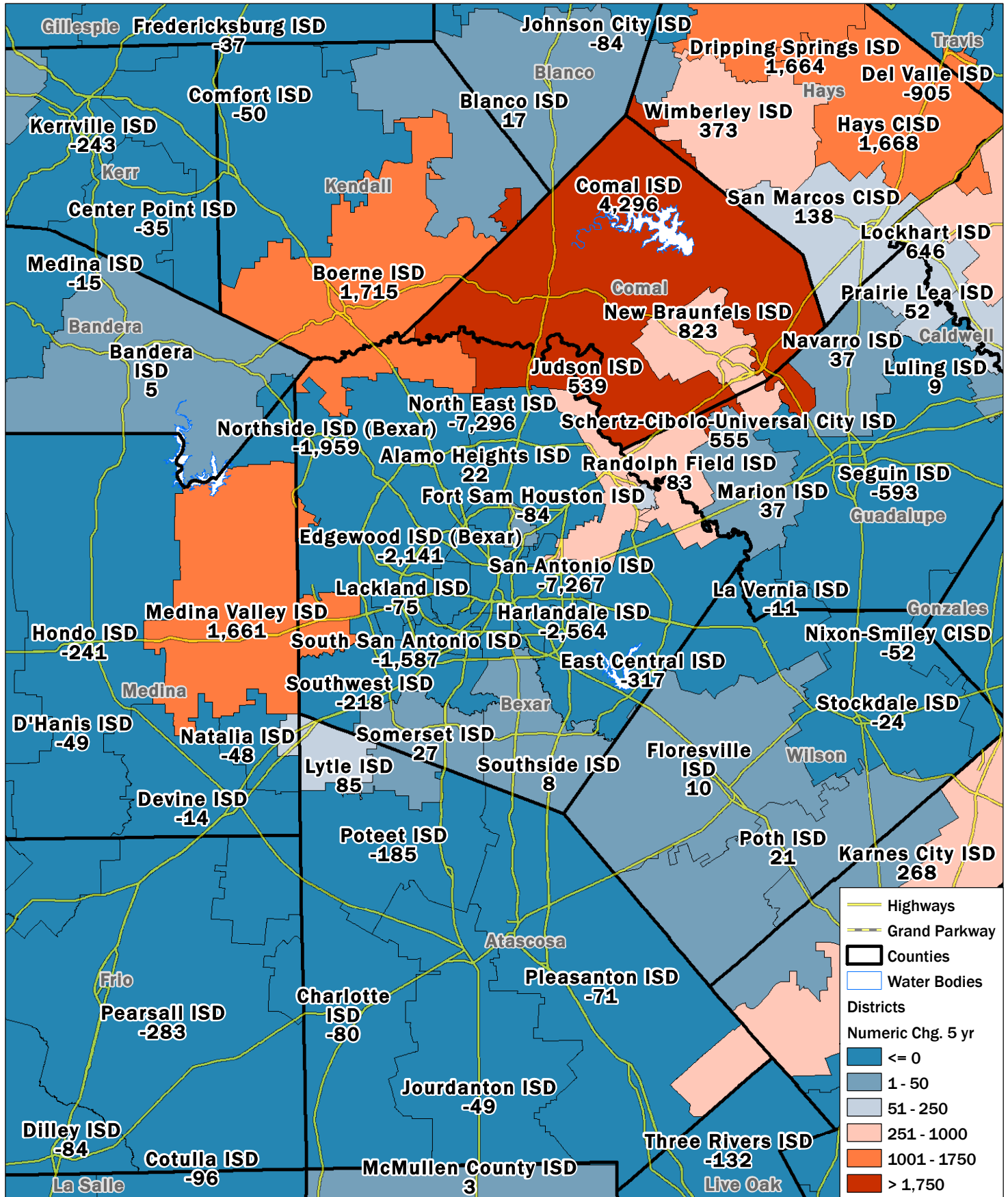
Enrollment Trends – 2019-20 through 2020-21
All Districts with 7,500+ Students (Excluding Charter Schools)

Rank		2020-21	2019-20	Numeric Change	Percent Change
1	HALLSVILLE ISD	15,267	11,462	3,805	33.20%
2	PROSPER ISD	19,138	16,857	2,281	13.53%
3	HUNTSVILLE ISD	10,858	9,169	1,689	18.42%
4	LAMAR CISD	36,519	35,156	1,363	3.88%
5	CLEVELAND ISD	8,888	7,589	1,299	17.12%
6	FORNEY ISD	12,765	11,977	788	6.58%
7	FRISCO ISD	63,493	62,705	788	1.26%
8	KATY ISD	84,176	83,423	753	0.90%
9	HUMBLE ISD	45,528	45,078	450	1.00%
10	BELTON ISD	12,609	12,186	423	3.47%
11	TOMBALL ISD	18,666	18,294	372	2.03%
12	COMAL ISD	25,459	25,089	370	1.47%
13	NORTHWEST ISD	25,383	25,040	343	1.37%
14	HUTTO ISD	8,421	8,130	291	3.58%
15	WYLIE ISD - COLLIN	17,482	17,230	252	1.46%
16	EAGLE MT-SAGINAW ISD	21,245	21,024	221	1.05%
17	WAXAHACHIE ISD	9,679	9,481	198	2.09%
18	NEW CANEY ISD	16,274	16,110	164	1.02%
19	JUDSON ISD	23,825	23,680	145	0.61%
20	FRENSHIP ISD	10,353	10,269	84	0.82%
21	SHELDON ISD	10,206	10,133	73	0.72%
22	MIDLOTHIAN ISD	9,838	9,783	55	0.56%
23	LITTLE ELM ISD	8,108	8,065	43	0.53%
24	BOERNE ISD	9,617	9,579	38	0.40%
25	WALLER ISD	7,762	7,729	33	0.43%
26	WILLIS ISD	7,882	7,865	17	0.22%
27	ALVIN ISD	27,006	27,022	(16)	-0.06%
28	ROCKWALL ISD	16,987	17,007	(20)	-0.12%
29	DICKINSON ISD	11,631	11,655	(24)	-0.21%
30	BASTROP ISD	11,405	11,434	(29)	-0.25%
—	—	—	—	—	—
125	PLANO ISD	50,154	52,629	(2,475)	-4.70%
126	CYPRESS-FAIRBANKS ISD	114,881	117,446	(2,565)	-2.18%
127	ROUND ROCK ISD	48,302	50,953	(2,651)	-5.20%
128	ARLINGTON ISD	56,840	59,532	(2,692)	-4.52%
129	SAN ANTONIO ISD	45,802	48,532	(2,730)	-5.63%
130	LEWISVILLE ISD	49,361	52,189	(2,828)	-5.42%
131	ALIEF ISD	41,724	45,300	(3,576)	-7.89%
132	ALDINE ISD	63,302	67,259	(3,957)	-5.88%
133	NORTH EAST ISD	60,483	64,539	(4,056)	-6.28%
134	EL PASO ISD	50,661	55,253	(4,592)	-8.31%
135	NORTHSIDE ISD	103,151	107,817	(4,666)	-4.33%
136	FORT WORTH ISD	76,858	82,891	(6,033)	-7.28%
137	AUSTIN ISD	74,871	80,911	(6,040)	-7.46%
138	DALLAS ISD	145,113	153,861	(8,748)	-5.69%
139	HOUSTON ISD	196,943	210,061	(13,118)	-6.24%
State of Texas (Non-Charter)		5,005,633	5,157,026		-2.94%

* Gray highlights show districts with the recent addition of virtual academies

Numeric Change in School District Enrollment

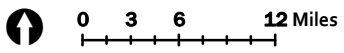
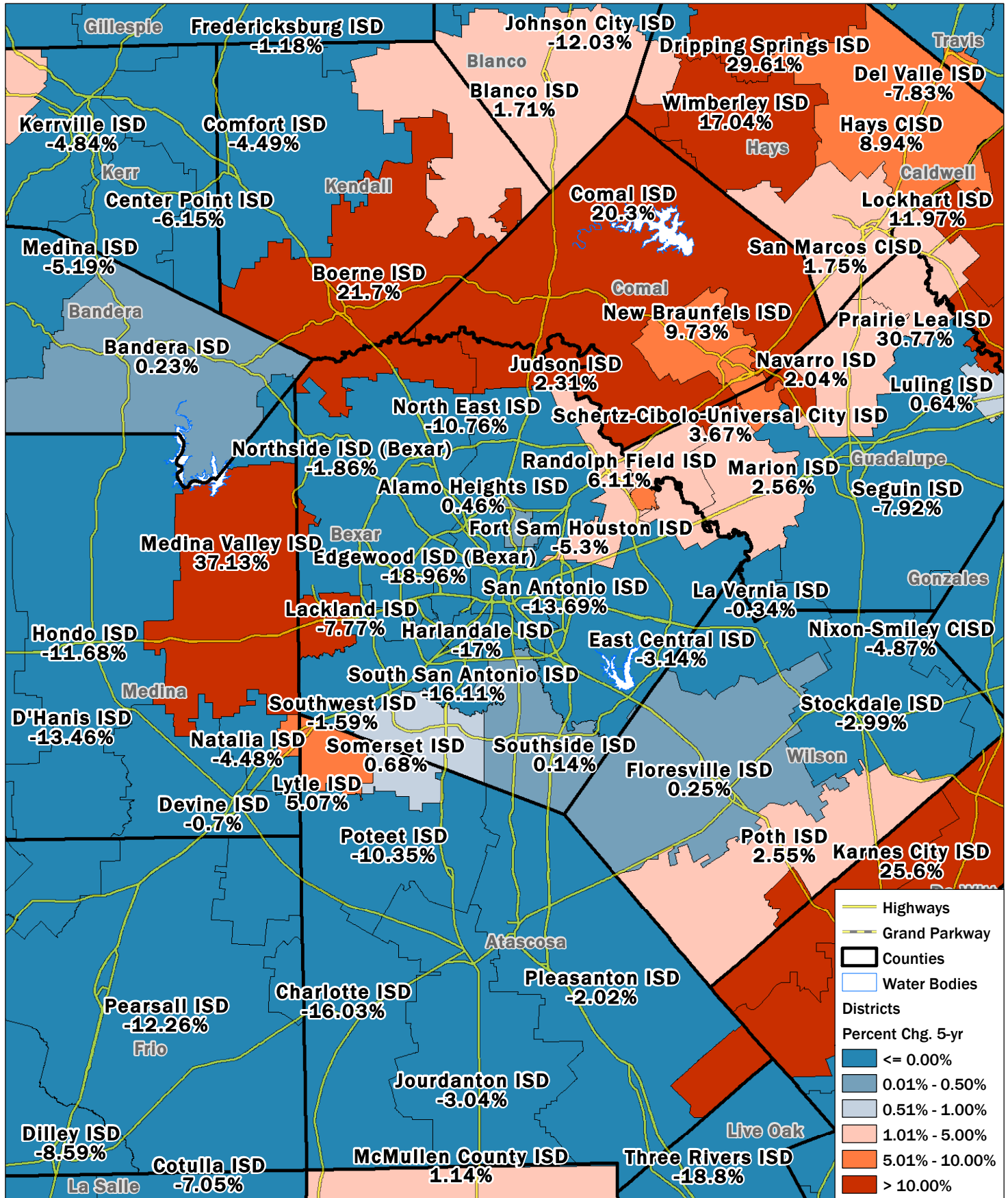
5-Year Change: 2015-16 to 2020-21



Source: Texas Education Agency

Percent Change in School District Enrollment

5-Year Change: 2015-16 to 2020-21

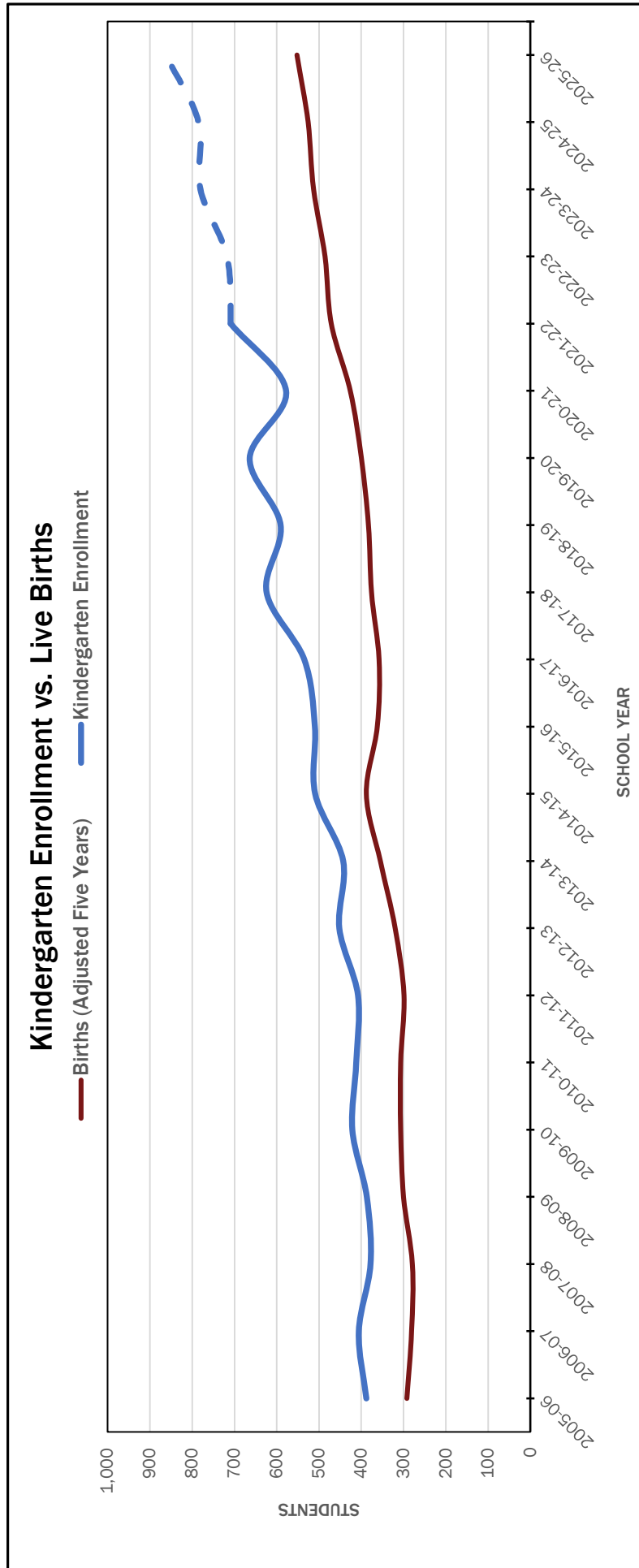


Source: Texas Education Agency



Boerne ISD Kindergarten Enrollment Compared to Live Births (Projected 5 Years)

	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	2024-25	2025-26
Births (Adjusted Five Years)	292	281	279	300	307	307	299	320	355	388	362	358	376	383	400	426	471	486	513	526	552
Kindergarten Enrollment	388	406	378	387	412	408	452	443	509	510	535	624	591	664	578	709	718	781	785	863	863



Source: Texas Educational Agency, PEIMS Enrollment Reports, 2003-2017; Texas Department of State and Health Services, Vital Statistics
 Fall 2021 through Fall 2025 estimates are derived from zip code of residence of birth mother; all prior years are based on census tract of residence of birth mother

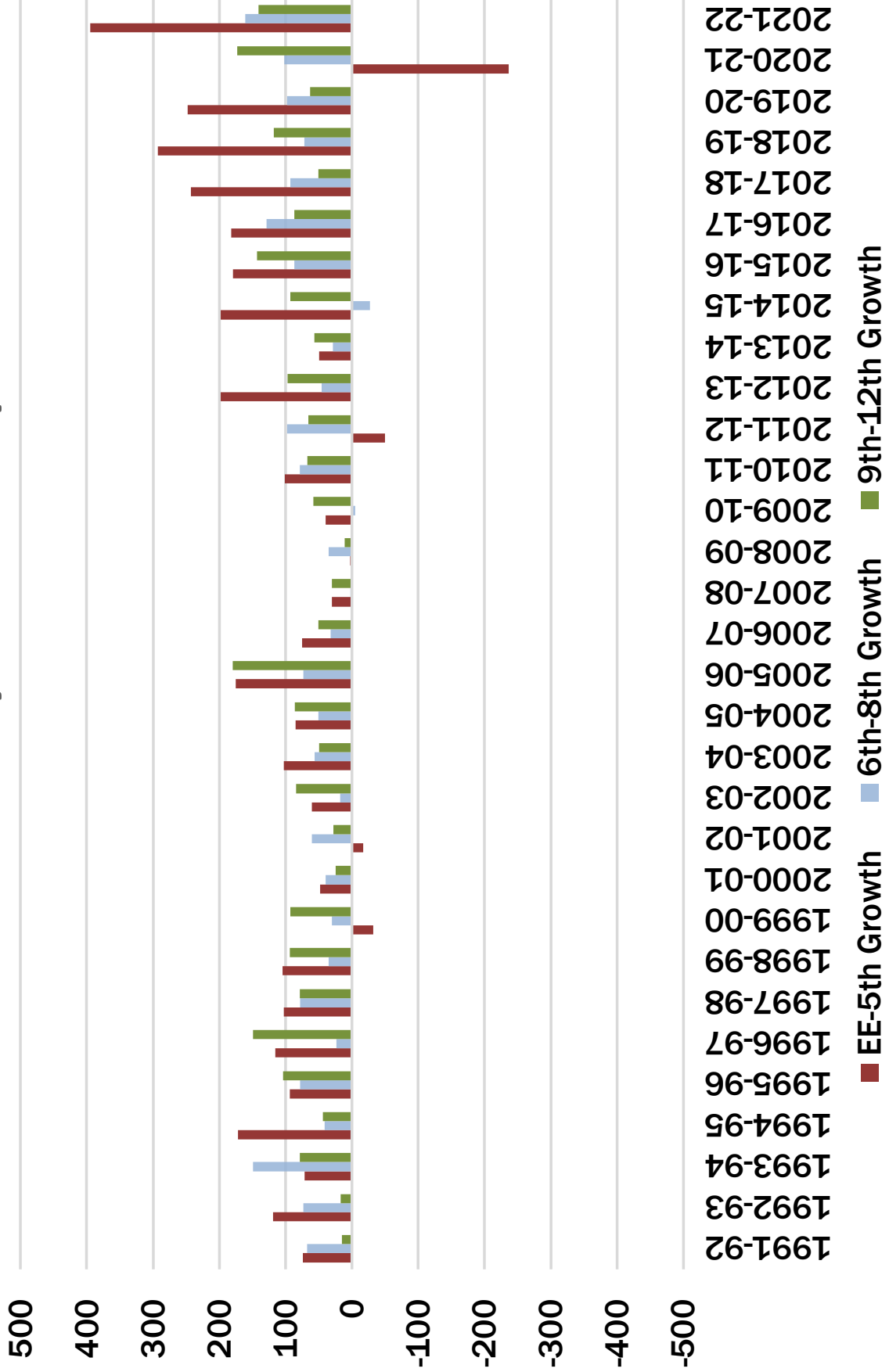


Boerne I.S.D. Historical Growth Trends by Grade and Grade Group

	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	20-21	20-21	20-21	20-21	20-21	20-21	20-21							
	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.							
2009-10	21	5.00%	20	-4.76%	26	30.00%	33	26.92%	47	42.42%	34	-27.66%	41	44.12%	66	34.69%	55	-16.67%	67	21.82%	80	19.40%	83	3.75%	83	0.48%
PK	33	-13.16%	29	-12.12%	26	-10.34%	37	42.31%	38	2.70%	15	-60.53%	21	40.00%	33	57.14%	55	66.67%	100	81.82%	96	-4.00%	128	33.33%	140	9.06%
KG	421	8.79%	412	-2.14%	408	-0.97%	452	10.78%	443	-1.99%	509	14.90%	510	0.20%	535	4.90%	624	16.64%	591	-5.29%	664	12.35%	578	-12.95%	709	22.73%
1	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	0.00%	685	23.42%	660	-3.65%	678	2.73%	678	0.00%
2	429	-0.69%	422	-1.63%	464	9.95%	480	3.45%	455	-5.21%	515	13.19%	544	5.63%	602	10.66%	600	-0.33%	607	1.17%	731	20.43%	627	-14.23%	767	22.26%
3	449	-5.47%	456	1.56%	457	0.22%	524	14.66%	532	1.53%	500	-6.02%	562	12.40%	593	5.52%	659	11.13%	659	0.00%	656	-0.46%	702	7.01%	672	-4.30%
4	507	8.57%	501	-1.18%	475	-5.19%	488	2.74%	535	9.63%	578	8.04%	572	-1.04%	618	8.04%	650	5.18%	728	12.00%	713	-2.06%	646	-9.40%	792	22.86%
5	506	2.22%	556	9.88%	510	-8.27%	544	6.67%	525	-3.49%	594	13.14%	614	3.37%	609	-0.81%	656	7.72%	710	8.23%	795	11.97%	716	-9.94%	712	-0.59%
6	508	0.79%	544	7.09%	575	5.70%	557	-3.13%	568	1.97%	556	-2.11%	638	14.75%	662	3.76%	673	1.66%	700	4.01%	767	9.57%	812	5.87%	793	-2.36%
7	526	3.54%	532	1.14%	581	9.21%	605	4.13%	592	-2.15%	588	-0.68%	596	1.36%	678	13.76%	683	0.74%	720	5.42%	717	-0.42%	782	9.07%	876	12.07%
8	508	-5.05%	545	7.28%	563	3.30%	603	7.10%	634	5.14%	623	-1.74%	620	-0.48%	643	3.71%	720	11.98%	728	1.11%	762	4.67%	754	-1.05%	840	11.38%
9	567	7.79%	541	-4.59%	573	5.91%	622	8.55%	655	5.31%	698	6.56%	715	2.44%	687	-3.92%	683	-0.58%	784	14.79%	821	4.72%	815	-0.73%	865	4.96%
10	522	5.67%	595	13.98%	561	-5.71%	575	2.50%	619	7.65%	635	2.58%	666	8.03%	707	3.06%	690	-2.40%	706	2.32%	799	13.17%	837	4.76%	823	-1.72%
11	498	-5.32%	532	6.83%	582	9.40%	572	-1.72%	556	-2.80%	608	9.35%	640	5.26%	671	4.84%	711	5.96%	694	-2.39%	686	-1.15%	789	15.01%	790	0.13%
12	509	3.46%	495	-2.75%	513	3.64%	557	8.58%	553	-0.72%	535	-3.25%	578	8.04%	641	10.90%	673	4.99%	691	2.67%	632	-8.54%	670	6.01%	784	17.01%
Total:	6,392	1.49%	6,639	3.86%	6,753	1.72%	7,094	5.08%	7,229	1.90%	7,493	3.69%	7,902	5.46%	8,300	5.04%	8,687	4.66%	9,170	5.66%	9,579	4.46%	9,617	0.40%	10,314	7.26%
EE-5th	2,754	1.47%	2,855	3.67%	2,805	-1.75%	3,003	7.06%	3,052	1.63%	3,250	6.49%	3,429	5.51%	3,611	5.31%	3,854	6.73%	4,147	7.60%	4,395	5.98%	4,158	-5.39%	4,563	9.50%
6th-8th	1,542	-0.32%	1,621	5.12%	1,719	6.05%	1,765	2.68%	1,794	1.64%	1,767	-1.51%	1,854	4.92%	1,983	6.96%	2,076	4.69%	2,148	3.47%	2,246	4.56%	2,348	4.54%	2,509	6.86%
9th-12th	2,096	2.85%	2,163	3.20%	2,229	3.05%	2,326	4.35%	2,383	2.45%	2,476	3.90%	2,619	5.78%	2,706	3.32%	2,757	1.88%	2,875	4.28%	2,938	2.19%	3,111	5.89%	3,252	4.53%
% EE-5th	43.09%	43.00%	41.54%	42.33%	42.22%	43.37%	43.39%	43.51%	44.37%	45.22%	45.88%	43.24%	44.14%													
% 6th-8th	24.12%	24.42%	25.46%	24.88%	24.82%	23.58%	23.46%	23.89%	23.90%	23.42%	23.45%	24.42%														
% 9th-12th	32.79%	32.58%	33.01%	32.79%	32.96%	33.04%	33.14%	32.60%	31.74%	31.35%	30.67%	32.35%														

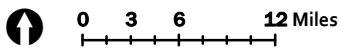
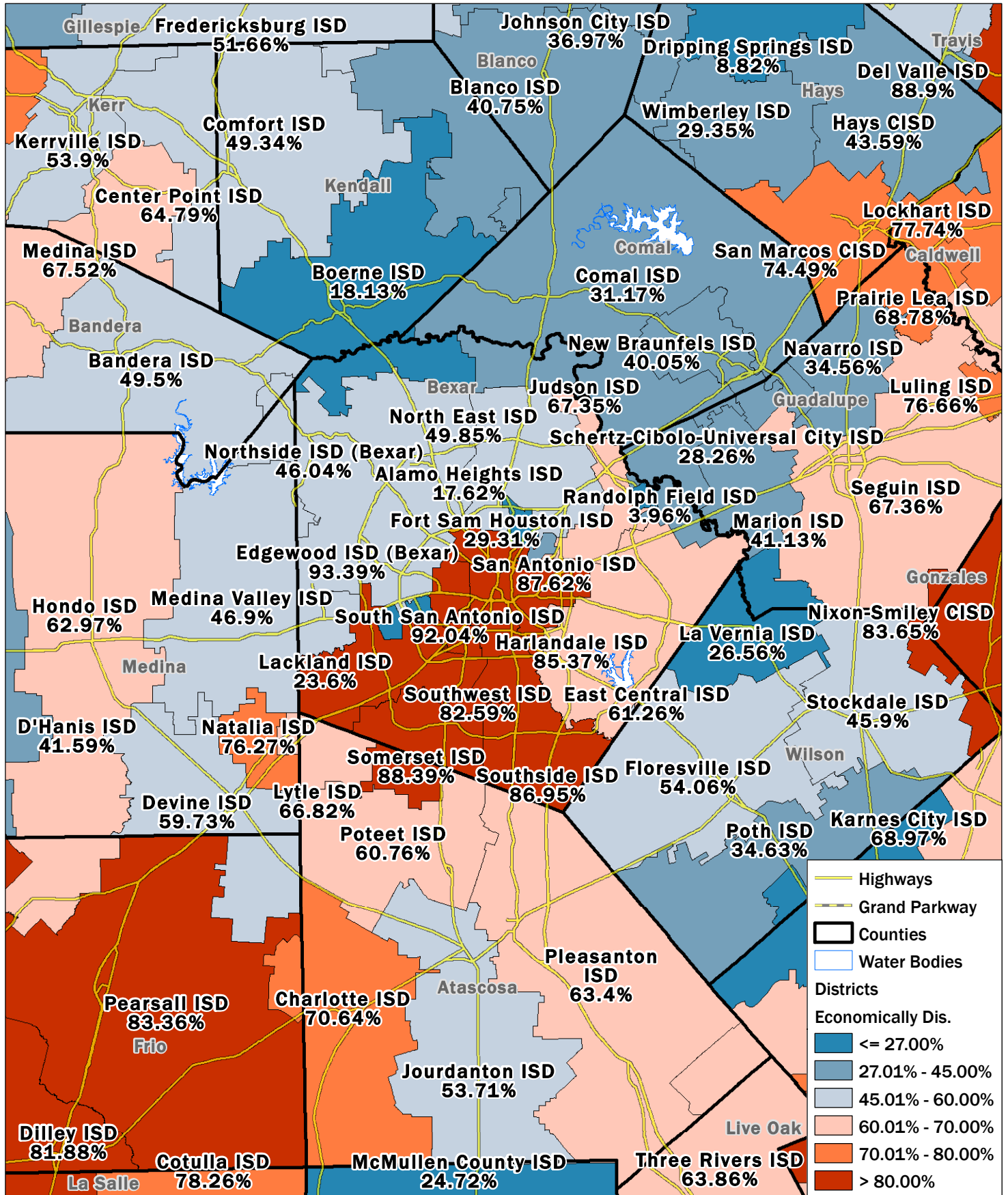


Boerne ISD Growth by Grade Group



Percent Economically Disadvantaged

2020-2021



Source: Texas Education Agency

Economically Disadvantaged Student Population – 2020-21
All Districts with 7,500+ Students (Excluding Charter Schools)



Rank	District Name	Economically Disadvantaged		
		Total Enrollment	Students	% Disadvantaged
1	CARROLL ISD	8,324	98	1.2%
2	EANES ISD	7,968	262	3.3%
3	PROSPER ISD	19,138	1,623	8.5%
4	COPPELL ISD	13,052	1,262	9.7%
5	LAKE TRAVIS ISD	11,001	1,066	9.7%
6	FRISCO ISD	63,493	8,220	12.9%
7	LEANDER ISD	40,355	7,260	18.0%
8	BOERNE ISD	9,617	1,744	18.1%
9	NORTHWEST ISD	25,383	5,456	21.5%
10	ALLEN ISD	21,617	4,908	22.7%
11	ROUND ROCK ISD	48,302	11,395	23.6%
12	TOMBALL ISD	18,666	4,436	23.8%
13	ROCKWALL ISD	16,987	4,128	24.3%
14	GRAPEVINE-COLLEYVILLE ISD	13,935	3,392	24.3%
15	MIDLOTHIAN ISD	9,838	2,488	25.3%
16	MONTGOMERY ISD	8,920	2,332	26.1%
17	WYLIE ISD	17,482	4,694	26.9%
18	KELLER ISD	34,319	9,523	27.7%
19	CLEAR CREEK ISD	40,737	11,369	27.9%
20	SCHERTZ-CIBOLO-U CITY ISD	15,673	4,429	28.3%
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40	BELTON ISD	12,609	5,348	42.4%
41	WEATHERFORD ISD	8,024	3,418	42.6%
42	HAYS CISD	20,322	8,859	43.6%
43	FRENSHIP ISD	10,353	4,625	44.7%
44	MAGNOLIA ISD	13,122	5,884	44.8%
45	DEER PARK ISD	12,370	5,664	45.8%
46	WAXAHACHIE ISD	9,679	4,440	45.9%
47	NORTHSIDE ISD	103,151	47,494	46.0%
48	HALLSVILLE ISD	15,267	7,201	47.2%
49	PFLUGERVILLE ISD	25,436	12,146	47.8%
50	DENTON ISD	30,267	14,475	47.8%
—	---	---	---	---
130	DEL VALLE ISD	10,654	9,471	88.9%
131	BROWNSVILLE ISD	40,765	36,369	89.2%
132	WACO ISD	14,428	13,167	91.3%
133	ALDINE ISD	63,302	57,983	91.6%
134	PHARR-SAN JUAN-ALAMO ISD	31,234	28,638	91.7%
135	SOUTH SAN ANTONIO ISD	8,267	7,609	92.0%
136	LA JOYA ISD	26,638	24,831	93.2%
137	EDGEWOOD ISD	9,152	8,547	93.4%
138	CLEVELAND ISD	8,888	8,325	93.7%
139	RIO GRANDE CITY CISD	9,997	9,404	94.1%
140	DONNA ISD	13,853	13,108	94.6%
141	LAREDO ISD	22,041	21,284	96.6%
State of Texas:				60.2%

Source: Texas Education Agency, Public Education Information Management System

Boerne ISD
2019 Selected Socioeconomic Characteristics
as Compared with Adjacent and/or Similar School Districts



	Boerne ISD	Bandera ISD	Comal ISD	East Central ISD	North East ISD	San Antonio-New Braunfels, MSA
Total Population	49,016	18,405	130,350	53,361	442,047	2,550,960
Housing						
Total housing units	17,797	9,610	51,753	16,981	173,710	914,421
Occupied housing units	16,614	7,127	47,247	15,523	162,632	830,598
Vacant housing units	1,183	2,483	4,506	1,458	11,078	83,823
Owner-occupied	12,950	6,080	38,765	12,398	92,304	520,406
Renter-occupied	3,664	1,047	8,482	3,125	70,328	310,192
Median Home Value	\$388,700	\$167,200	\$331,800	\$145,700	\$230,400	\$197,600
Age						
Under 5 years	2,497	754	6,395	3,968	28,159	171,064
5 to 9 years	3,511	776	8,856	4,120	26,683	179,199
10 to 14 years	3,946	953	9,329	4,402	26,793	180,518
15 to 19 years	3,449	749	7,038	3,842	27,855	179,195
5 to 17 years	9,657	2,315	23,373	11,154	72,515	466,151
20 to 24 years	2,139	1,067	5,131	3,633	25,059	176,742
25 to 34 years	5,217	1,434	13,434	8,083	71,053	387,446
35 to 44 years	5,919	1,968	18,517	7,002	65,730	345,568
45 to 54 years	6,663	2,191	17,032	6,730	55,870	306,293
55 to 59 years	3,408	1,569	10,796	3,011	26,994	146,592
60 to 64 years	3,229	2,083	9,292	2,839	23,755	137,724
65 to 74 years	5,620	3,025	15,848	3,576	36,574	205,305
75 to 84 years	2,583	1,512	6,686	1,485	19,608	95,728
85 years and over	835	324	1,996	670	7,914	39,586
Median Age	41.2	52.1	43.2	33.1	37.0	35.0
Income and Benefits						
Total households	16,614	7,127	47,247	15,523	162,632	830,598
less than \$10,000	477	340	1,432	937	6,481	50,044
\$10,000 to \$14,999	318	458	773	601	5590	28,852
\$15,000 to \$24,999	649	725	1,510	1,084	13,323	70,404
\$25,000 to \$34,999	1,140	524	3,114	1,456	15,773	74,612
\$35,000 to \$49,999	1,286	896	3,798	2,040	22,209	104,395
\$50,000 to \$74,999	2,448	1,537	7,151	3,183	32,699	157,689
\$75,000 to \$99,999	2,148	1,185	6,945	2,163	19,811	110,491
\$100,000 to \$149,999	3,080	840	9,506	2,616	24,091	127,318
\$150,000 to \$199,999	1,873	336	6,412	880	11,845	57,024
\$200,000 or more	3,195	286	6,606	563	10,810	49,769
Median household income	\$96,737	\$59,433	\$94,561	\$63,782	\$62,966	\$62,355

Boerne ISD
2019 Selected Socioeconomic Characteristics
as Compared with Adjacent and/or Similar School Districts



	Boerne ISD	Bandera ISD	Comal ISD	East Central ISD	North East ISD	San Antonio-New Braunfels, MSA
Total Population	49,016	18,405	130,350	53,361	442,047	2,550,960
Class of Worker						
Private wage and salary	18,217	5,730	52,164	18,890	186,215	973,337
Government	2,227	1,260	7,481	3,945	29,198	170,671
Self-employed	2,151	913	3,384	1,094	14,036	70,528
Unpaid family workers	52	0	223	75	624	3,014
	<1%	<1%	<1%	<1%	<1%	<1%
Educational Attainment						
Population 25 years & over	33,474	14,106	93,601	33,396	307,498	1,664,242
Less than 9th grade	443	539	1,672	2,107	13,459	111,526
9th to 12th grade, no diploma	699	992	3,101	3,054	14,278	127,862
H.S. graduate	6,014	4,326	19,974	11,013	68,711	434,585
Some college, no degree	7,423	3,746	20,299	8,106	73,175	371,787
Associate's degree	2,272	1,190	9,517	3,148	27,735	138,952
Bachelor's degree	10,515	2,287	25,754	4,224	68,897	306,816
Graduate or professional degree	6,108	1,026	13,284	1,744	41,243	172,694
H.S. graduate or higher	32,332	12,575	88,828	28,235	279,761	1,424,834
	97%	89%	95%	85%	91%	86%
Bachelor's degree or higher	16,623	3,313	39,038	5,968	110,140	479,510
	50%	23%	42%	18%	36%	29%
Residence 1 year Ago						
Population 1 year & over	48,549	18,254	129,004	52,611	436,857	2,520,404
Same house	40,814	15,672	113,939	45,512	361,618	2,104,836
	84%	86%	88%	87%	83%	84%
Different house in the U.S.	7,554	2,567	14,807	6,917	70,452	401,901
Same county	2,899	755	4,833	4,685	52,032	267,625
	6%	4%	4%	9%	12%	11%
Different county	4,655	1,812	9,974	2,232	18,420	134,276
	10%	10%	8%	4%	4%	5%
Same state	3,398	1,702	7,169	1,310	8,851	75,327
	7%	9%	6%	2%	2%	3%
Different state	1,257	110	2,805	922	9,569	58,949
	3%	<1%	2%	2%	2%	2%
Abroad	181	15	258	182	4,787	13,667
	<1%	<1%	<1%	<1%	1%	<1%
Commuting to Work						
Workers 16 years & over	22,212	7,544	61,619	23,742	228,453	1,216,469
Car, truck or van—drove alone	17,857	5,789	48,319	18,866	182,890	954,861
Car, truck or van—carpooled	1,337	1,116	5,737	3,287	23,197	137,045
Public transportation (excl. taxis)	98	0	144	318	6,320	23,672
Walked	260	137	1,401	306	2,270	23,746
Other means	253	8	436	171	4,515	19,178
Worked at home	2,407	494	5,782	794	9,261	57,967
	11%	7%	9%	3%	4%	5%
Mean travel time (min.)	31.5	38.1	36.5	27.8	26.1	27.4

Source: U.S. Census Bureau, American Community Survey 2019

Boerne ISD
Selected Socioeconomic Characteristics
Historical Comparison



	2014		2019	
Total Population	37,232		49,016	
Housing				
Total housing units	14,409		17,797	
Occupied housing units	13,536	94%	16,614	93%
Vacant housing units	873	6%	1,183	7%
Owner-occupied	10,373		12,950	
Renter-occupied	3,163		3,664	
Median Home Value	\$330,000		\$388,700	
Age				
Under 5 years	1,696	5%	2,497	5%
5 to 9 years	2,548	7%	3,511	7%
10 to 14 years	3,075	8%	3,946	8%
15 to 19 years	2,630	7%	3,449	7%
5 to 17 years	7,324		20%	
20 to 24 years	1,652	4%	2,139	4%
25 to 34 years	3,205		9%	
35 to 44 years	4,108	11%	5,919	12%
45 to 54 years	5,875	16%	6,663	14%
55 to 59 years	2,913	8%	3,408	7%
60 to 64 years	2,517	7%	3,229	7%
65 to 74 years	4,323	12%	5,620	11%
75 to 84 years	2,050	6%	2,583	5%
85 years and over	640	2%	835	2%
Median Age	44.1		41.2	
Class of Worker				
Private wage and salary	12,253	73%	18,217	80%
Government	2,664	16%	2,227	10%
Self-employed	1,840	11%	2,151	9%
Unpaid family workers	0	<1%	52	<1%
Income and Benefits				
Total households	13,536		16,614	
less than \$10,000	578	4%	477	3%
\$10,000 to \$14,999	159	1%	318	2%
\$15,000 to \$24,999	976	7%	649	4%
\$25,000 to \$34,999	827	6%	1,140	7%
\$35,000 to \$49,999	1,498	11%	1,286	8%
\$50,000 to \$74,999	1,878	14%	2,448	15%
\$75,000 to \$99,999	1,489	11%	2,148	13%
\$100,000 to \$149,999	2,778	21%	3,080	19%
\$150,000 to \$199,999	1,538	11%	1,873	11%
\$200,000 or more	1,815	13%	3,195	19%
Median household income	\$87,680		\$96,737	

Boerne ISD
Selected Socioeconomic Characteristics
Historical Comparison



	2014		2019	
Educational Attainment				
Population 25 years & over	25,631		33,474	
Less than 9th grade	791	3%	443	1%
9th to 12th grade, no diploma	909	4%	699	2%
H.S. graduate	4,452	17%	6,014	18%
Some college, no degree	5,222	20%	7,423	22%
Associate's degree	2,038	8%	2,272	7%
Bachelor's degree	7,627	30%	10,515	31%
Graduate or professional degree	4,592	18%	6,108	18%
H.S. graduate or higher	23,931	93%	32,332	97%
Bachelor's degree or higher	12,219	48%	16,623	50%
Residence 1 year ago				
Population 1 year & over	36,849		48,549	
Same house	31,658	86%	40,814	84%
Different house in the U.S.	5,093	14%	7,554	16%
Same county	2,097	6%	2,899	6%
Different county	2,996	8%	4,655	10%
Same state	1,950	5%	3,398	7%
Different state	1,046	3%	1,257	3%
Abroad	98	<1%	181	<1%
Commuting to work				
Workers 16 years & over	16,466		22,212	
Car, truck or van--drove alone	12,989	79%	17,857	80%
Car, truck or van--carpooled	1,591	10%	1,337	6%
Public transportation (excluding taxis)	3	<1%	98	<1%
Walked	338	2%	260	1%
Other means	230	1%	253	1%
Worked at home	1,315	8%	2,407	11%
Mean travel time to work (mins.)	28.1		31.5	

Source: US Census Bureau, American Community Survey, 2019

2 Housing Projections

Housing projections are developed for each active and planned subdivision and apartment. This data is primarily organized by Planning Unit, or small portions of the district that are based on Census-defined block groups. They are further subdivided when necessary based on school attendance zones, subdivision and apartment boundaries, or roadways. The Planning Unit Map shows these in detail. 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.

DATA SOURCES AND METHODOLOGY

In order to accurately assess platting activity, city ordinances, or development plans, PASA must have a comprehensive map of a district which includes, but is not limited to, Planning Units, aerial images, municipalities and ETJ boundaries, planned thoroughfares, planned water facilities, planned arterials, parcel ownership, active oil and gas pipelines, concept plans and platting activity for new housing, existing, active, and future subdivisions and apartments, townhomes and condos, and existing and future school sites.

PASA conducts interviews with city and county planners, engineers, commercial realtors, builders, developers, landowners, and other experts. These interviews are extensive and provide local knowledge of the real estate market which is invaluable to the Demographic Study and 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 impact development.

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

Using these databases, PASA projects new housing units by subdivision, and by apartment, townhome, condo, and loft developments. These projections are summed at the Planning Unit level. The last spreadsheet in this chapter shows the data by projected development in detail.

The projections are considered most useful for the next five years as few developers or landowners do not 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.

Some landowners, builders, or developers will either get ahead or behind their construction schedule. For Boerne ISD, PASA has attempted to develop a conservative Moderate Growth Scenario for existing subdivisions, and for 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.

ASSESSMENT OF LAND DEVELOPMENT

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 ISD. 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.

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 in areas free of impediments, particularly in the short-term since land is in ample supply.

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 since July 2019, with parcels greater than 10 acres labeled. Parcels of most interest to this study are the largest ones that could point to future large-scale development. Between July 2019 and July 2021, parcel data from the Kendall and Bexar County Appraisal Districts shows 466 parcels larger than five acres changed ownership. In far western BISD, the Northrup Ranch had a change in ownership as expected; however, this is likely to remain undeveloped in the short-term, or subdivided into very large lots if developed.

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 ISD is virtually limitless, since water supplied from the Edwards Aquifer can be distributed within the county. In the Bexar County portion of BISD served by the San Antonio Water Authority (SAWS), water sources include the Edwards Aquifer along with many other surface and subsurface sources.

State law forbids the movement of Edwards Aquifer water outside the area regulated by the Edwards Aquifer Authority (EAA). Since Kendall County and the portion of Comal County in BISD are outside the EAA regulatory area, water with 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 boundaries of utility districts and municipal service areas are shown on the next map in this Chapter, as provided by the Public Utility Commission of Texas and Texas Commission of Environmental Quality. The availability of water and wastewater services is an important regulator of future residential development, so the capacities of these and potential future utility districts (as approved at the State level) is an important factor to monitor.

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

The 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 Corley Farms 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 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.

INTERSTATE 10 WIDENING

The expansion and improvements of Interstate-10 continue in BISD. As new interchanges and sections of the roadway open, mobility is poised to improve by the end of 2022 or early 2023. Shorter commute times and improved traffic flow will boost the appeal of many new neighborhoods in BISD.

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 20,421 units to be newly occupied in Boerne ISD over the next decade.

	Single Family	Multi-Family	Mixed Use	Age-Restricted	Manufactured Homes	Grand Total
Aug 2021–Oct 2022	1,110	75	1	75	-	1,261
Oct 2022–Oct 2023	1,093	264	12	75	-	1,444
Oct 2023–Oct 2024	1,247	298	42	86	(5)	1,668
Oct 2024–Oct 2025	1,309	591	63	99	(8)	2,054
Oct 2025–Oct 2026	1,454	570	69	84	(8)	2,169
Oct 2026–Oct 2027	1,538	660	65	100	(8)	2,355
Oct 2027–Oct 2028	1,615	595	70	95	(5)	2,370
Oct 2028–Oct 2029	1,626	565	82	80	-	2,353
Oct 2029–Oct 2030	1,650	540	87	80	-	2,357
Oct 2030–Oct 2031	1,713	545	93	39	-	2,390
Aug 2021–Oct 2026	6,213	1,798	187	419	(21)	8,596
Oct 2026–Oct 2031	8,142	2,905	397	394	(13)	11,825
Aug 2021–Oct 2031	14,355	4,703	584	813	(34)	20,421

PROJECTED

SINGLE-FAMILY HOMES

ESPERANZA



The Lookout Group is now rapidly developing new sections of this master-planned community located along Texas-46 in northeast Boerne. Originally master-planned for 2,480 lots, a recent addition of over 400 acres directly east of the development will add approximately 900 lots. In total, Esperanza is likely to build out with approximately 3,380 lots and one multi-family property. In addition to expanding the community footprint, Lookout is now marketing and developing 532 age-qualified lots in Regency at Esperanza, to be built by Toll Brothers. Annually, 60 homes are planned to be developed in this age-restricted section. PASA has separated this section and not projected students in these future homes. However, the remaining 2,848 lots will continue to be sold to the general population. Of these, 278 were already occupied as of August 2021. With development accelerating in 2021, PASA has projected for housing occupancies to tremendously increase over the next year. By October 2022, an additional 148 new homes for the general population are projected to be occupied. Another 30–40 homes in Regency are also projected to be occupied. By 2023, 225–250 new homes are projected to be occupied in Esperanza each year.

CORLEY FARMS



Bakke Development has broken ground on the first sections of Corley Farms, slated for 1,165 total single-family lots west of Scenic Loop. Pulte has purchased a large section that is now in the platting stage with City of Boerne. The first lots are expected to be ready for builders in summer of 2022; the very first occupancies could occur by Fall 2022. Housing occupancies will increase in 2023 and 2024. Once development ramps up, 150 new houses are anticipated to be occupied annually.

FASTEST GROWING SINGLE-FAMILY SUBDIVISIONS

Planning Unit	Subdivision Names or Owner(s) Names	Projected New Housing Units		
		2021-2026	2026-2031	2021-2031
66	Esperanza	834	950	1,784
23	Corley Farms	560	605	1,165
9	Miralomas	360	558	918
37B	Ranches at Creekside	356	322	678
64, 67, 68, 70	Cordillera Ranch	305	311	616
25A	Regent Park	415	154	569
77	Lily Ranch	198	227	425
6	Shoreline Park	328	32	360
74	George's Ranch	98	251	349
10	Potential Future SF	15	290	305
Above-Listed Subdivisions		3,469	3,700	7,169
Total Single Family Housing Projected		6,213	8,142	14,355

Age-restricted housing is excluded from data

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 Interstate 10 Corridor continues to be the focus of emerging growth regions in BISD due to its access to job centers, utilities, and level terrain.

Balcones Creek/County Line Area – PASA has projected more growth in this area as neighborhoods farther east build out. Real estate professionals and engineers familiar with the area have cited increased interest in residential development as utility availability increases and as IH-10 access improves. Lily Ranch recently expanded its footprint along Old Fredericksburg Road. With the addition of 40 acres, this planned community now spans 120 acres and is planned for 425 lots. Nearby, a production homebuilder is also looking to develop the 106-acre Duennenberg tract north of Interstate 10. Specific plans have yet to be revealed, but PASA expects this tract to develop with single-family along Old Fredericksburg Road and commercial along I-10. Across and south of I-10, Meritage Homes recently purchased 65 acres along Boerne Stage Road just south of Balcones Creek, with plans to build over 200 homes. PASA has projected growth in this specific region of BISD to continue beyond these known developments. The Lemon Creek mixed use development planned along I-10 south of Balcones Creek will provide retail and entice more residential development to occur.

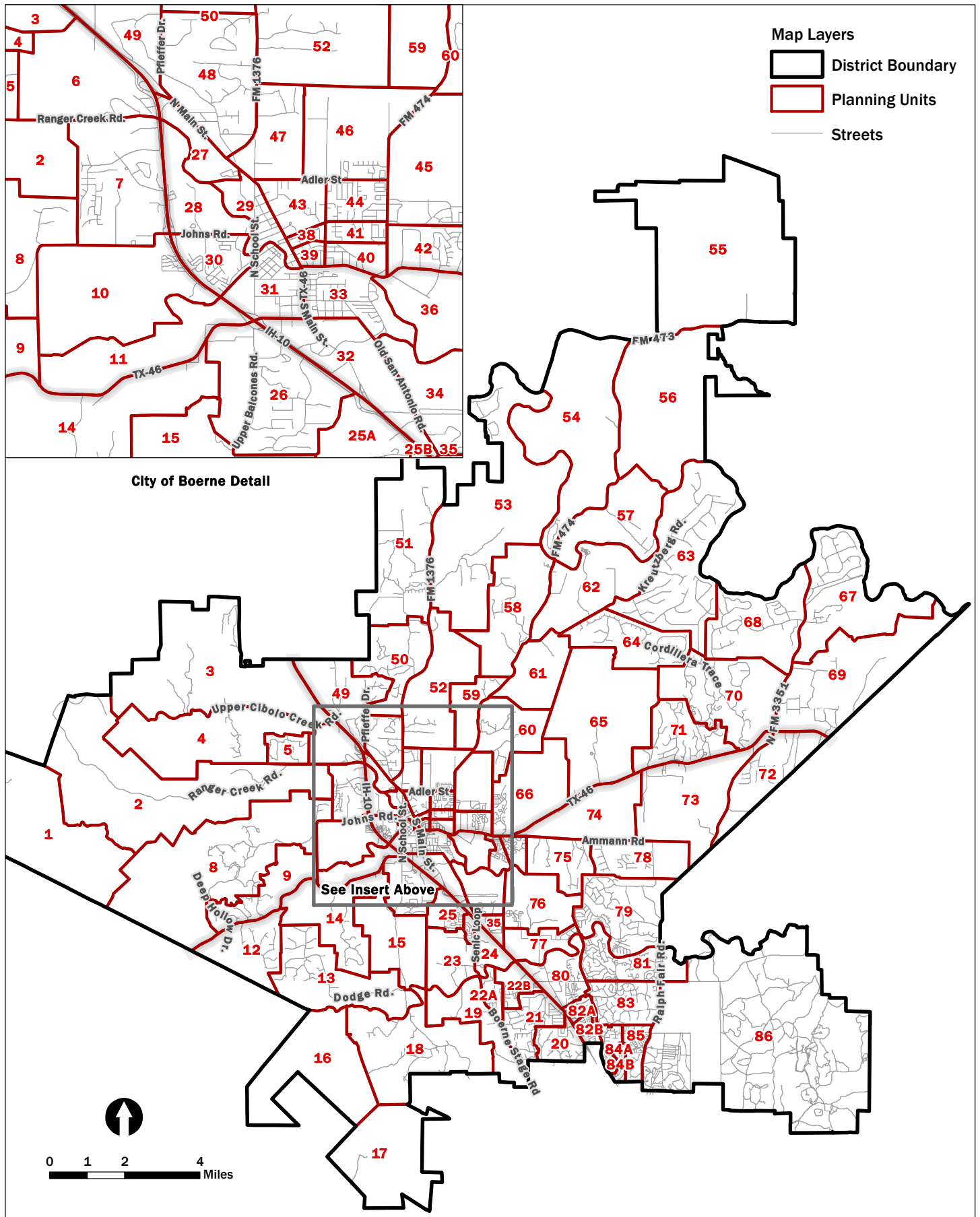
Planning Units 10 & 11 – A final plat for Spencer Ranch, a three-phase, 209-lot community along TX-46 and adjacent to Frederick Creek, is expected within the next 6–12 months. KWU will supply utilities here and will likely continue to serve areas adjacent and north of TX-46. The utility provider suggests 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. Bluff View, a new multi-family property, is planned along I-10 and Frederick Creek, and interest has increased for nearby land development south of I-10. PASA has projected housing occupancies in this region to increase, particularly in the latter half of this projection period.

PROJECTED MULTI-FAMILY HOMES

New multi-family development in BISD is expected to increase throughout the period, representing 23% of total projected housing occupancies in the District. Currently, two apartment properties are under construction in BISD: the 69-unit Garden Creek property located along Bluebonnet Circle and Estraya Boerne, and a 288-unit complex with half 1-bedroom units located along Herff Road just east of Wal-Mart. A plat for Napa Oaks Apartments was recently submitted to the City of San Antonio. The 16.5-acre tract is along and north of I-10 on either side of Napa Landing.

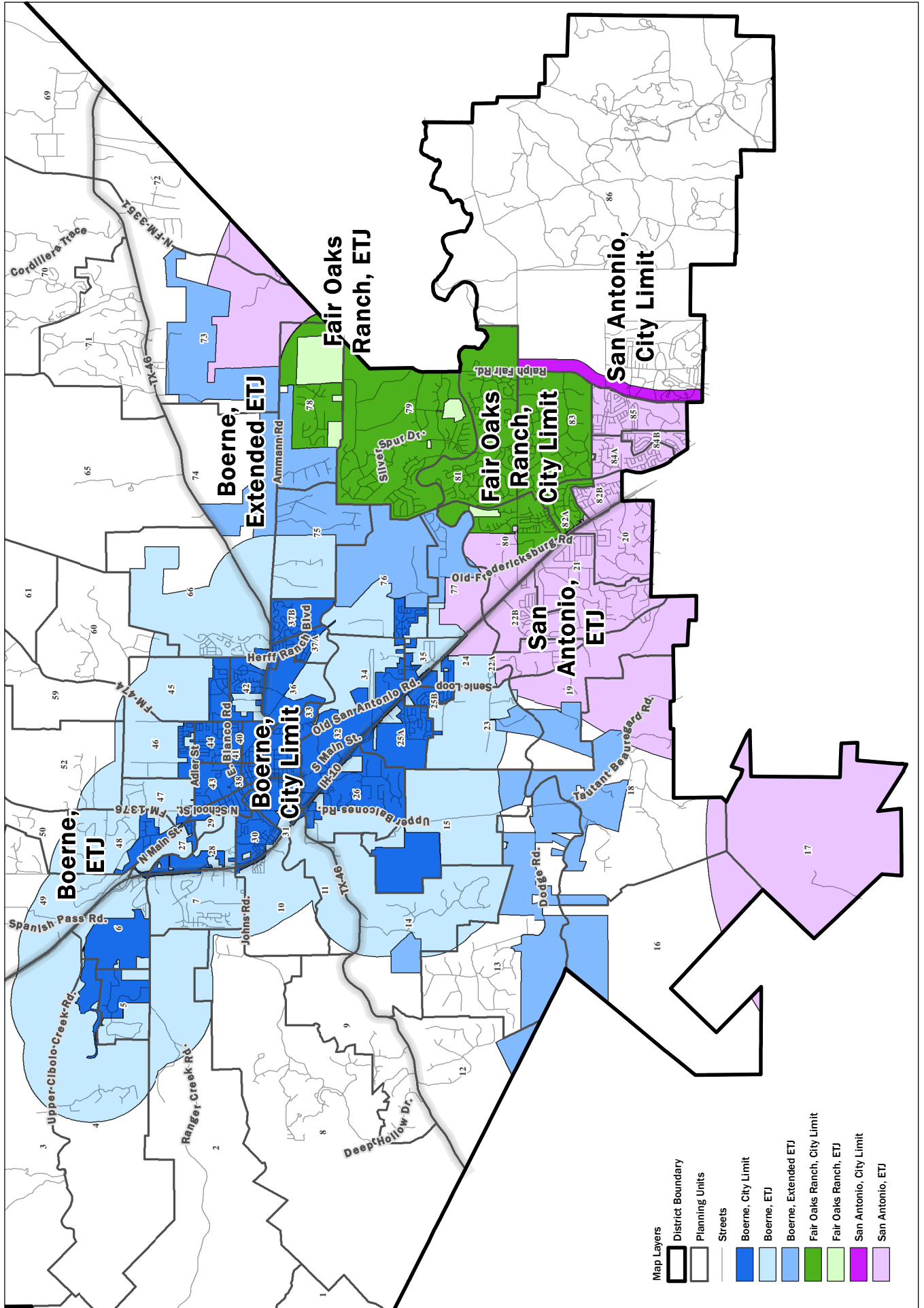
Planning Units

Boerne ISD



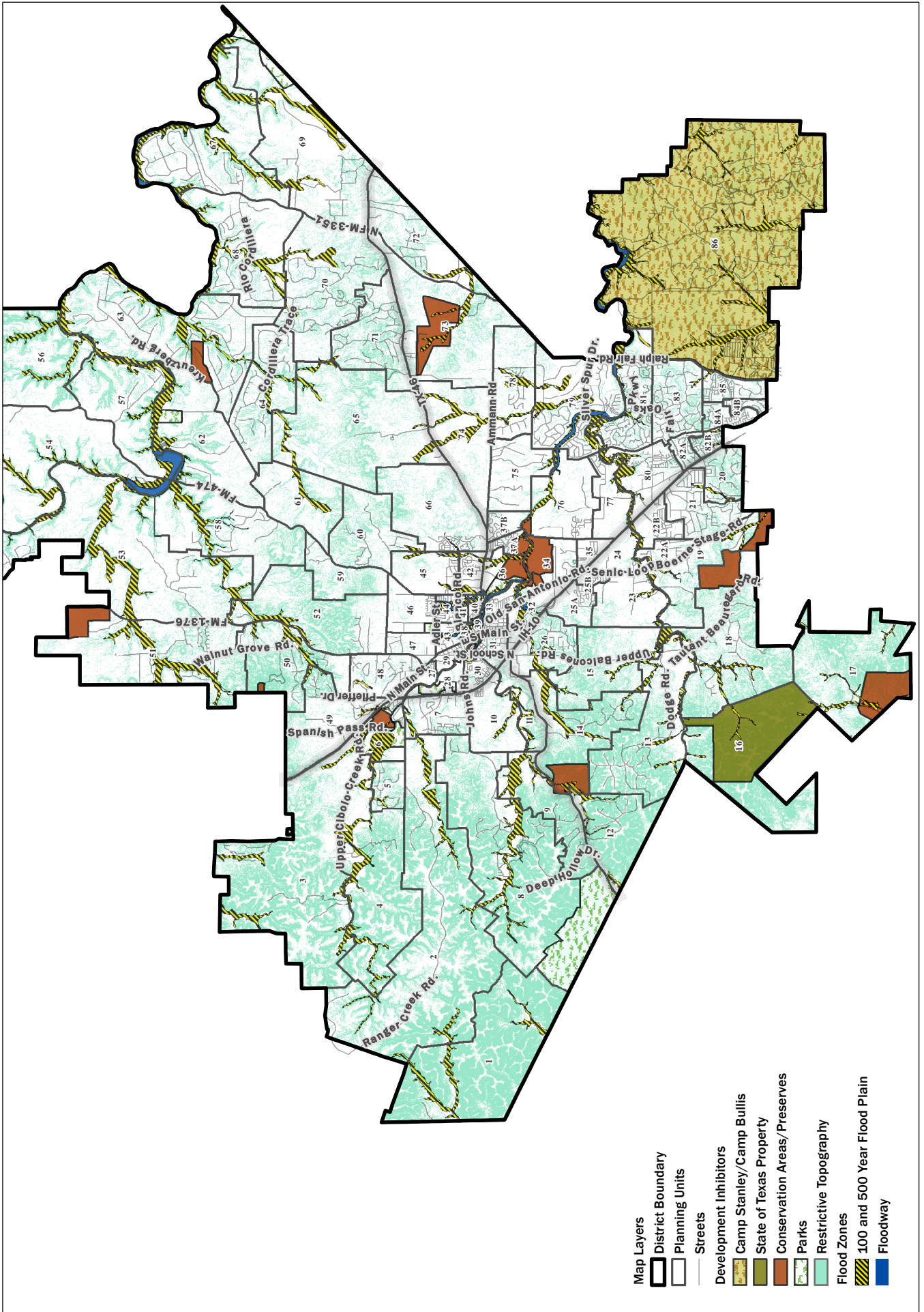
Municipal Jurisdictions

Boerne ISD



Inhibitors of Development

Boerne ISD



- Map Layers**
- District Boundary
 - Planning Units
 - Streets
- Development Inhibitors**
- Camp Stanley/Camp Bullis
 - State of Texas Property
 - Conservation Areas/Preserves
 - Parks
 - Restrictive Topography
- Flood Zones**
- 100 and 500 Year Flood Plain
 - Floodway

Owner Changes - North

July 2019 to July 2021
Boerne ISD



0 0.5 1 2 Miles

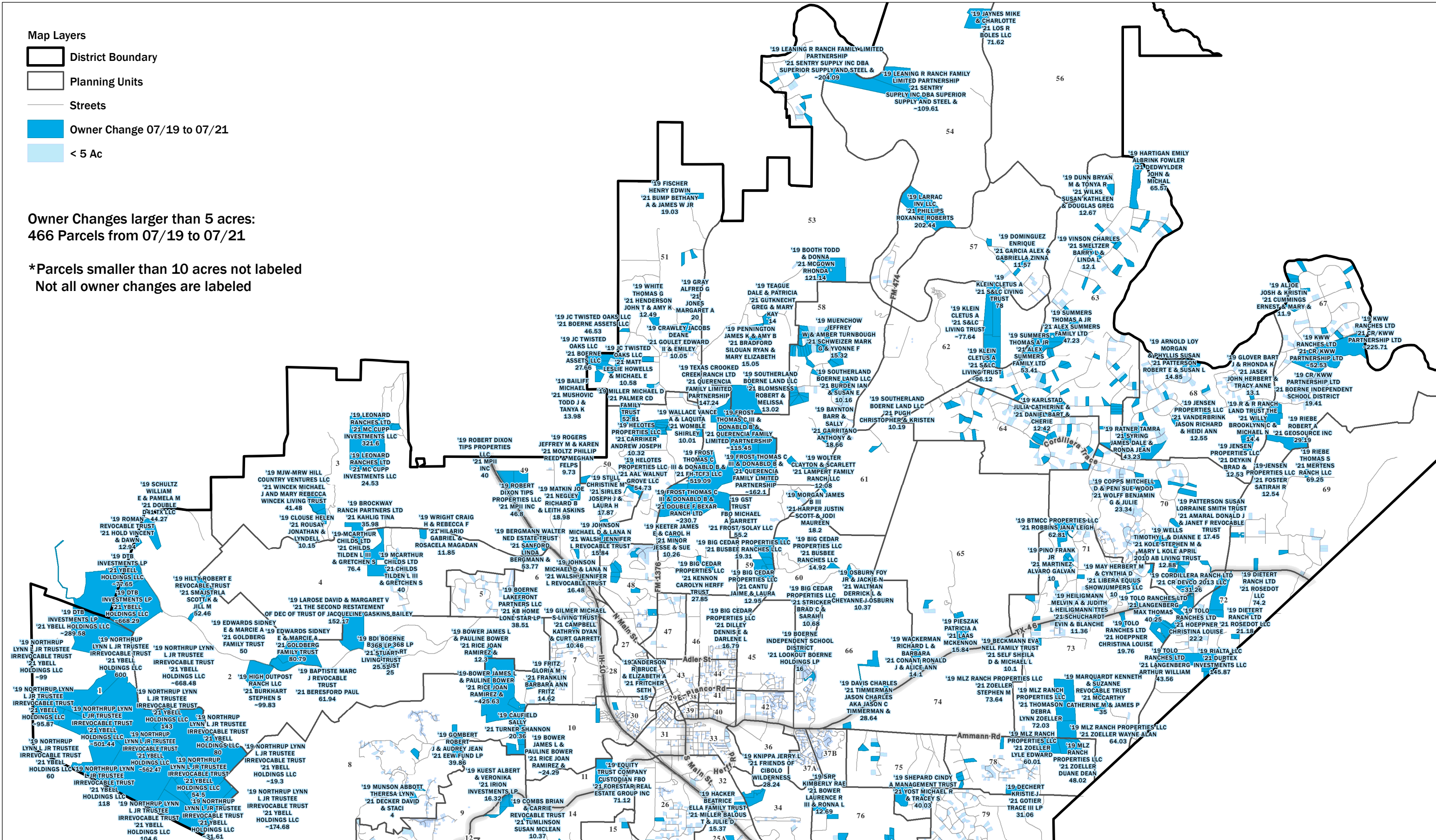


Map Layers

- District Boundary
- Planning Units
- Streets
- Owner Change 07/19 to 07/21
- < 5 Ac

Owner Changes larger than 5 acres:
466 Parcels from 07/19 to 07/21

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

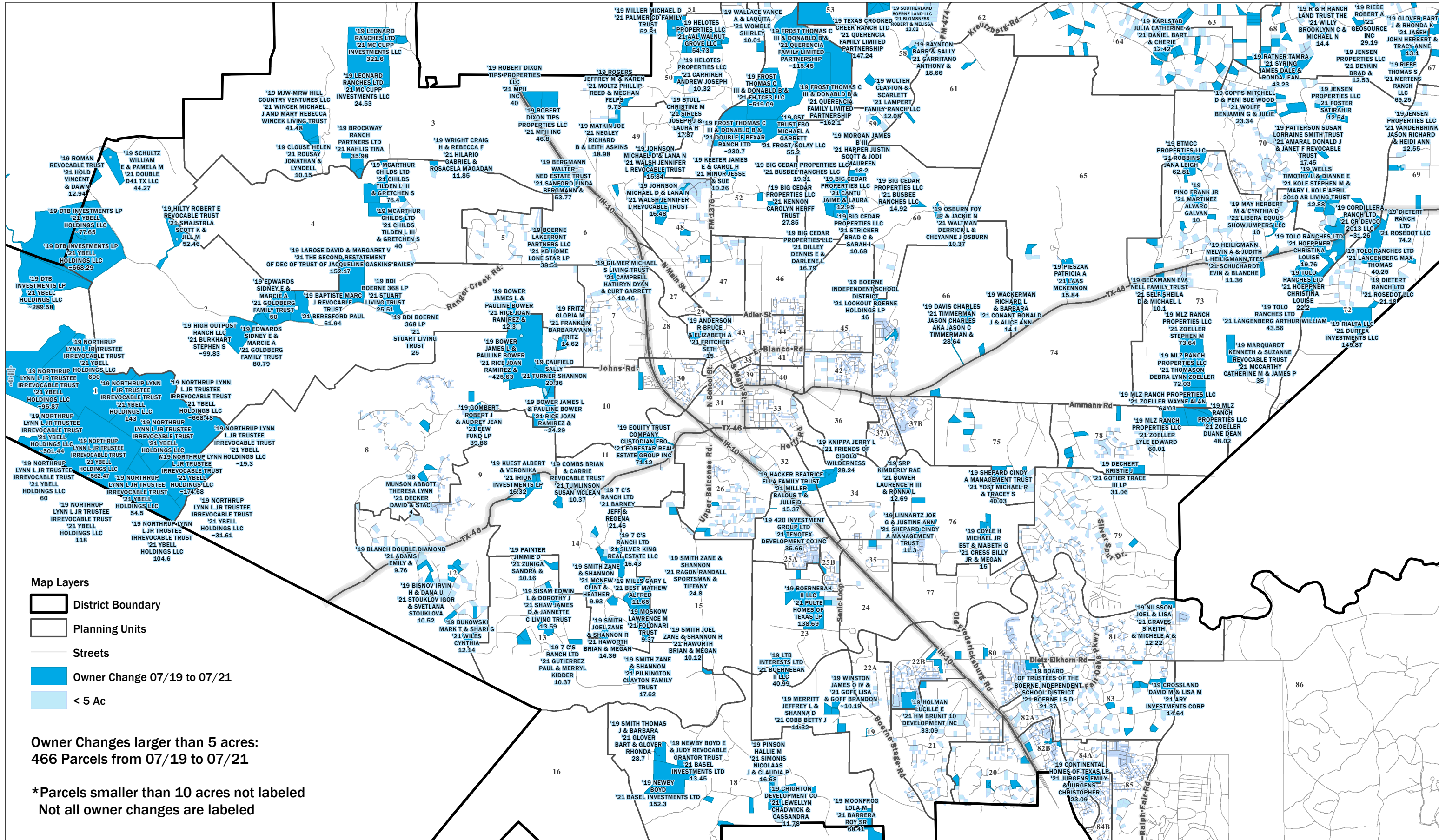


Owner Changes - South

July 2019 to July 2021
Boerne ISD



0 0.5 1 2 Miles



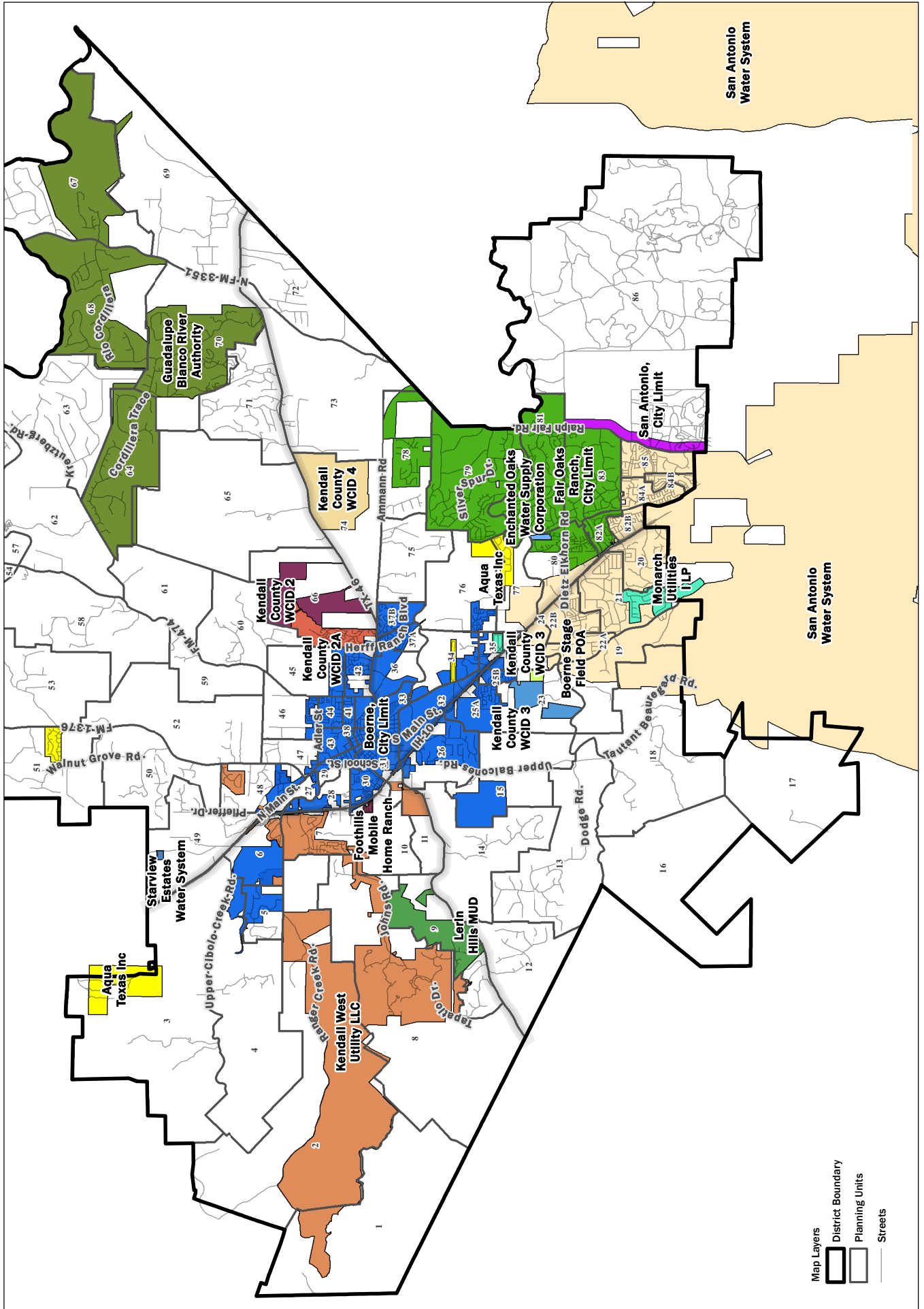
- Map Layers**
- District Boundary
 - Planning Units
 - Streets
 - Owner Change 07/19 to 07/21
 - < 5 Ac

Owner Changes larger than 5 acres:
466 Parcels from 07/19 to 07/21

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

Utility Districts

Per the Public Utility Commission of Texas and Texas Commission on Environmental Quality
Boerne ISD



Map Layers

- District Boundary
- Planning Units
- Streets

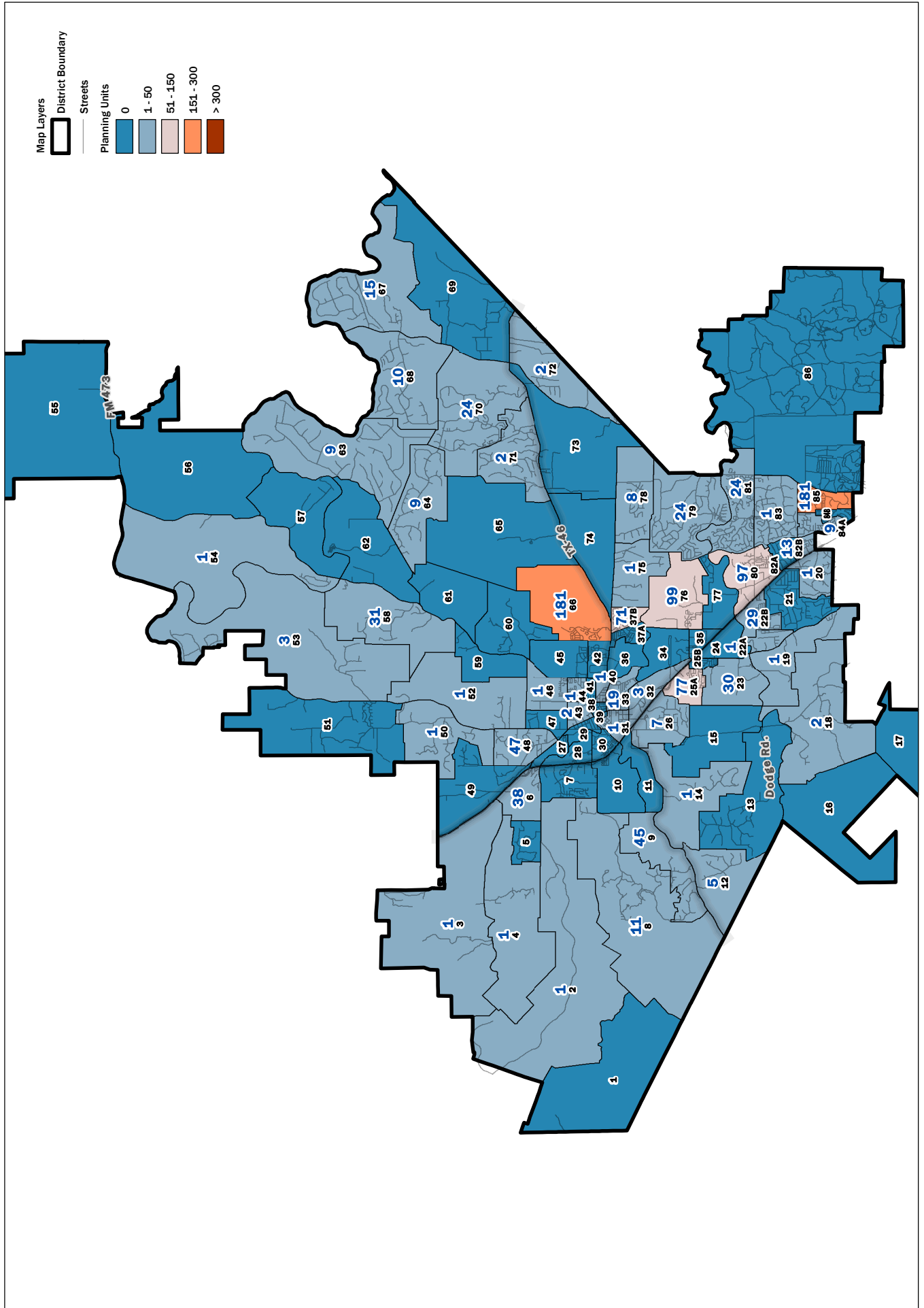
Boerne ISD
Occupied Single-Family Homes
by Development



PU	Development	MF	Year Ending Oct. 2019	Year Ending Aug. 2021
2	Champee Springs Ranches		57	61
4	Sparkling Springs		40	40
6	Shoreline Park		0	0
8	Tapatio Springs		210	228
9	Deep Hollow		38	39
9	Indian Springs		15	15
9	Miralomas		6	67
11	Spencer Ranch		0	0
12	Diamond Ridge		51	64
14	Estancia at Thunder Valley		33	34
18	Pecan Springs Ranch		2	8
19	Bridlewood		19	19
20	Highlands Ranch		79	82
22A	Threshold Ranch		15	16
22B	Balcones Creek		76	113
22B	Balcones Creek Ranch		359	447
23	Corley Farms		0	0
25A	Regent Park		98	227
26	Menger Springs		189	217
26	Bristow of Upper Balcones		26	29
33	Legacy at Cibolo	X	0	238
33	Herff Village TH		6	12
33	Cottages on Oak Park		0	11
35	Abbingdon Ranch	X	0	48
37B	Ranches at Creekside		124	195
42	Champion Heights		156	210
42	Woods of Boerne		152	186
46	Garden Creek	X	0	0
47	Acres North		43	44
48	Durango Reserve		7	20
48	Overlook		0	18
48	Bent Tree		0	34
52	Twin Canyon Ranch		19	20
53	Cypress Bend		69	73
53	Bergenplatz Ranches		26	29
54	River Trail		51	68
58	Sabins Creek		0	19
63	River Mountain Ranch		430	468
63	La Canclon		10	12
64, 67, 68	Cordillera Ranch		679	784
66	Esperanza		151	278
67	Waterstone		167	184
71	Coveney Ranch		73	85
72	Kendall Woods Estates		125	125
75	Ammann Ranch Estates		20	21
76	Southglen		122	261
77	Lily Ranch		0	0
78	Stone Creek Ranch		119	129
78	Homestead		43	45
79	Cibolo Trails		135	137
79	River Valley		58	73
80	Front Gate		282	359
80	Elkhorn Ridge		46	120
81	Arbors at Fair Oaks		0	15
82B	Napa Oaks		269	362
84A	Village Green		155	156
84A	Fallbrook		282	373
84B	Stonehaven		180	186
85	Cielo Ranch		29	341
			5,341	7,445

Projected New Housing Occupancies - Single Family

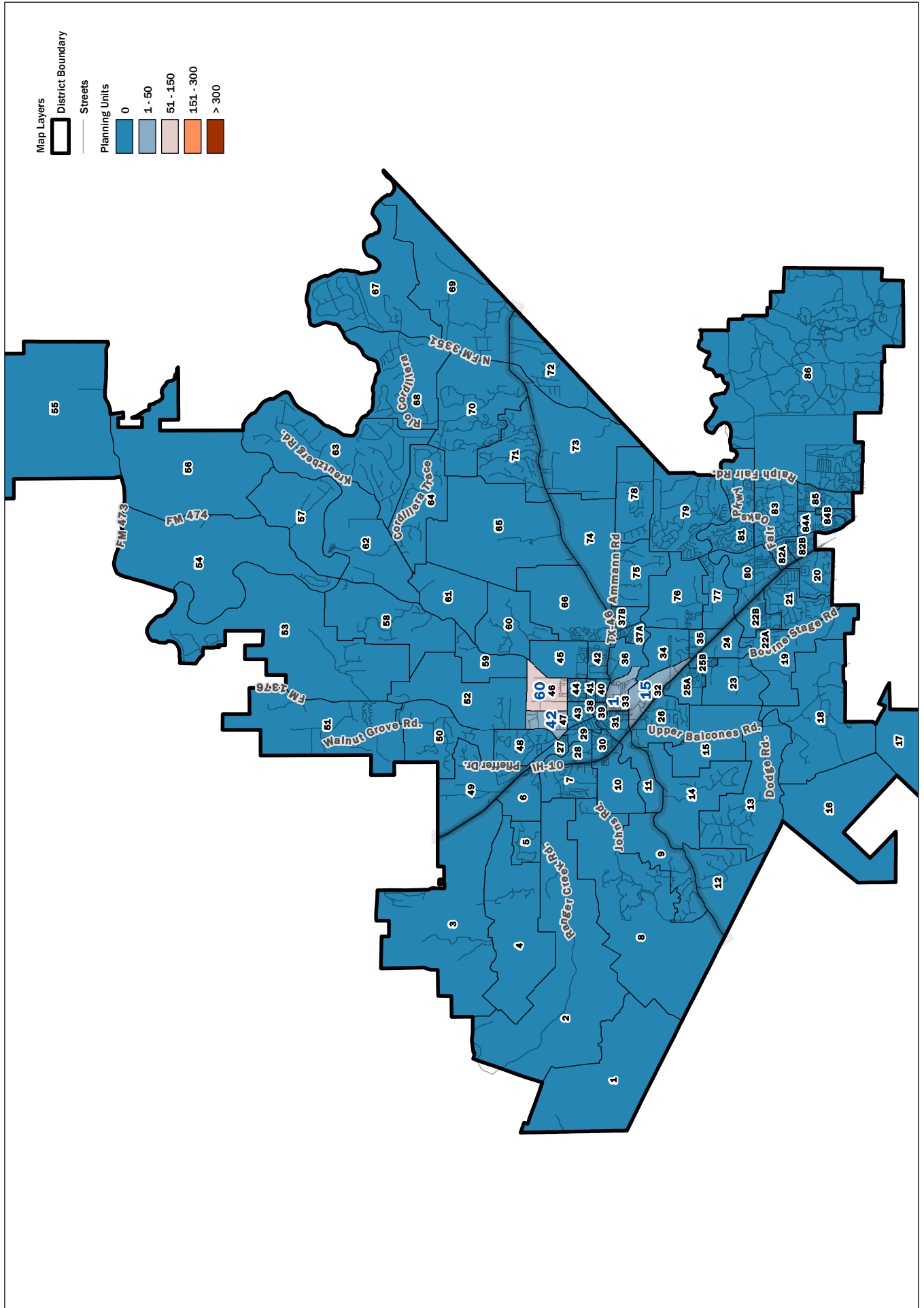
August 2021 to October 2022
Boerne ISD



Projected New Housing Occupancies - Multi-Family

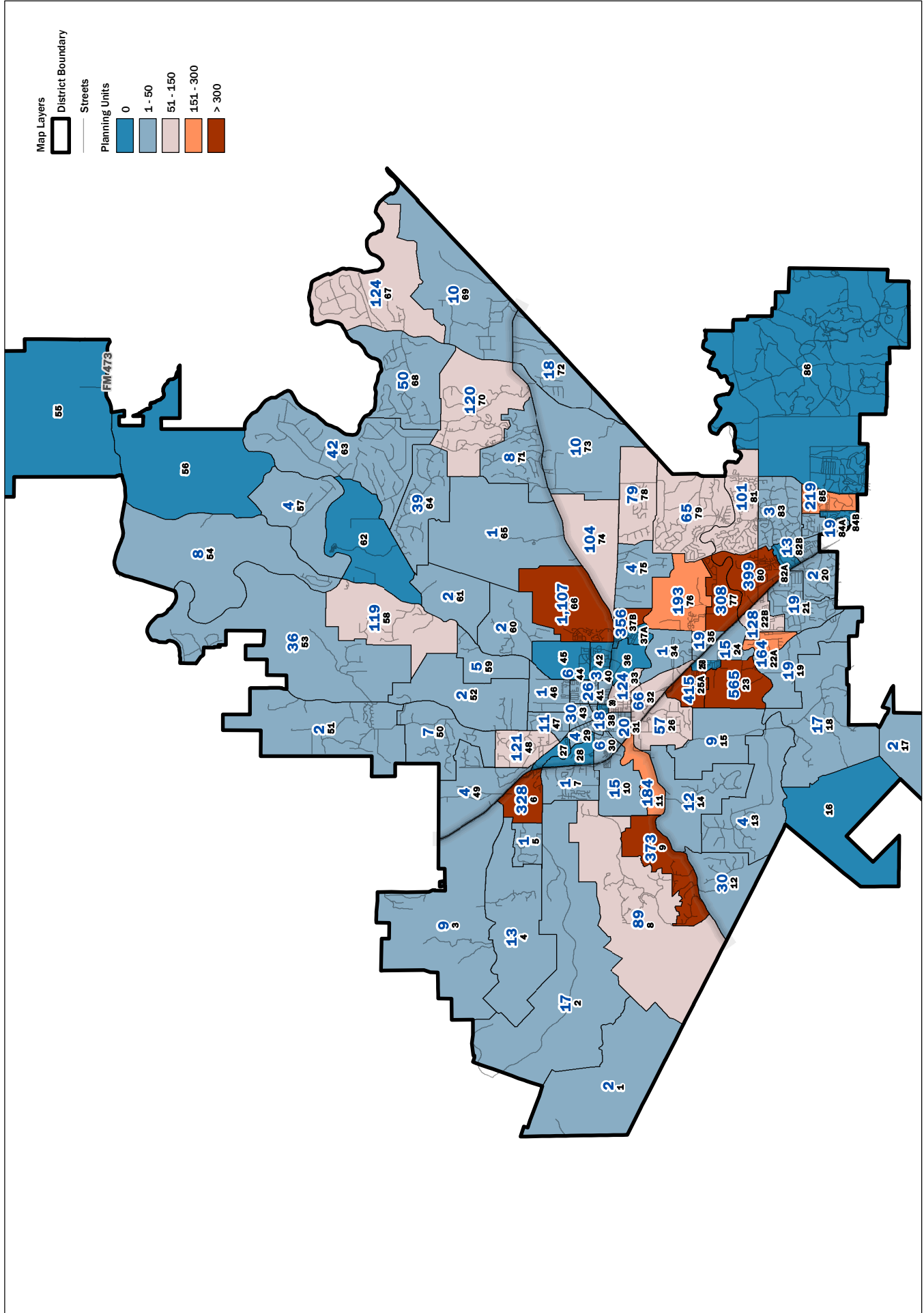
August 2021 to October 2022

Boerne ISD



Projected New Housing Occupancies - Single Family

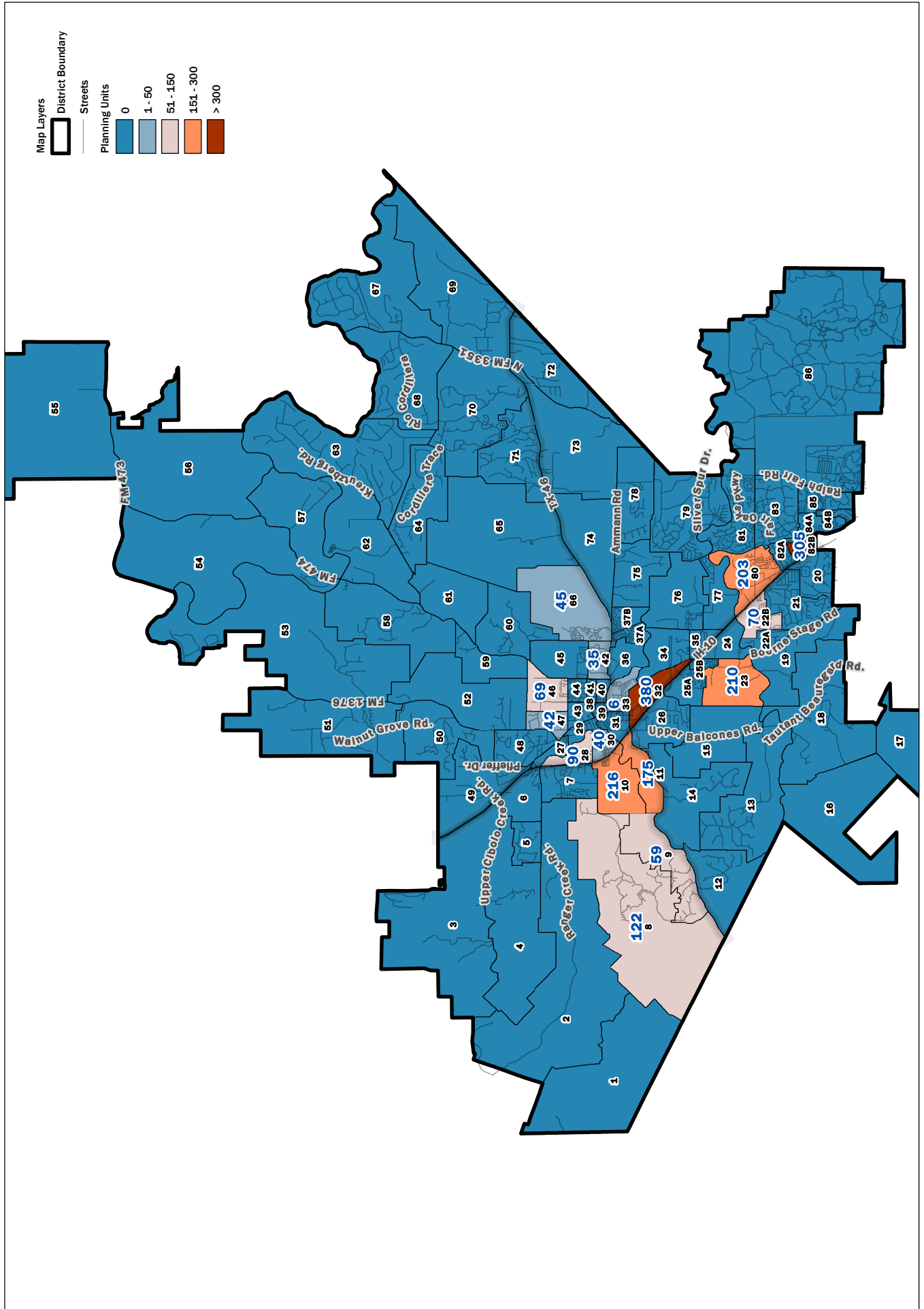
August 2021 to October 2026
Boerne ISD



Projected New Housing Occupancies - Multi-Family

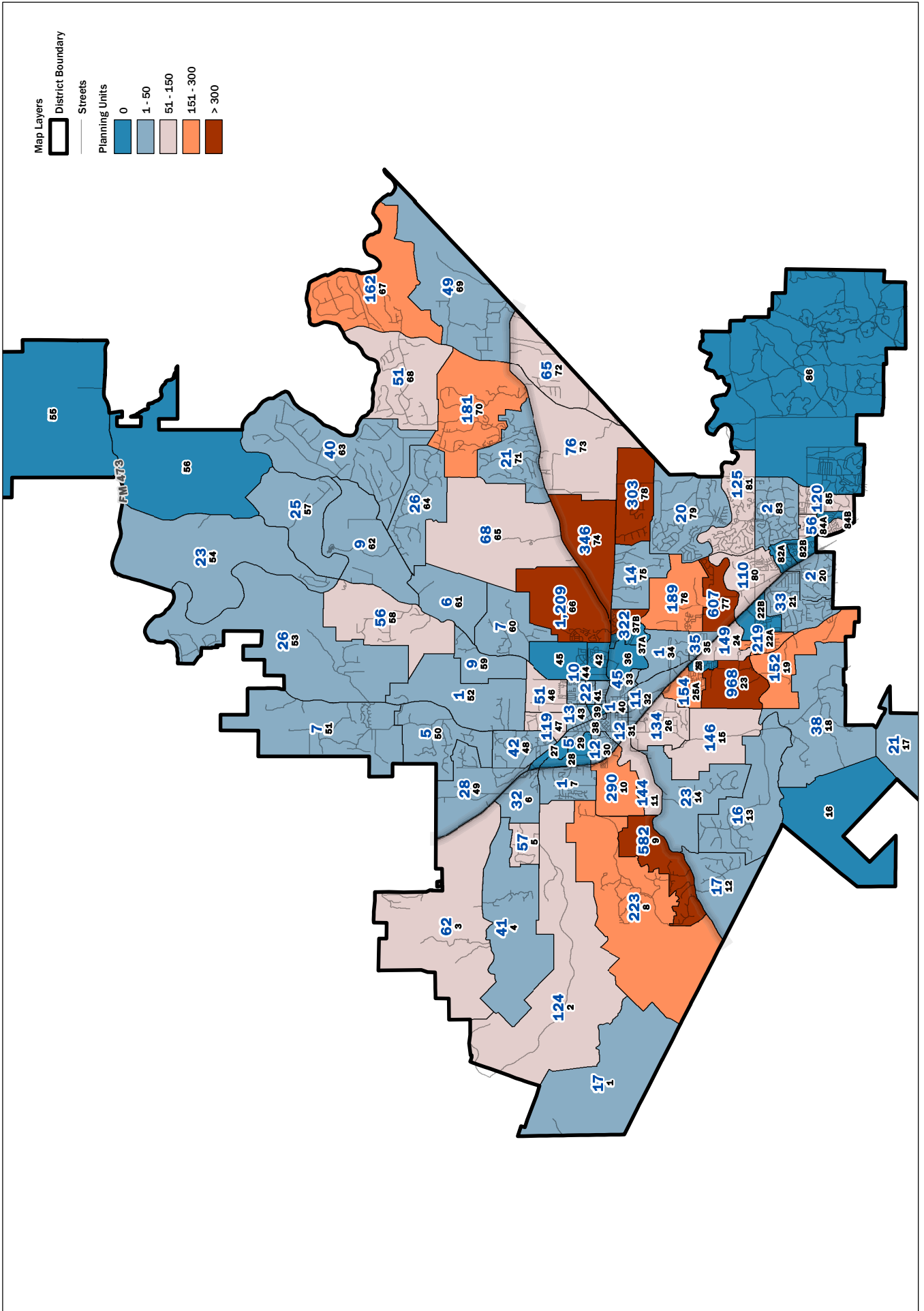
August 2021 to October 2026

Boerne ISD



Projected New Housing Occupancies - Single Family

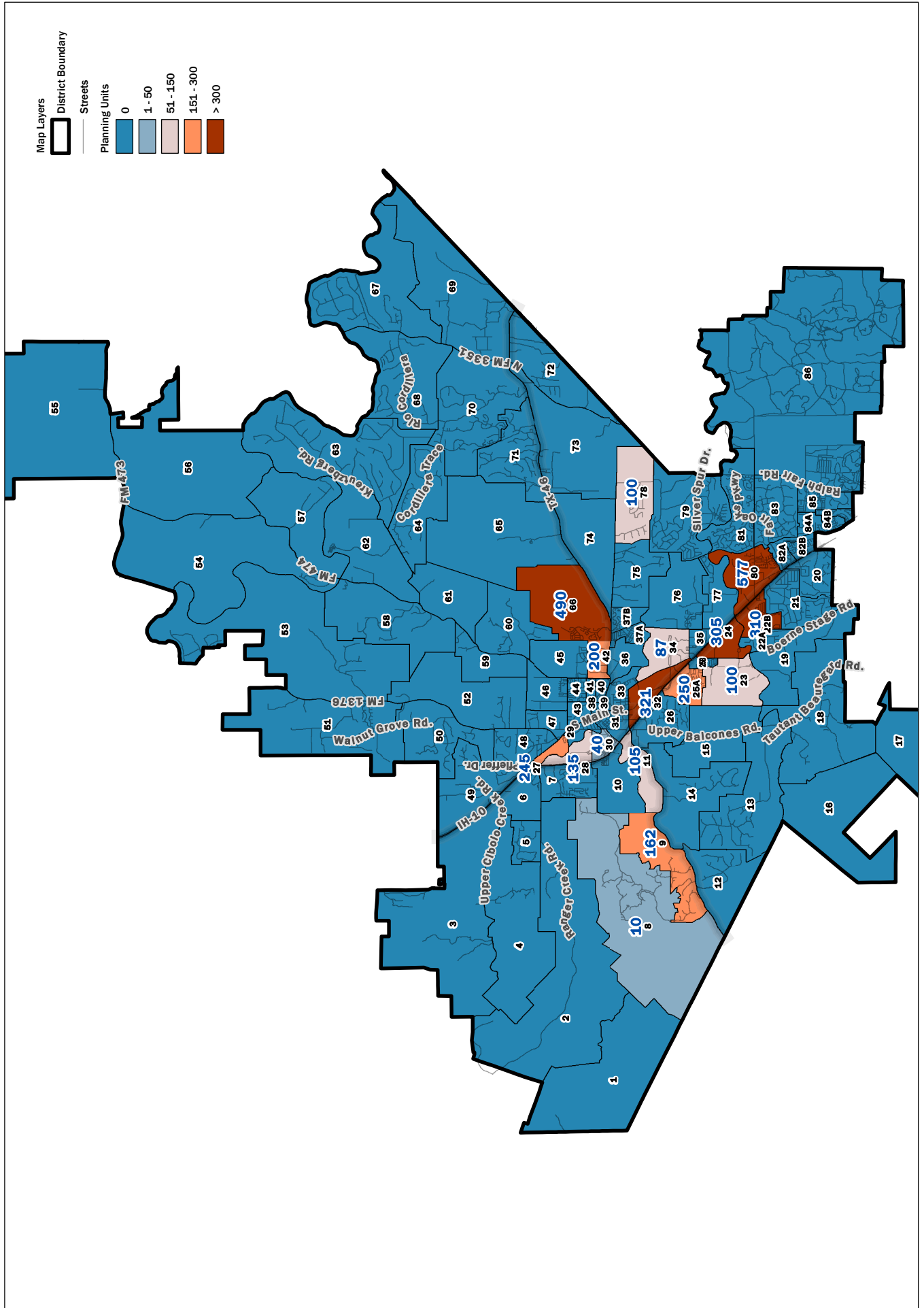
October 2026 to October 2031
Boerne ISD



Projected New Housing Occupancies - Multi-Family

October 2026 to October 2031

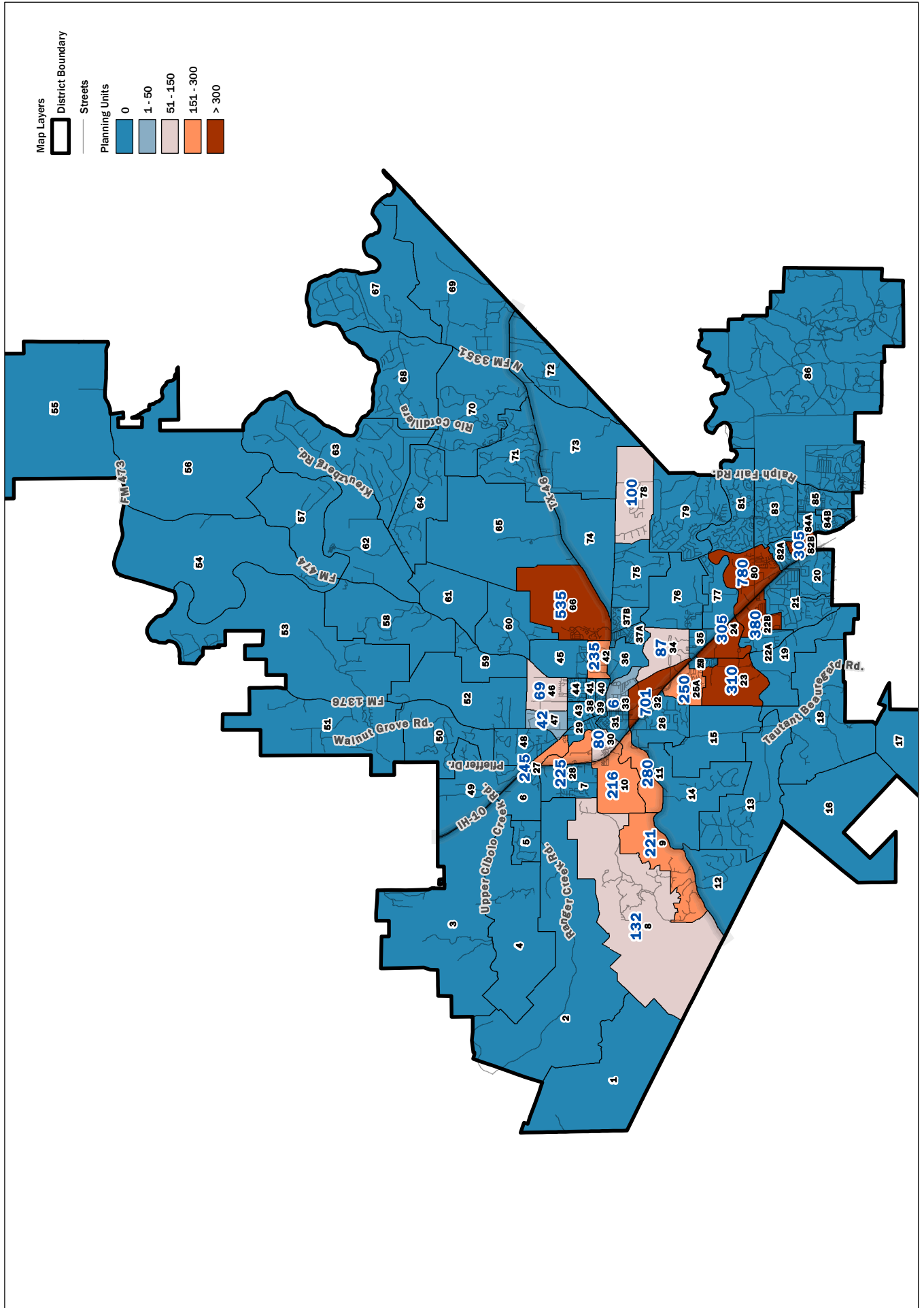
Boerne ISD



Projected New Housing Occupancies - Multi-Family

August 2021 to October 2031

Boerne ISD

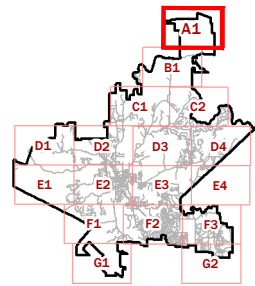


Residential Development Overview

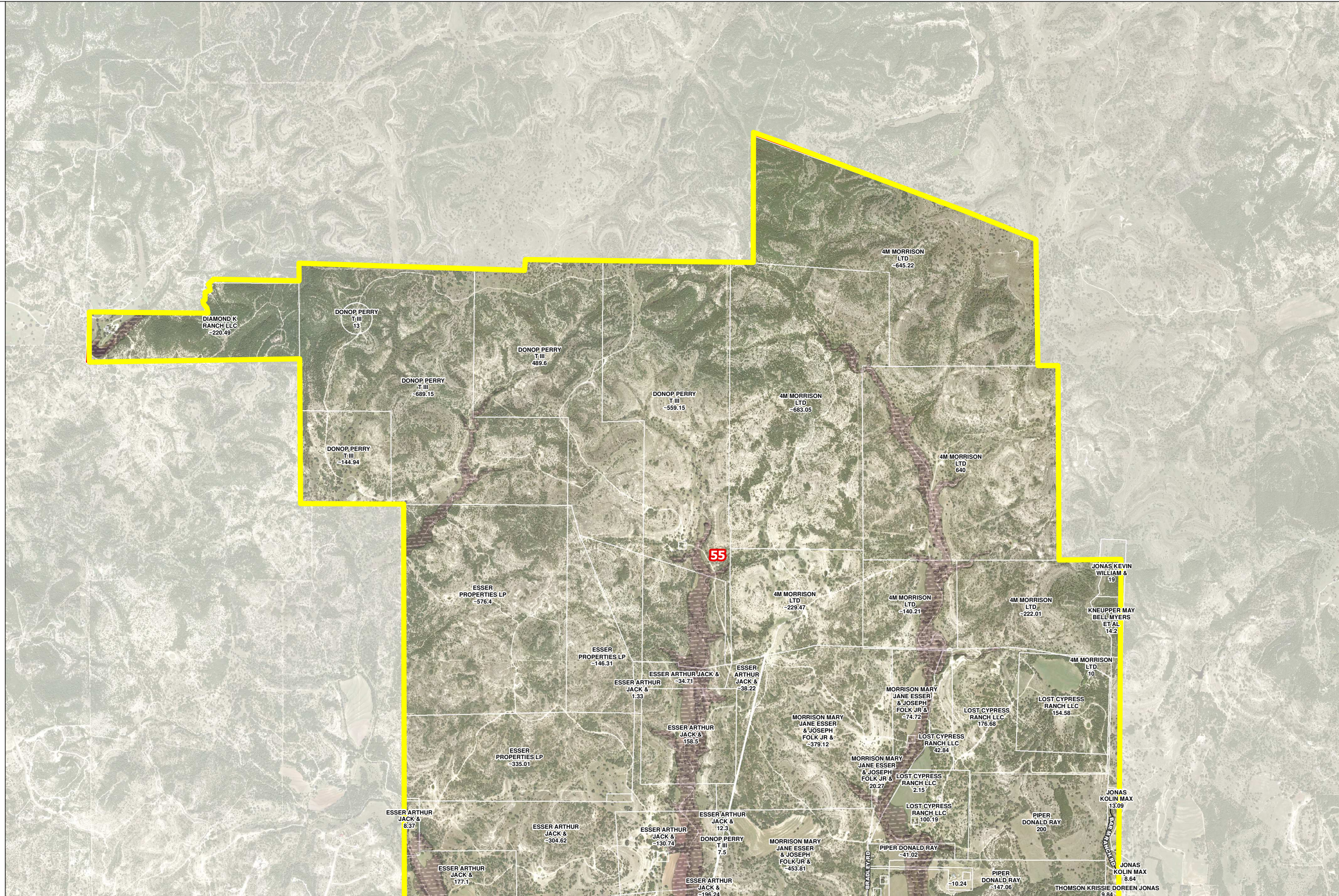
Boerne ISD - Map Grid: A1



0 0.25 0.5 Miles



- Map Layers**
- District Boundary
 - Planning Units
 - Owner Change 07/19 to 07/21
 - Streets
 - Municipalities
 - County
 - Rail Line
 - Oil & Gas Pipelines
- Single-Family**
- Existing
 - Existing Manufactured
 - Developing
 - Planned
 - Future
 - Master Planned Comm.
- 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
 - Development Reserve
 - Age-Restricted
 - Institutional
- BISD Property**
- Existing Facility
 - Programmed Facility
 - Vacant Land
- Flood Zones**
- 500 Year
 - 100 Year
 - Floodway

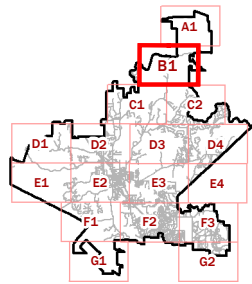


Residential Development Overview

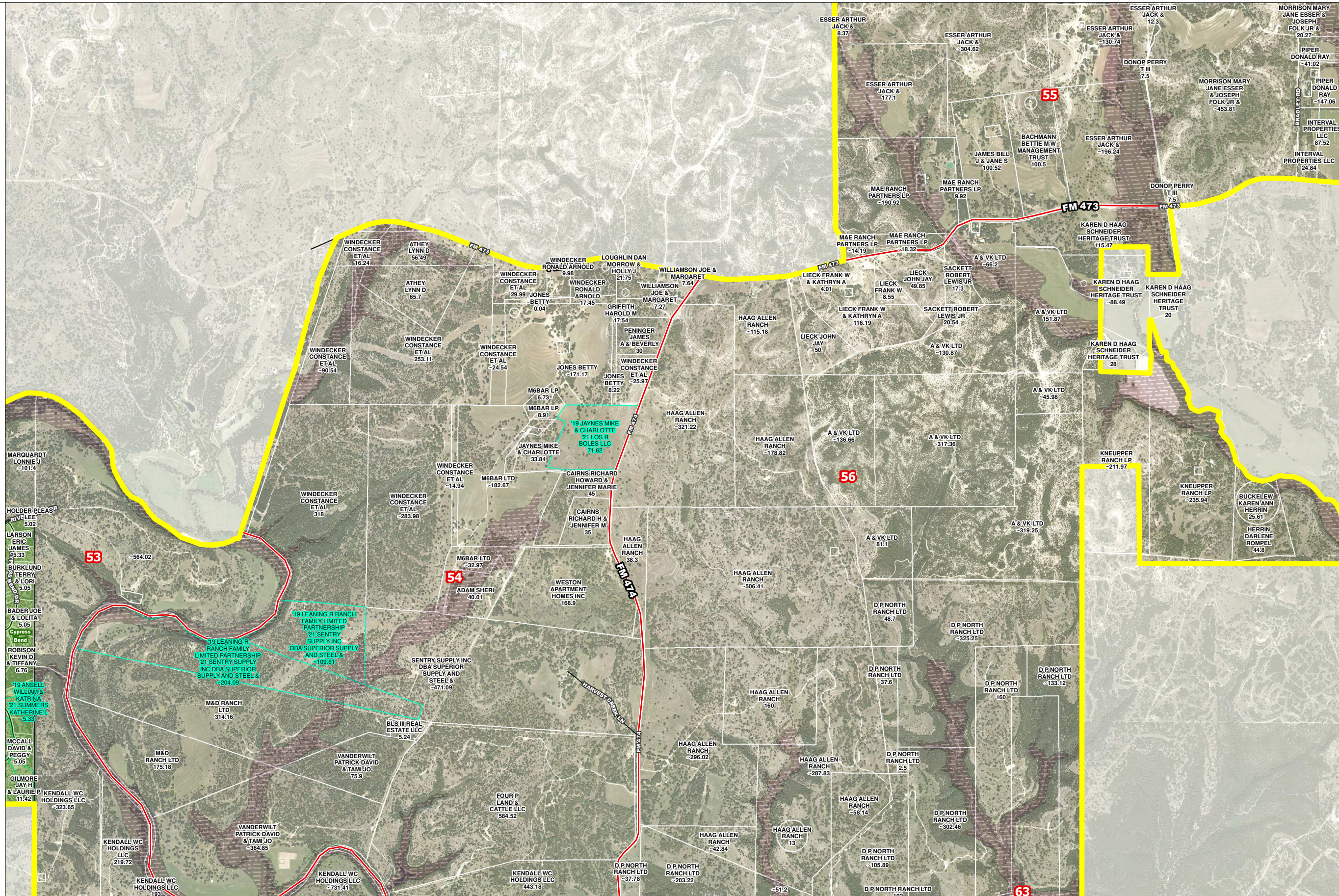
Boerne ISD - Map Grid: B1



0 0.25 0.5 Miles



- Map Layers**
- District Boundary
 - Planning Units
 - Owner Change 07/19 to 07/21
 - Streets
 - Municipalities
 - County
 - Rail Line
 - Oil & Gas Pipelines
- Single-Family**
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- Multi-Family**
- Existing
 - Developing
 - Future
 - Abandoned
- Condos/Townhomes**
- Existing
 - Developing
 - Future
- Mixed Use**
- Existing Urban Living
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- Industrial/Commercial
 - Park/Recreation
 - Development Reserve
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- BISD Property**
- Existing Facility
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- Flood Zones**
- 500 Year
 - 100 Year
 - Floodway

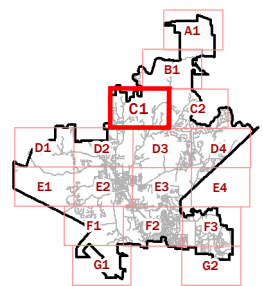
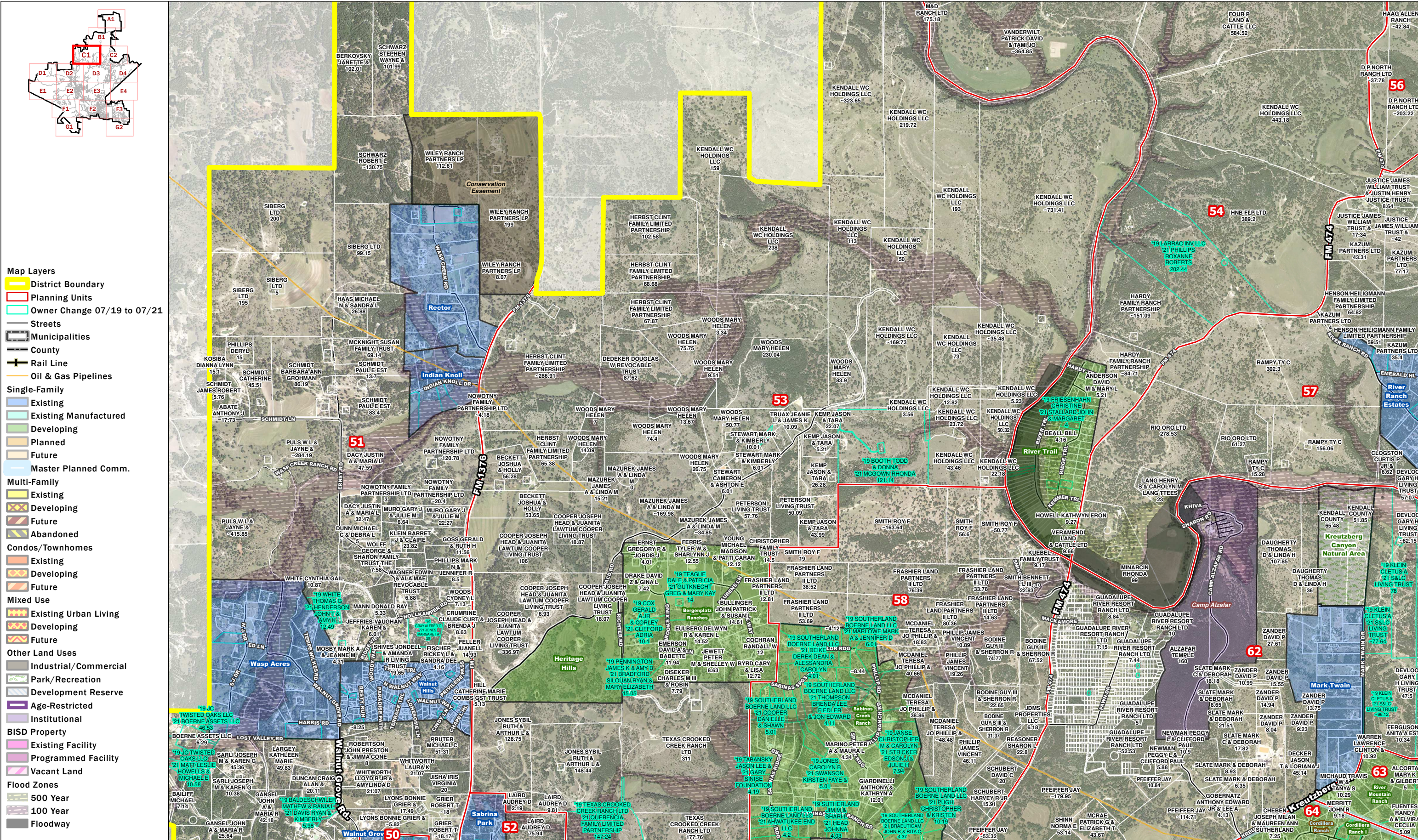


Residential Development Overview

Boerne ISD - Map Grid: C1



0 0.25 0.5 Miles



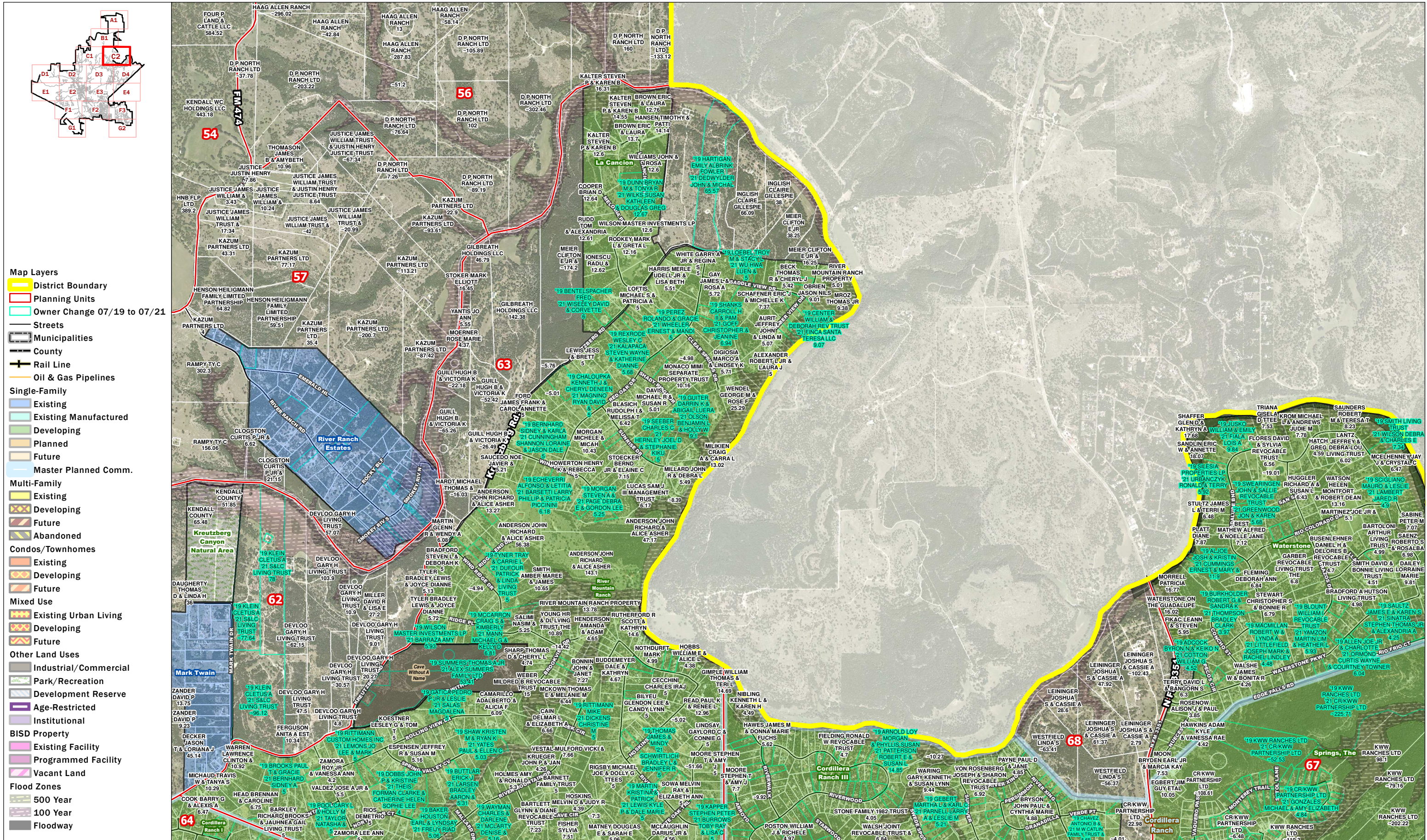
- Map Layers**
- District Boundary
 - Planning Units
 - Owner Change 07/19 to 07/21
 - Streets
 - Municipalities
 - County
 - Rail Line
 - Oil & Gas Pipelines
- Single-Family**
- Existing
 - Existing Manufactured
 - Developing
 - Planned
 - Future
 - Master Planned Comm.
- Multi-Family**
- Existing
 - Developing
 - Future
 - Abandoned
- Condos/Townhomes**
- Existing
 - Developing
 - Future
- Mixed Use**
- Existing Urban Living
 - Developing
 - Future
- Other Land Uses**
- Industrial/Commercial
 - Park/Recreation
 - Development Reserve
 - Age-Restricted
 - Institutional
- BISD Property**
- Existing Facility
 - Programmed Facility
 - Vacant Land
- Flood Zones**
- 500 Year
 - 100 Year
 - Floodway

Residential Development Overview

Boerne ISD - Map Grid: C2



0 0.25 0.5 Miles



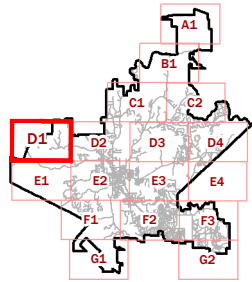
- Map Layers**
- District Boundary
 - Planning Units
 - Owner Change 07/19 to 07/21
 - Streets
 - Municipalities
 - County
 - Rail Line
 - Oil & Gas Pipelines
- Single-Family**
- Existing
 - Existing Manufactured
 - Developing
 - Planned
 - Future
 - Master Planned Comm.
- Multi-Family**
- Existing
 - Developing
 - Future
 - Abandoned
- Condos/Townhomes**
- Existing
 - Developing
 - Future
- Mixed Use**
- Existing Urban Living
 - Developing
 - Future
- Other Land Uses**
- Industrial/Commercial
 - Park/Recreation
 - Development Reserve
 - Age-Restricted
 - Institutional
- BISD Property**
- Existing Facility
 - Programmed Facility
 - Vacant Land
- Flood Zones**
- 500 Year
 - 100 Year
 - Floodway

Residential Development Overview

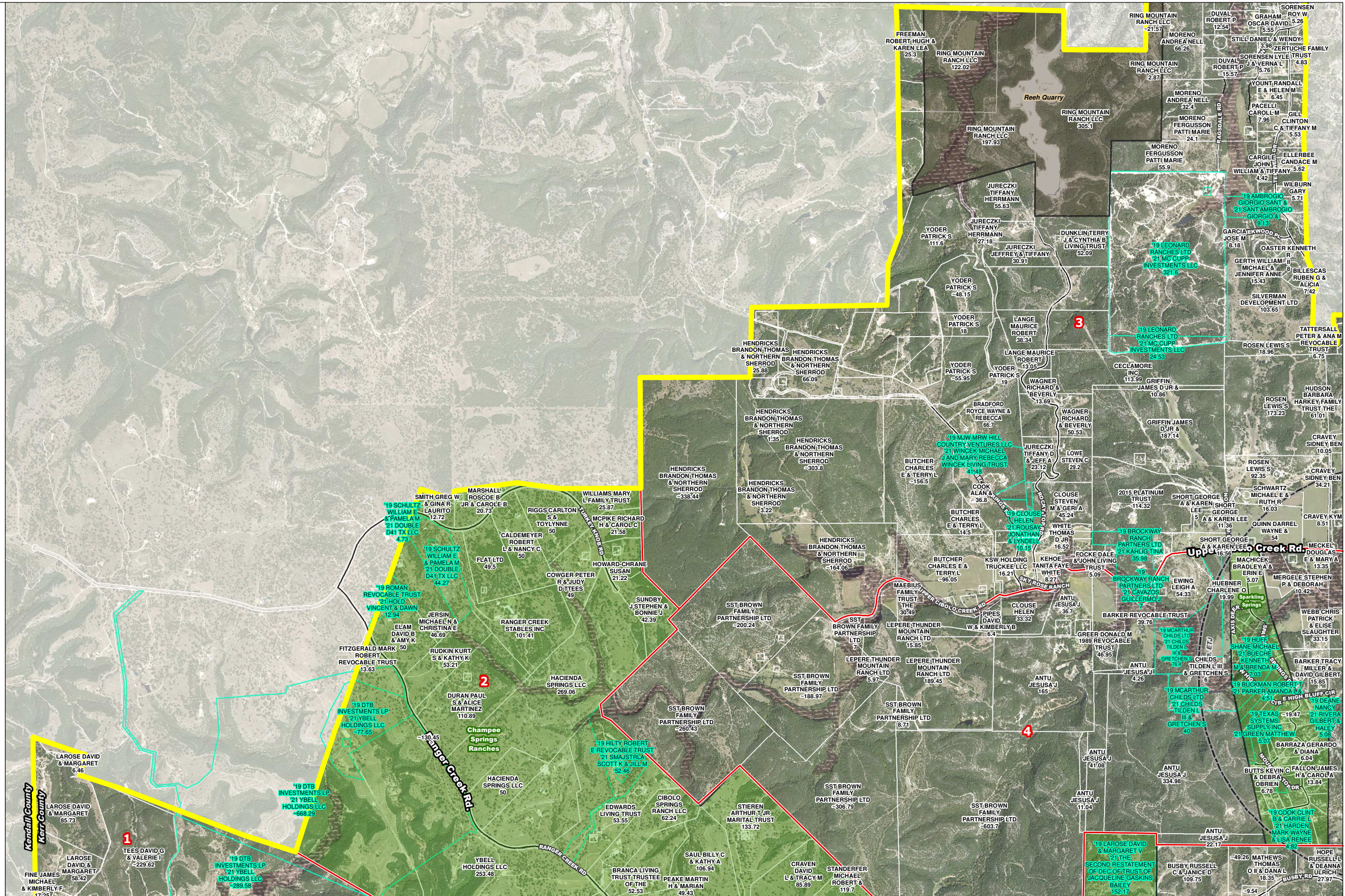
Boerne ISD - Map Grid: D1



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- Map Layers**
- District Boundary
 - Planning Units
 - Owner Change 07/19 to 07/21
 - Streets
 - Municipalities
 - County
 - Rail Line
 - Oil & Gas Pipelines
- Single-Family**
- Existing
 - Existing Manufactured
 - Developing
 - Planned
 - Future
 - Master Planned Comm.
- Multi-Family**
- Existing
 - Developing
 - Future
 - Abandoned
- Condos/Townhomes**
- Existing
 - Developing
 - Future
- Mixed Use**
- Existing Urban Living
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 - Future
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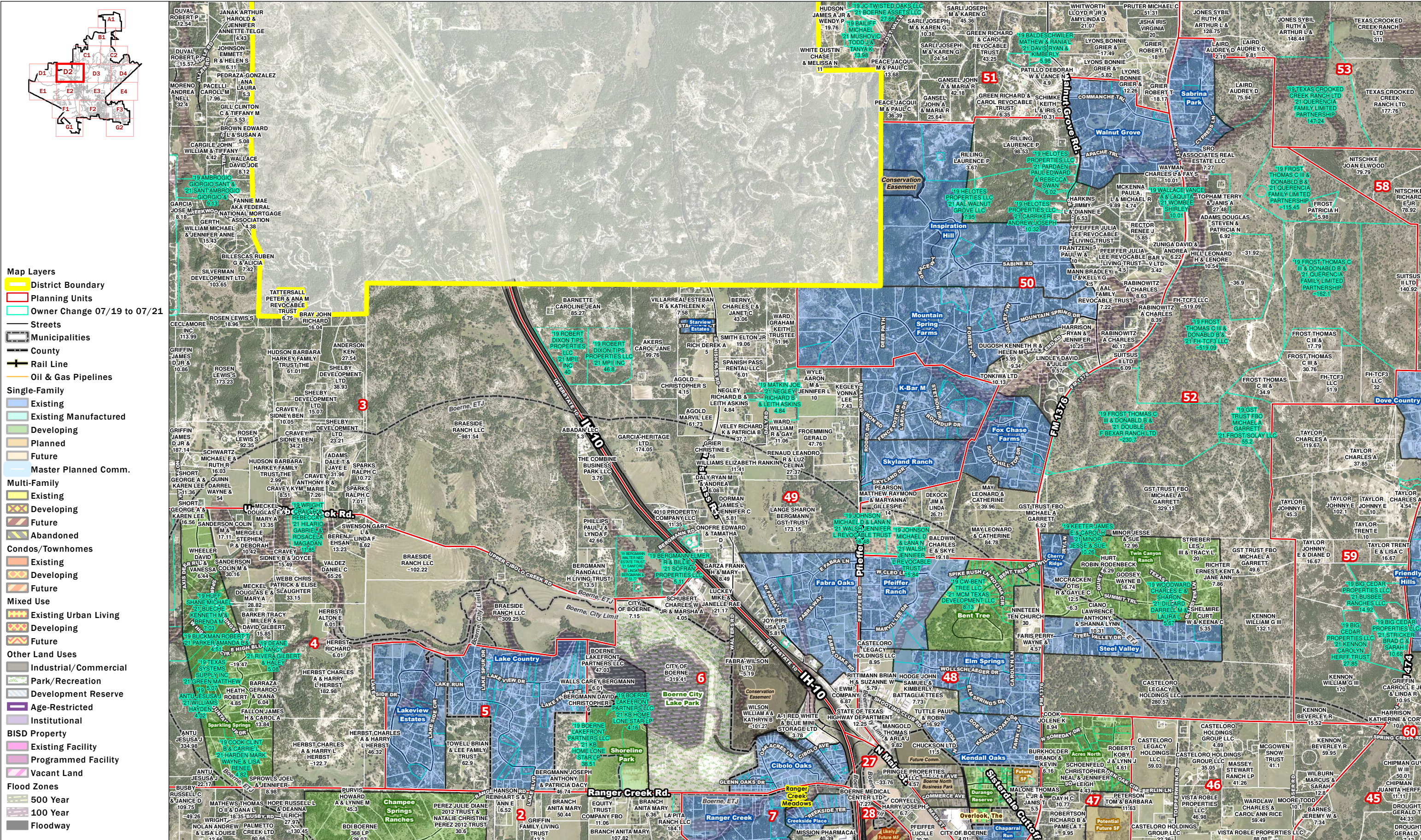


Residential Development Overview

Boerne ISD - Map Grid: D2



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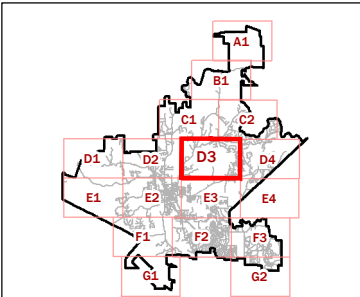
- Map Layers**
- District Boundary
 - Planning Units
 - Owner Change 07/19 to 07/21
 - Streets
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- BISD Property**
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- Flood Zones**
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Residential Development Overview

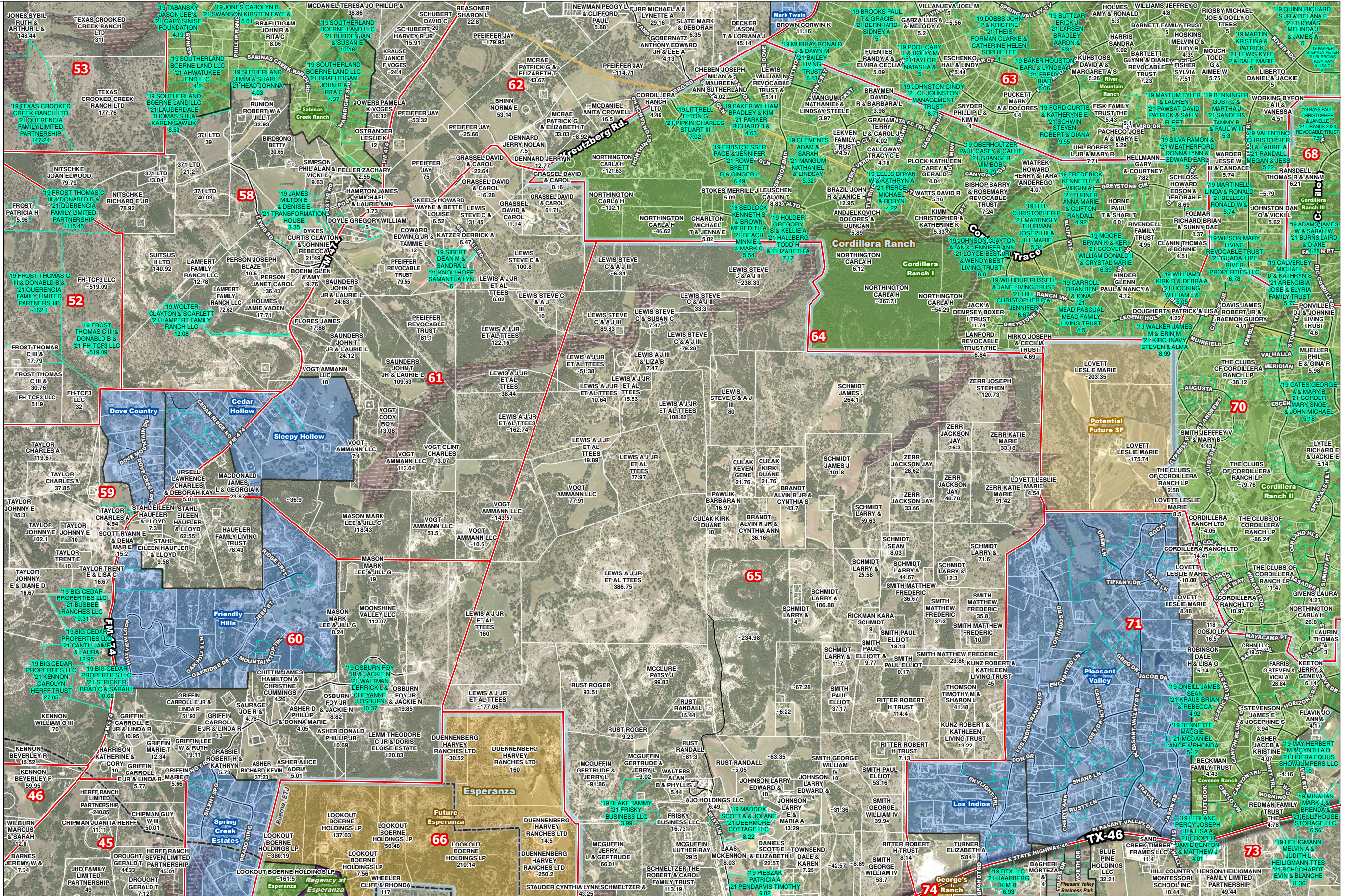
Boerne ISD - Map Grid: D3



0 0.25 0.5 Miles



- Map Layers**
- District Boundary
- Planning Units
- Owner Change 07/19 to 07/21
- Streets
- Municipalities
- County
- Rail Line
- Oil & Gas Pipelines
- Single-Family**
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- Future
- Master Planned Comm.
- Multi-Family**
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- Existing Facility
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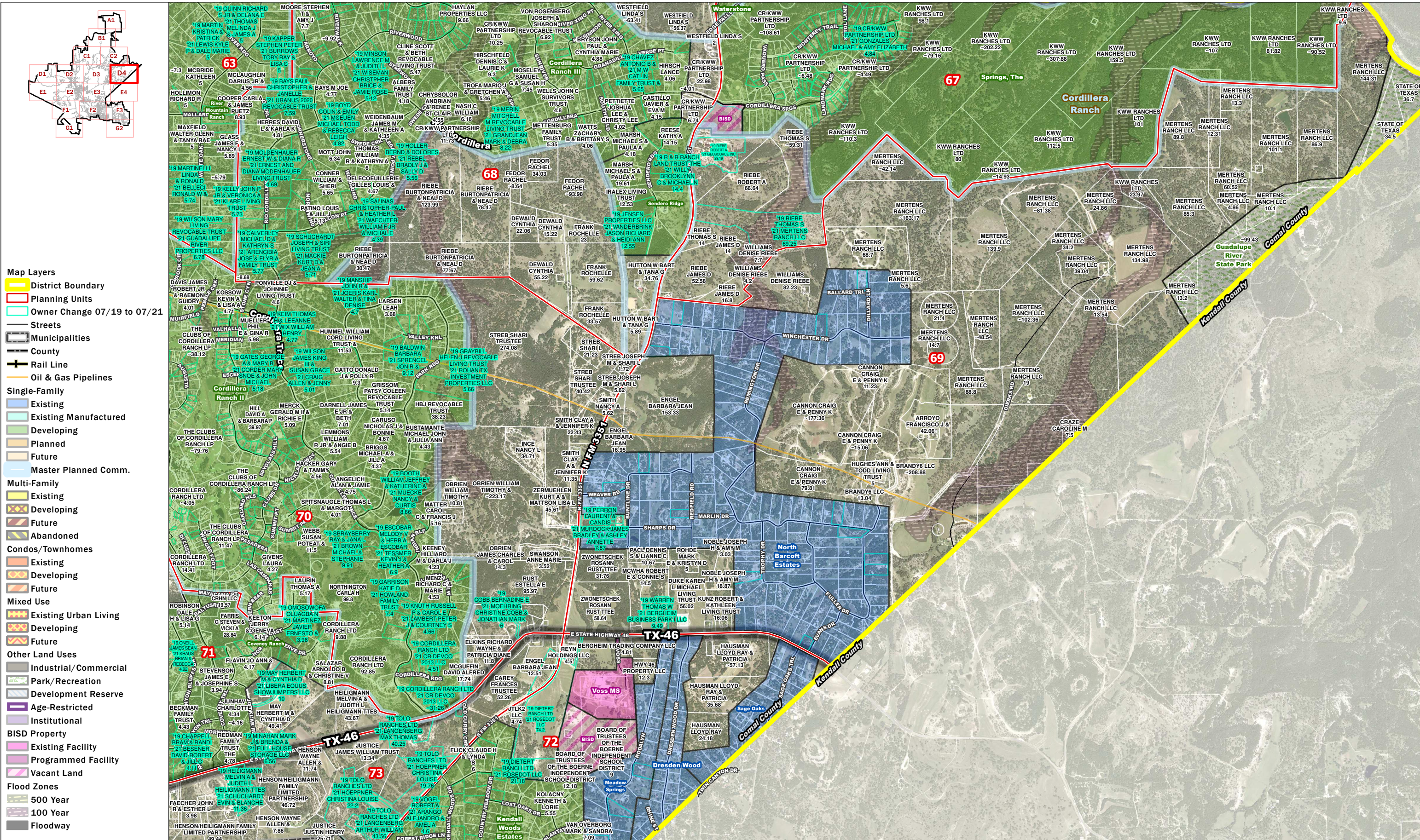


Residential Development Overview

Boerne ISD - Map Grid: D4



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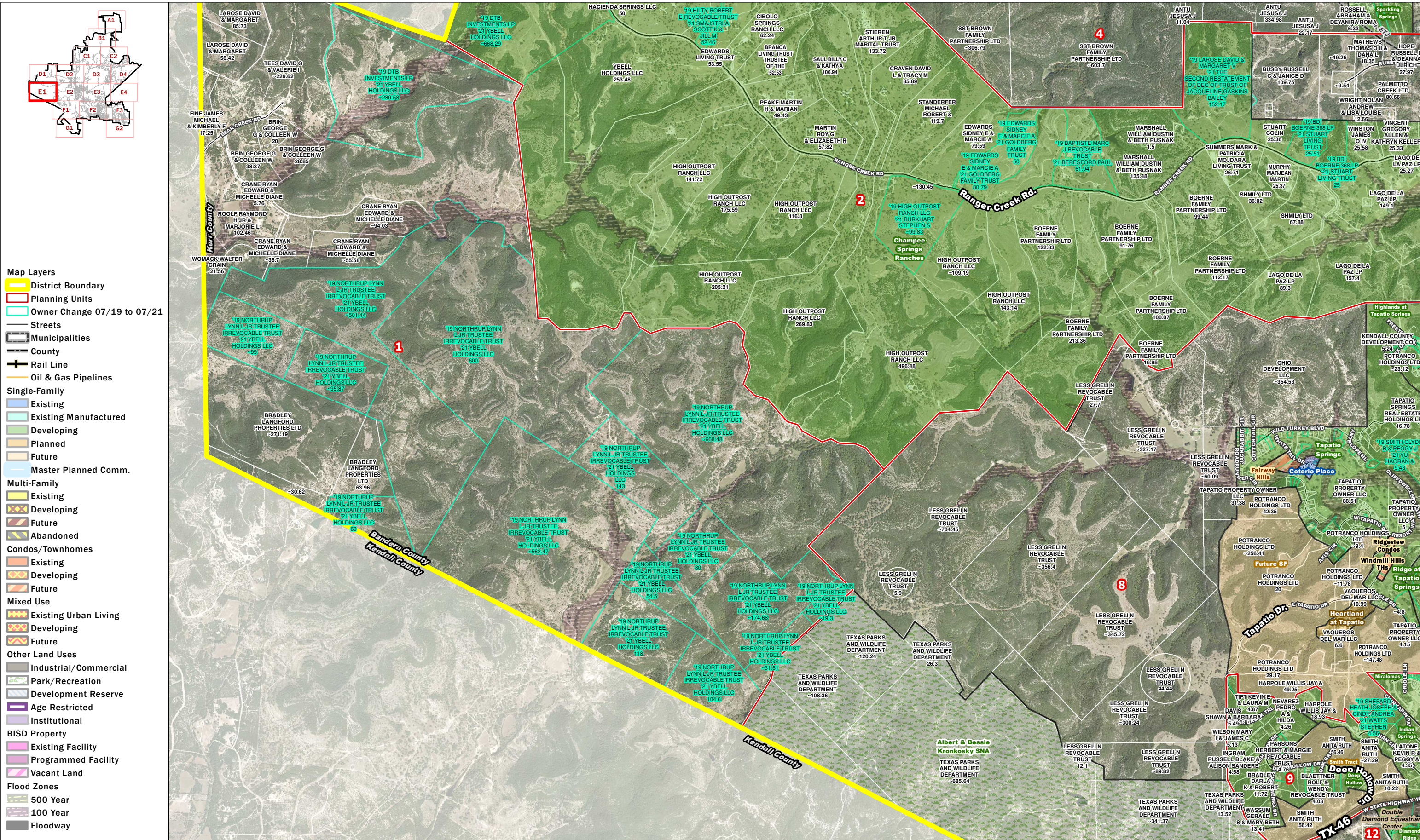
- Map Layers**
- District Boundary
 - Planning Units
 - Owner Change 07/19 to 07/21
 - Streets
 - Municipalities
 - County
 - Rail Line
 - Oil & Gas Pipelines
- Single-Family**
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 - Developing
 - Future
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 - Programmed Facility
 - Vacant Land
- Flood Zones**
- 500 Year
 - 100 Year
 - Floodway

Residential Development Overview

Boerne ISD - Map Grid: E1



0 0.25 0.5 Miles



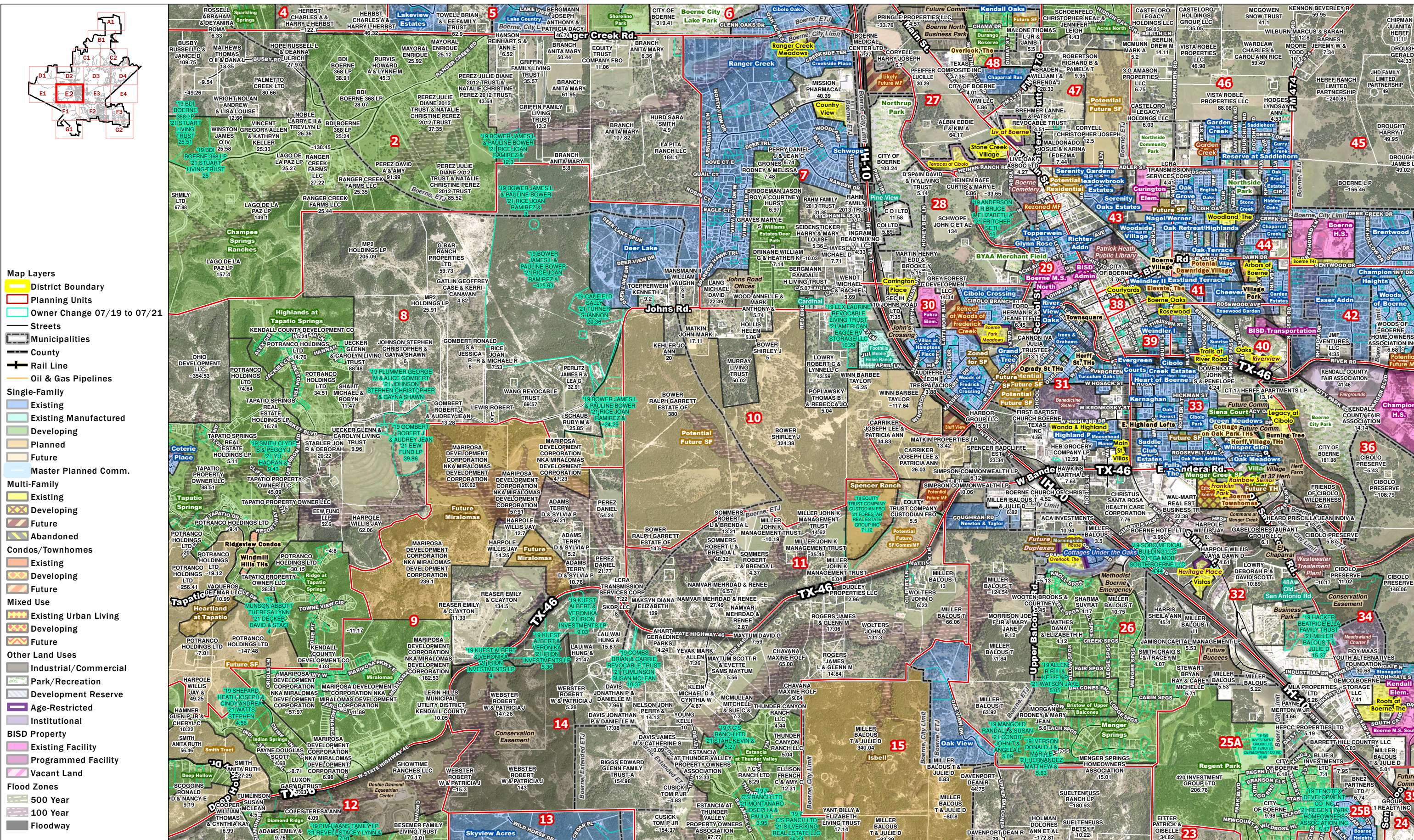
- Map Layers**
- District Boundary
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 - Owner Change 07/19 to 07/21
 - Streets
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 - Rail Line
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 - Floodway

Residential Development Overview

Boerne ISD - Map Grid: E2



0 0.25 0.5 Miles

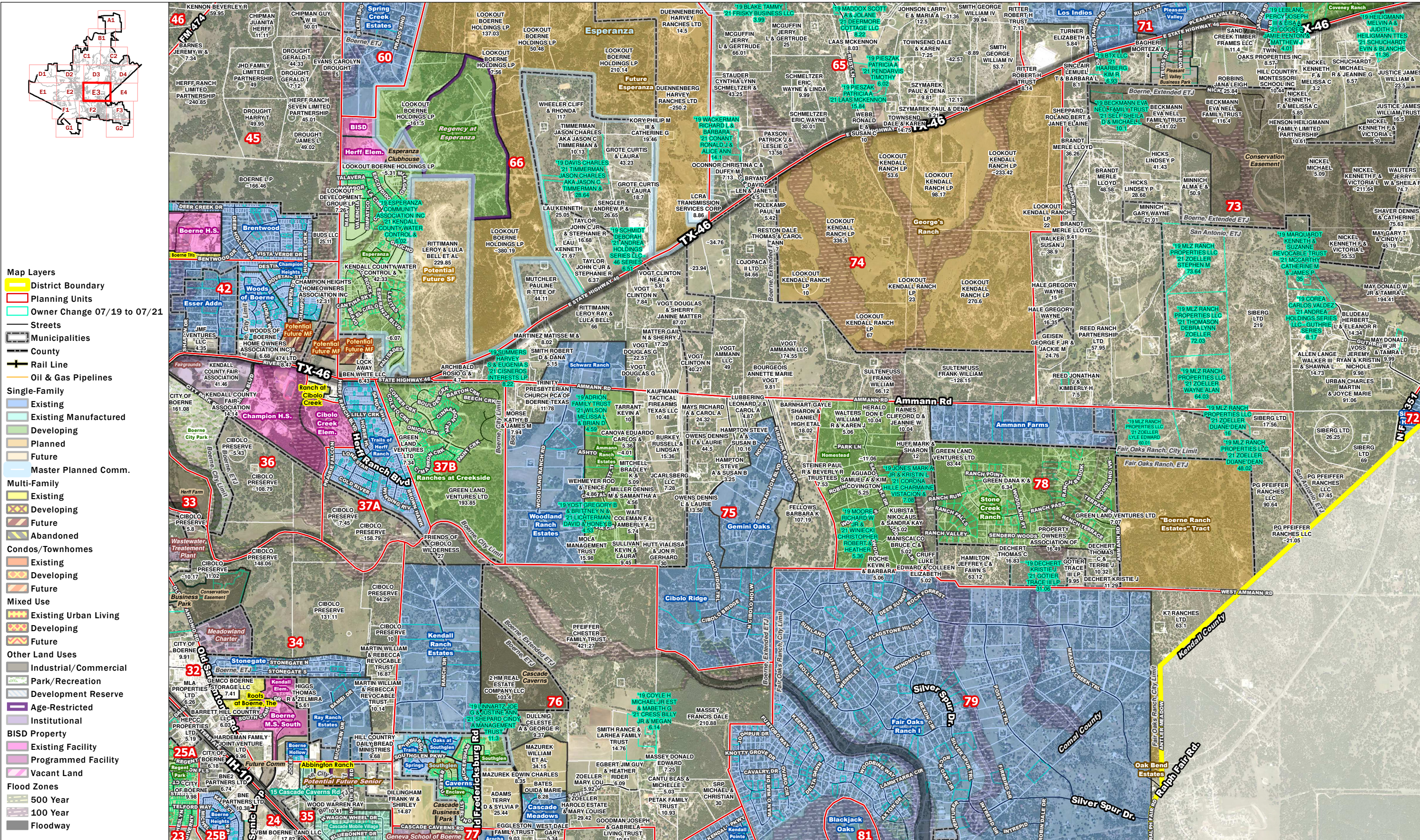


Residential Development Overview

Boerne ISD - Map Grid: E3



0 0.25 0.5 Miles



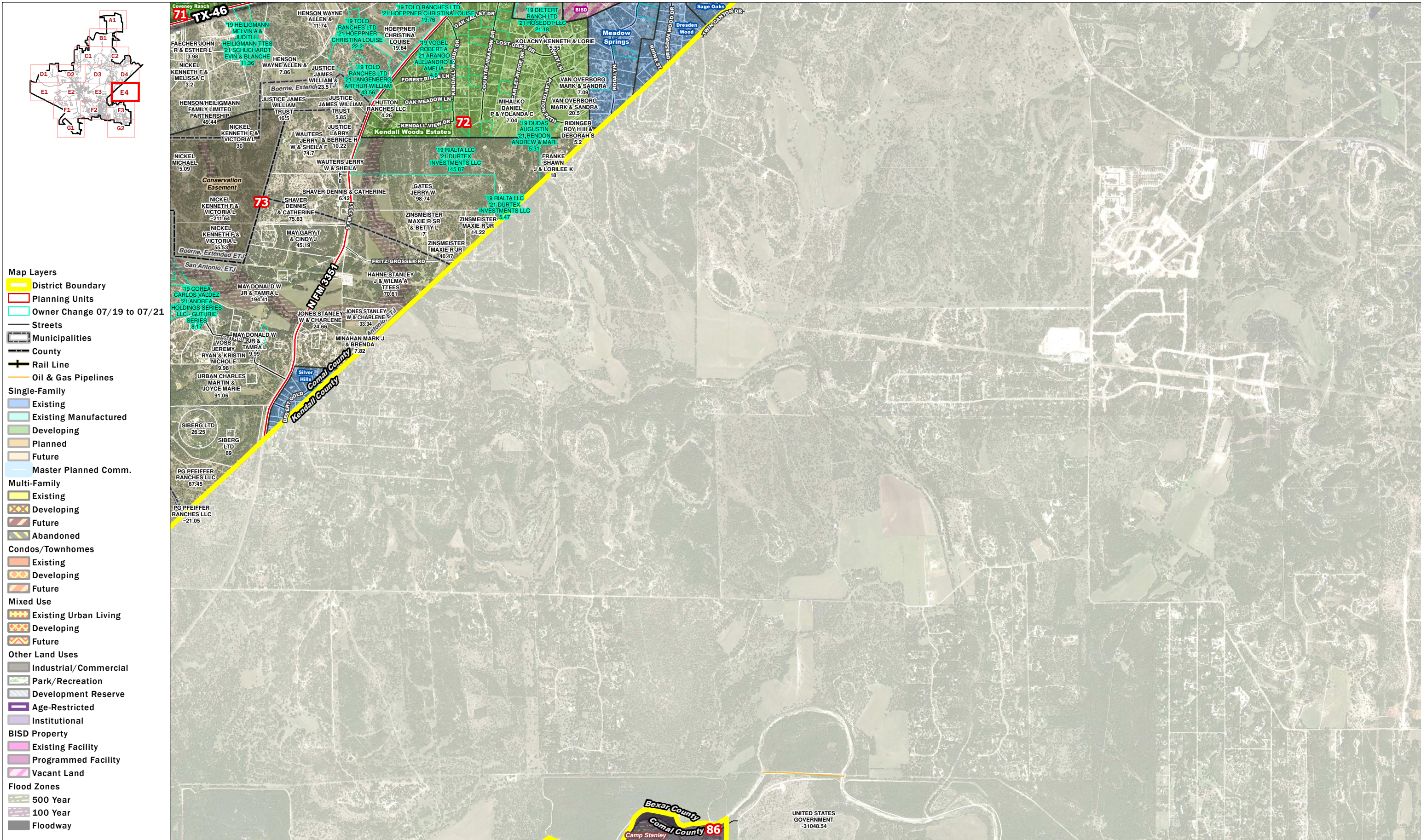
- Map Layers**
- District Boundary
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 - Floodway

Residential Development Overview

Boerne ISD - Map Grid: E4



0 0.25 0.5 Miles

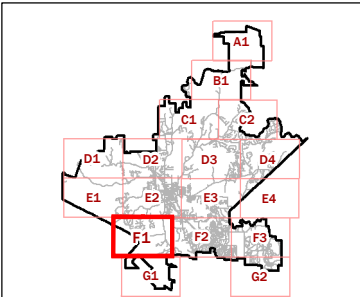


Residential Development Overview

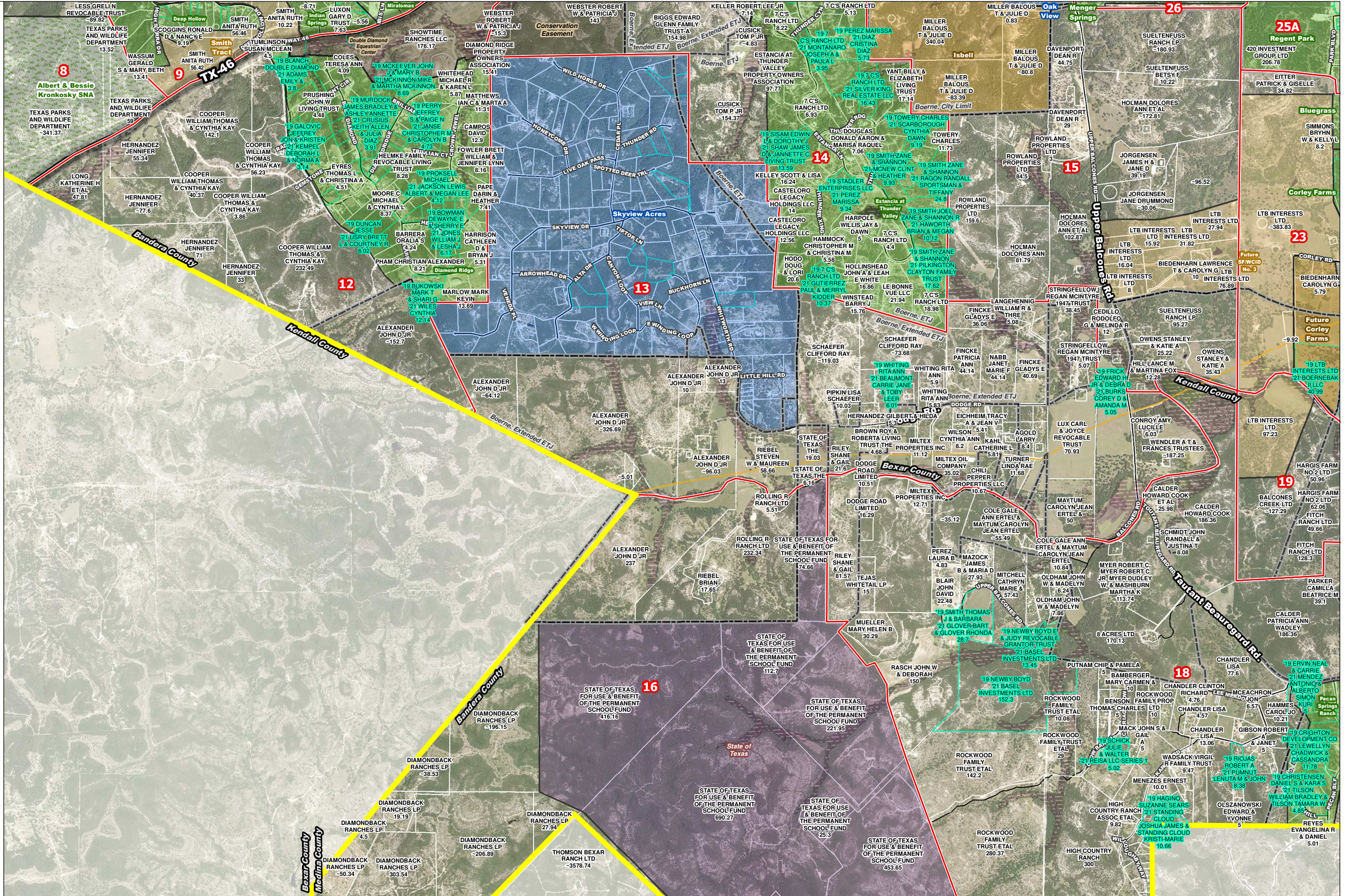
Boerne ISD - Map Grid: F1



0 0.25 0.5 Miles



- Map Layers**
- District Boundary
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 - Floodway

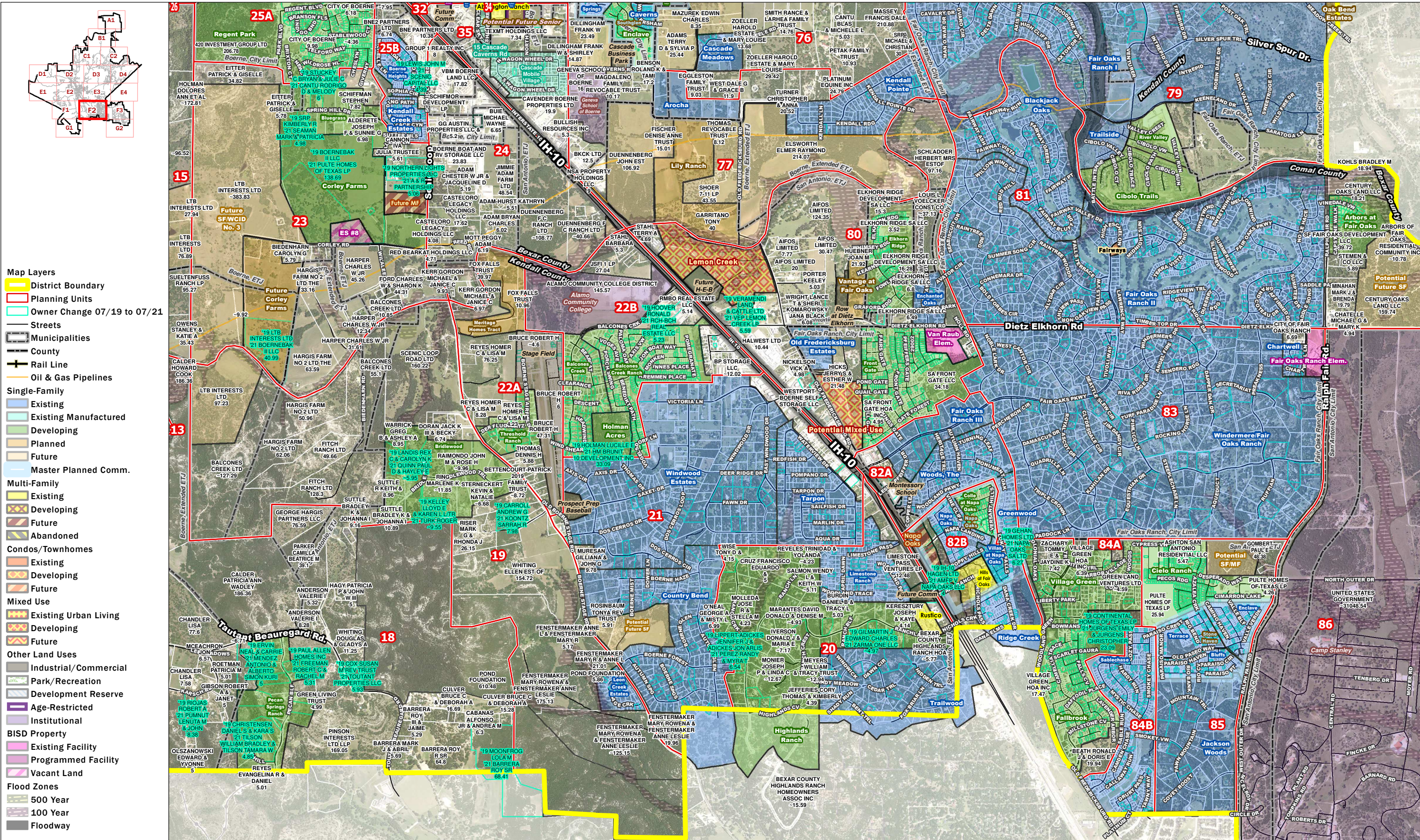


Residential Development Overview

Boerne ISD - Map Grid: F2



0 0.25 0.5 Miles

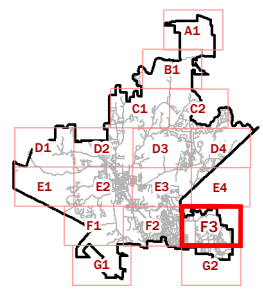


Residential Development Overview

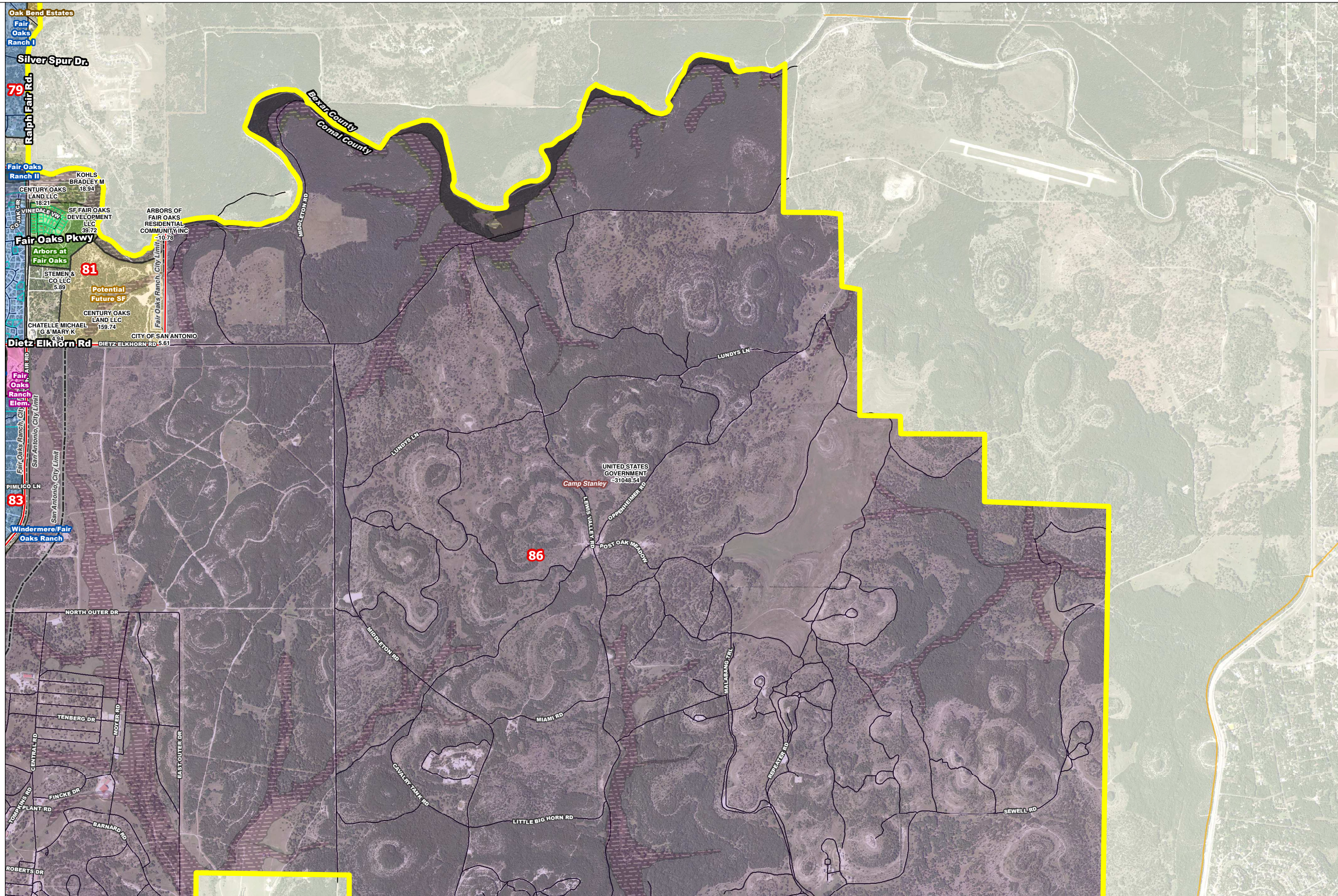
Boerne ISD - Map Grid: F3



0 0.25 0.5 Miles



- Map Layers**
- District Boundary
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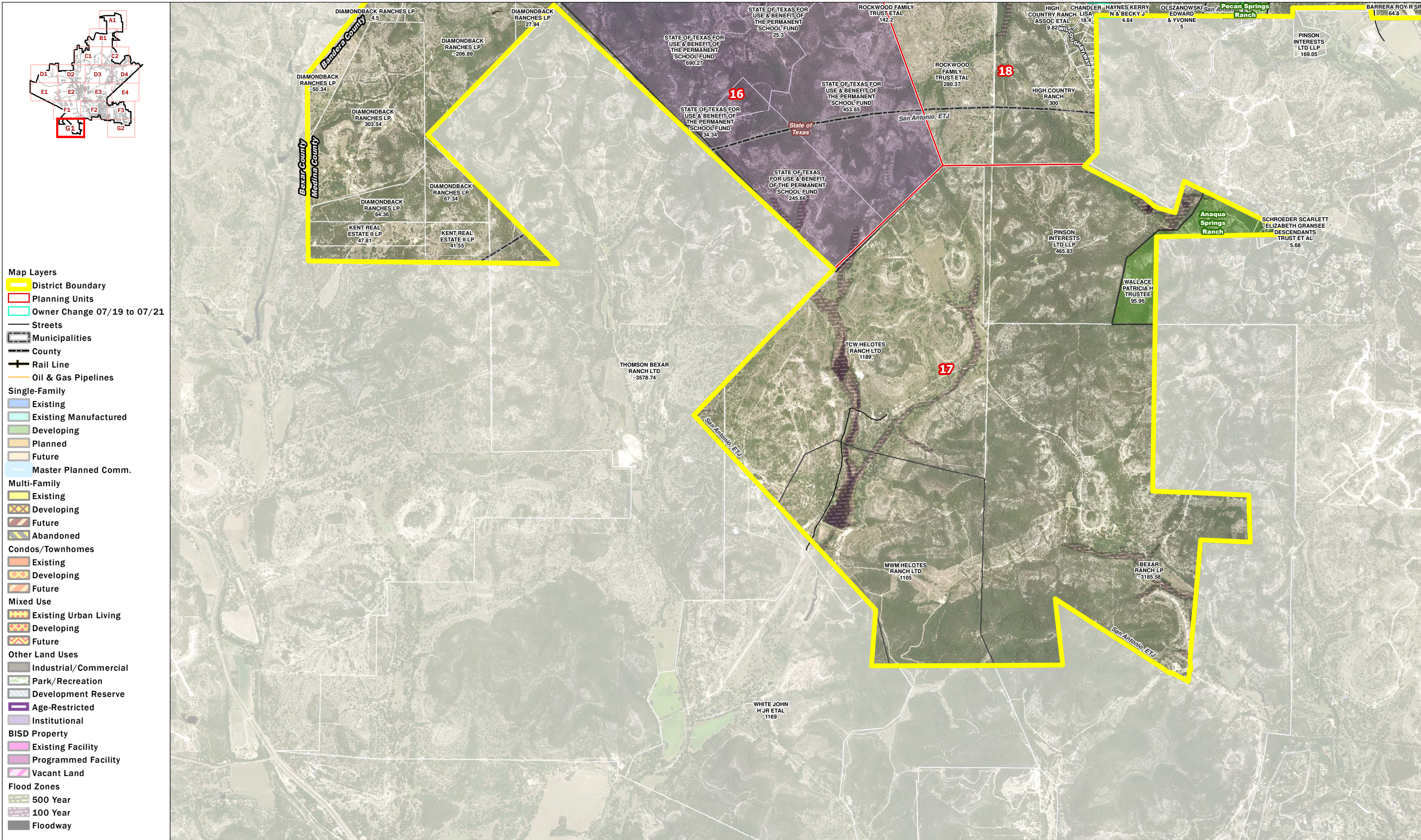


Residential Development Overview

Boerne ISD - Map Grid: G1



0 0.25 0.5 Miles

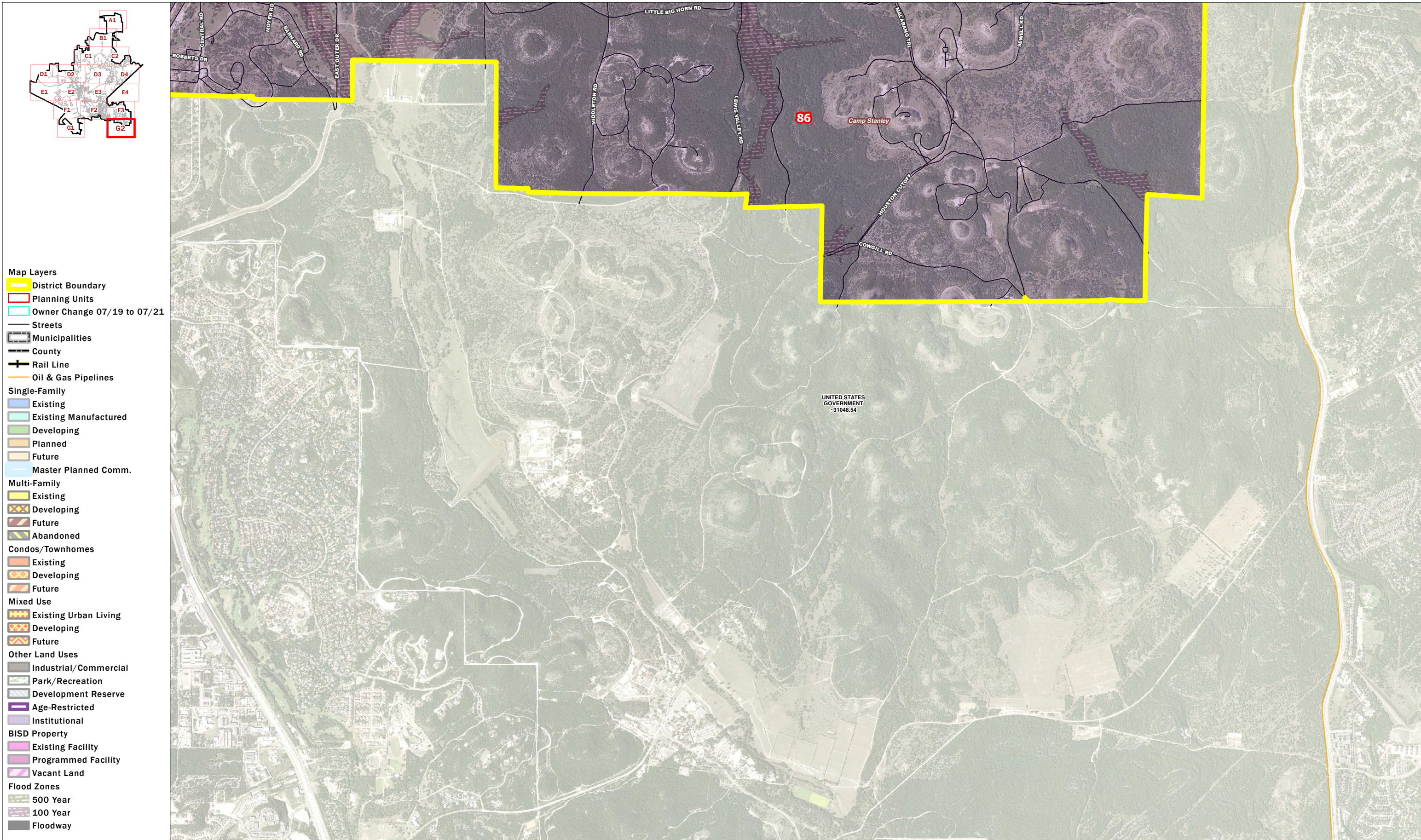


Residential Development Overview

Boerne ISD - Map Grid: G2



0 0.25 0.5 Miles





Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC Name	Land Use	Lake Country	Lakeview Estates	Single Family	Cibolo Oaks	Shoreline Park	Boerne City Lake Park	Johns Road Offices	
Development Phase	Existing	Existing	Existing	Existing	Existing	Developing	Existing	Commercial	
Municipality	Boerne	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne	Boerne	Boerne ETJ	
PLANNING UNIT	5	5	5	5	6	6	6	7	
				<p>Aug. 2021: Bergmann, Joseph Anthony & Patricia Dacy have 46.7 ac.; Towell Brian & Lee Campbell have 62.9 ac.; both tracts are accessed via Ranger Creek Rd. with utility access nearby from Cob and KWU so dev. is likely but no known plans as of now</p>		<p>360 total lots</p> <p>Aug. 2021: streets & infrastructure going in for 360 lots; builder: KB Homes</p> <p>Oct. 2019: no activity currently; KB Homes has plans for 352 homes on this 100 acre tract along the Lake; previous owner = J. Bergmann (neighbor); property was sold then flipped to KB Homes; Prelim. Plat for sec. 1 approved but Sec. 2 denied until for lack of specifics regarding drainage into public lake; KWU = utilities; Sec 1 = 49 lots;</p>	<p>1 City Lake Rd.</p>	<p>Oct. 2019: Wilson, William A & Kathryn B have ~101.2 ac. with I-10 frontage that could have MF and denser residential long-term but no known plans at this time; also the majority of the property is in a conservation easement;</p>	<p>10038 Johns Rd.</p>
Aug 2021–Oct 2022	0	0	0	0	0	38	0	0	TOTAL
Oct 2022–Oct 2023	0	0	0	0	0	66	0	0	38
Oct 2023–Oct 2024	0	0	0	0	0	78	0	0	66
Oct 2024–Oct 2025	0	0	0	0	0	75	0	0	78
Oct 2025–Oct 2026	0	0	1	1	0	71	0	0	75
Oct 2026–Oct 2027	0	0	4	4	0	32	0	0	71
Oct 2027–Oct 2028	0	0	8	8	0	0	0	0	32
Oct 2028–Oct 2029	0	0	13	13	0	0	0	0	0
Oct 2029–Oct 2030	0	0	15	15	0	0	0	0	0
Oct 2030–Oct 2031	0	0	17	17	0	0	0	0	0
Aug 2021–Oct 2026	0	0	1	1	0	328	0	0	TOTAL
Oct 2026–Oct 2031	0	0	57	57	0	32	0	0	328
Aug 2021–Oct 2031	0	0	58	58	0	360	0	0	32
Projected Students per Home			0.37			0.59			360
				X					X



Boerne ISD Projected New Housing Occupancies 2021 to 2031

MPC	Name	Land Use	Development Phase	Municipality	Williams Estates/Deer Path	Country View	Ranger Creek Meadows	Cardinal	Ranger Creek	Creekside Place	Schwoppe	Mission Phamacal	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	TOTAL
					Single Family	Multi-Family	Condo	Manufactured	Single Family	Single Family	Single Family	Industrial	Industrial	Undeveloped	7	7	7	7	7	7
					Developing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing
					Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ
					7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
					27 total lots Aug. 2021: 22 UCC ed, U Avail 0 UC & 5 dev'd lots LTBO; UCC. 2013: 22 UCC ed, U Avail 0 UC & 5 dev'd lots LTBO;	1 Doeskin Dr. 75 units	17 Ranger Creek Rd.	126 Red Bird Ln.				38505 IH-10 West: Mission Phamacal has 40.3 ac. along the freeway with the company's manufacturing, distribution, and R&D;	Four small tracts that total 26.7 ac. at the terminus of Becker Ln. are for sale and are proposed for an industrial/comm office park of 8 lots;							
					0	0	0	0	0	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	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
					1	0	0	0	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	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
					1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
					1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
					2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
					0.38															X



Boerne ISD Projected New Housing Occupancies 2021 to 2031

MPC	MPC Name	Land Use	Development Phase	Municipality	PLANNING UNIT	8	8	8	8	8	8
	Coterie Place	Single Family	Existing	Kendall County	20 total lots Oct. 2019: 19 Occ'd, 0 Avail., 0 UC & 1 deved lots LTBO;						
	Albert & Bessie Kronkosky SNA	Park	Existing	Kendall County	Approximately 1,435 ac. of this protected area is in BISD; the remainder of the land is in Bandera Co.;						
	Deer Lake	Single Family	Existing	Boerne ETJ							
	Potranco Holdings and Harpole Tracts	Single Family	Probable	Kendall County	Oct. 2019: Potranco Holdings LTD 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; Harpole Willis has 34 + 49.2 ac.; these tracts are all likely to become SF and will have water connections						
	Ohio Development LLC Tract	Single Family	Planned	Kendall County	Oct. 2019: Ohio Development LLC 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 originally part of the 11,000+ ac. 714 Ranch; this future development will likely have 1 ac. lots so upwards of 250-300 lots can be expected;						
	Less Ranch			Kendall County	Oct. 2019: Less Greil N Revocable Trust has ~2,256 ac. adjacent to the Kronkosky State Natural Area; the owner died in the summer of 2019 and the ranch may ultimately be sold but no known plans at this time;						
Aug 2021-Oct 2022						0	0	0	0	0	0
Oct 2022-Oct 2023						0	0	0	0	0	0
Oct 2023-Oct 2024						0	2	0	0	0	0
Oct 2024-Oct 2025						0	4	4	2	0	0
Oct 2025-Oct 2026						0	4	4	4	0	0
Oct 2026-Oct 2027						0	6	6	7	0	0
Oct 2027-Oct 2028						0	9	9	7	0	0
Oct 2028-Oct 2029						0	11	11	8	0	0
Oct 2029-Oct 2030						0	14	14	9	0	0
Oct 2030-Oct 2031						0	17	17	10	0	0
Aug 2021-Oct 2026						0	10	10	6	0	0
Oct 2026-Oct 2031						0	57	57	41	0	0
Aug 2021-Oct 2031						0	67	67	47	0	0
Projected Students per Home							0.21		0.24		



Boerne ISD Projected New Housing Occupancies 2021 to 2031

MPC Name	Miraflores	Miraflores	Miraflores	Smith Tracts	Potential Condos	Smith Tracts	Undeveloped Kendall County	9	9	10	Potential Future SF
Land Use	Potential Miraflores Senior Living	Potential Condos	Smith Tracts	Smith Tracts	Potential Condos	Smith Tracts	Undeveloped Kendall County	9	9	10	Potential Future SF
Development Phase	Multi-Family Age-Restricted	Condo	Condo	Single Family	Condo	Single Family	Condo	9	9	10	Single Family
Municipality	Kendall County	Kendall County	Kendall County	Kendall County	Kendall County	Kendall County	Kendall County	9	9	10	Boerne ETJ
PLANNING UNIT	9	9	9	9	9	9	9	9	9	10	10
Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.	Aug. 2021: 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.
Aug 2021-Oct 2022	0	0	0	0	0	0	0	0	0	0	0
Oct 2022-Oct 2023	0	0	0	0	0	0	0	0	0	0	0
Oct 2023-Oct 2024	0	0	0	1	0	0	0	0	0	0	0
Oct 2024-Oct 2025	20	7	3	3	7	3	0	0	0	0	0
Oct 2025-Oct 2026	20	12	4	4	12	4	0	0	0	0	15
Oct 2026-Oct 2027	20	18	3	3	18	3	0	0	0	0	35
Oct 2027-Oct 2028	15	25	3	3	25	3	0	0	0	0	55
Oct 2028-Oct 2029	0	28	4	4	28	4	0	0	0	0	60
Oct 2029-Oct 2030	0	28	5	5	28	5	0	0	0	0	65
Oct 2030-Oct 2031	0	28	5	5	28	5	0	0	0	0	75
Aug 2021-Oct 2026	40	19	8	8	19	8	0	0	0	0	15
Oct 2026-Oct 2031	35	127	20	20	127	20	0	0	0	0	290
Aug 2021-Oct 2031	75	146	28	28	146	28	0	0	0	0	305
Projected Students per Home	0	0.06	0.24	0.24	0.06	0.24	0	X	X	0.5	0.5
TOTAL	45	67	77	111	132	145	154	143	147	155	432
TOTAL	45	67	77	111	132	145	154	143	147	155	432



Boerne ISD Projected New Housing Occupancies 2021 to 2031

MPC	Name	Bluff View	Spencer Ranch	Potential Future SF	Potential Future MF	Diamond Ridge
Development Phase	Land Use	Planned	Planned	Probable	Planned	Developing
Municipality	Municipality	Boerne ETJ	Boerne ETJ	Boerne ETJ	Boerne ETJ	Kendall County
PLANNING UNIT	PLANNING UNIT	10	11	11	11	12
		<p>Aug. 2021: 216 units are planned along I-10 west of Frederick Creek; the developer is seeking annexation now; J. Wyatt has 10 acres</p>	<p>Aug. 2021: final plat expected in 6 months or so; no activity currently, now owned by Forestar; concept for 209 lots; Ph. 1A platted for Spencer Ranch Blvd; ph 1B platted in 9-2019 for 60 lots of 45' width; 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;</p>	<p>Aug. 2021: Equity Trust Co's (Matkin) ~76 ac. could be more SF or comm along TX-46;</p>	<p>Aug. 2021: a MF property has been proposed along TX-46; 356 units max but likely to have fewer units; no known start date; Oct. 2019: a MF property has been proposed along TX-46; site has unknown but this could start within the next five years;</p>	<p>120 total lots Aug. 2021: 64 Occ'd, 0 Avail., 5 UC & 51 deved lots L'TBO; builder: Alair Homes Oct. 2019: 51 Occ'd, 0 Avail., 1 UC & 68 deved lots L'TBO;</p>
		TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
Aug 2021–Oct 2022		0	0	0	0	0
Oct 2022–Oct 2023		0	19	0	0	5
Oct 2023–Oct 2024		70	44	0	35	6
Oct 2024–Oct 2025		76	54	0	70	7
Oct 2025–Oct 2026		70	52	15	70	6
Oct 2026–Oct 2027		0	33	18	70	6
Oct 2027–Oct 2028		0	7	20	35	5
Oct 2028–Oct 2029		0	0	22	0	4
Oct 2029–Oct 2030		0	0	24	0	3
Oct 2030–Oct 2031		0	0	20	0	3
Aug 2021–Oct 2026		216	169	15	175	30
Oct 2026–Oct 2031		0	40	104	105	17
Aug 2021–Oct 2031		216	209	119	280	47
Projected Students per Home		0.2	0.52	0.2	0.22	0.43
		X				X



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC	Windwood Estates	Country Bend	Tarpon	Commercial	Potential Future SF	Threshold Ranch	Stage Field
Name	Single Family	Single Family	Single Family	Commercial	Single Family	Single Family	Commercial
Land Use	Existing	Existing	Existing	Probable	Probable	Developing	Existing
Development Phase	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ
Municipality	21	21	21	21	21	22A	22A
PLANNING UNIT	21	21	21	21	21	22A	22A
	built-out	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	Aug. 2021: Marlin Arthur & Betty have ~42 ac. for sale technically part of Country Bend subdivision but with frontage along Boerne Stage; 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" SANS pipeline runs alongside property	44 total lots Aug. 2021: 16 Occ'd, 0 Avail., 1 UC & 27 dev'd lots LTBO; Oct. 2019: 15 Occ'd, 0 Avail., 1 UC & 28 dev'd lots LTBO;	100 Boerne Stage Airfield
Aug 2021–Oct 2022	0	0	0	0	0	1	0
Oct 2022–Oct 2023	0	0	0	0	0	3	0
Oct 2023–Oct 2024	0	0	0	0	3	3	0
Oct 2024–Oct 2025	0	0	0	0	7	2	0
Oct 2025–Oct 2026	0	0	0	0	9	1	0
Oct 2026–Oct 2027	0	0	0	0	9	1	0
Oct 2027–Oct 2028	0	0	0	0	10	2	0
Oct 2028–Oct 2029	0	0	0	0	8	2	0
Oct 2029–Oct 2030	0	0	0	0	5	1	0
Oct 2030–Oct 2031	0	0	0	0	1	2	0
Aug 2021–Oct 2026	0	0	0	0	19	10	0
Oct 2026–Oct 2031	0	0	0	0	33	8	0
Aug 2021–Oct 2031	0	0	0	0	52	18	0
Projected Students per Home					0.41	0.64	
					X		



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC Name	Land Use	Potential Future MF	Potential Future SF	Regent Park	Bucee's
Development Phase	Probable	Probable	Probable	Developing	Planned
Municipality	Boerne ETJ	Boerne ETJ	San Antonio ETJ	Boerne	Boerne
PLANNING UNIT	23	24	24	25A	25A
	<p>Aug. 2021: Eiter, Patrick & Giselle have 34.8 ac.; Ford Charles W & Sharon K have 44.3 ac.; Harper Charles W Jr has 45.2 + 31.6 ac.; The Hargis Farm No 2 Ltd has 63.5 + 33.1 ac.</p>	<p>Aug. 2021: long-term potential for apartments near I-10 and Scenic Loop exists but no known plans at this time</p>	<p>Aug. 2021: Duennenberg F C Ranch Ltd has ~108.7 + ~40.6 ac. with 0.8 miles of IH-10 frontage so commercial is likely along IH-10; no known plans at this time but if sold the back 90 ac. could become SF; however access is poor with the NB IH-10 traffic having to return at Scenic Loop; other smaller tracts fronting Scenic Loop could be assembled with teh Duennenberg tracts</p>	<p>concept plan for 797 total lots</p> <p>Aug. 2021: 227 Oct'ed; 5 Avail.; 58 UC & 41 dev'd lots LTBO; developer has preliminary plans for 450 future lots on remaining land; builders: Gehan, Kindred, Highland & Journey Homes</p> <p>Oct. 2019: 98 Oct'ed, 16 Avail., 10 UC & 93 dev'd lots LTBO;</p> <p>developer has preliminary plans for 580 future lots on remaining land; Master planning documents call for 950 lots (15 part of Menger Springs); Developer = Great America Companies</p>	<p>Oct. 2019 Bucee's is planning a Boerne location in this PU along IH-10 on ~25 ac.;</p>
	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
Aug 2021-Oct 2022	0	0	0	77	0
Oct 2022-Oct 2023	0	0	0	82	0
Oct 2023-Oct 2024	0	0	0	85	0
Oct 2024-Oct 2025	0	0	0	87	0
Oct 2025-Oct 2026	3	0	15	84	0
Oct 2026-Oct 2027	10	55	18	81	0
Oct 2027-Oct 2028	20	55	24	70	0
Oct 2028-Oct 2029	25	60	28	3	0
Oct 2029-Oct 2030	30	65	34	0	0
Oct 2030-Oct 2031	35	70	45	0	0
Aug 2021-Oct 2026	3	0	15	415	0
Oct 2026-Oct 2031	120	305	149	154	0
Aug 2021-Oct 2031	123	305	164	569	0
Projected Students per Home	0.59	0.21	0.43	0.71	



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC	Name	Heritage Place	The Falls	Estraya Boerne	El Chaparral	Boerne Townhomes	Menger Creek SF	Potential Future MF
Land Use	Multi-Family Age-Restricted	Single Family	Multi-Family	Commercial	Single Family Townhomes	Single Family	Multi-Family	
Development Phase	Existing	Existing	Developing	Planned	Planned	Developing	Probable	
Municipality	Boerne	Boerne	Boerne	Boerne	Boerne	Boerne	Boerne	Boerne
PLANNING UNIT	32	32	32	32	32	32	32	32
	120 Crosspoint Dr.	built-out	<p>Aug. 2021: clearing & leveling tract, adding in infrastructure for 288 units; half 1/2 half 2-bedroom units</p> <p>Oct. 2019: approximately 15 ac. east of Wal-Mart are reserved for 280 apartment units;</p>	<p>Oct. 2019: comm. Pad sites platted on 6.1 ac. south of Menger Creek along the west side of Old San Antonio Rd.</p>	<p>Aug. 2021: JB Boerne Realty LP has 6.4 ac.; new concept for 70 townhomes</p> <p>Oct. 2019: JB Boerne Realty LP has 6.4 ac.; this site was planned for 36 senior units in 2017 but is for sale again; likely to remain senior housing;</p>	<p>7 total lots</p> <p>Aug. 2021: 0 Occ-ed, 0 Avail., 0 UC & 7 deved lots LTBO; builder: Schurt Construction</p> <p>Oct. 2019: no activity currently, could have 8 lots;</p>	<p>Aug. 2021: new concepts are emerging for the land northwest of Christus Pkwy. Retail/comm is likely near I-10 but a MF property is not out of the question for the remainder of the tract; no solid plans however; also other tracts in this PU could evolve as MF in time</p>	
Aug 2021–Oct 2022	0	0	15	0	0	0	3	0
Oct 2022–Oct 2023	0	0	220	0	9	3	3	0
Oct 2023–Oct 2024	0	0	53	0	17	1	1	0
Oct 2024–Oct 2025	0	0	0	0	17	0	0	35
Oct 2025–Oct 2026	0	0	0	0	16	0	0	50
Oct 2026–Oct 2027	0	0	0	0	11	0	0	50
Oct 2027–Oct 2028	0	0	0	0	0	0	0	50
Oct 2028–Oct 2029	0	0	0	0	0	0	0	50
Oct 2029–Oct 2030	0	0	0	0	0	0	0	55
Oct 2030–Oct 2031	0	0	0	0	0	0	0	55
Aug 2021–Oct 2026	0	0	288	0	59	7	7	85
Oct 2026–Oct 2031	0	0	0	0	11	0	0	260
Aug 2021–Oct 2031	0	0	288	0	70	7	7	345
Projected Students per Home			0.13		0.14	0.36		0.15



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC	Name	Whisper Glen	Oak Meadows	Oak Park Addition	Saddle Club Estates	Green Meadows	Cibolo Park	Kernaghan	Heart of Boerne	Cibolo Creek Estates	Evergreen Courts	Rainbow Senior	Burning Tree	Whisper Glen		
Land Use	Development Phase	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Multi-Family Age-Restricted	Single Family Townhomes	Single Family		
Municipality	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing		
PLANNING UNIT		33	33	33	33	33	33	33	33	33	33	33	33	33		
	26 homes, built-out											17 Old San Antonio Rd.				
							Oct. 2019: 2 homes U/C in this neighborhood; 2-3 more lots could develop as SF;									
Aug 2021–Oct 2022		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2022–Oct 2023		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Oct 2023–Oct 2024		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2024–Oct 2025		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Oct 2025–Oct 2026		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2026–Oct 2027		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2027–Oct 2028		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2028–Oct 2029		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Oct 2029–Oct 2030		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2030–Oct 2031		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug 2021–Oct 2026		0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
Oct 2026–Oct 2031		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Aug 2021–Oct 2031		0	0	0	0	0	3	0	0	0	0	0	0	0	0	0
Projected Students per Home														0.32		



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC Name	Land Use	Serenity Gardens	Serenity Oaks Estates	Nage/ Werner	Woodside Village	Richter Addin	Curington ES	Patrick Heath Public Library	Potential Future Residential	Single Family	Probable	Boerne	TOTAL
Development Phase Municipality		Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	Existing Boerne	
PLANNING UNIT		43	43	43	43	43	43	43	43	43	43	43	43
		built-out	built-out	built-out	built-out	built-out	601 Adler Rd.	451 N Main St.	27 SF lots or 21 SF lots & 12 cottages Aug. 2021: the developer's concept has been withdrawn; 27 SF lots were planned; this will evolve as residential; 717 Investments has ~7 ac. also E. Voges has 4.7 ac. south of Curington ES;	27 SF lots or 21 SF lots & 12 cottages Aug. 2021: the developer's concept has been withdrawn; 27 SF lots were planned; this will evolve as residential; 717 Investments has ~7 ac. also E. Voges has 4.7 ac. south of Curington ES;	1.4 lots are now planned along N. Plant adj. to Curington ES; M. Vogt has 3.5 ac.		
Aug 2021-Oct 2022		0	0	0	0	0	0	0	0	0	0	0	2
Oct 2022-Oct 2023		0	0	0	0	0	0	0	0	0	0	0	5
Oct 2023-Oct 2024		0	0	0	0	0	0	0	2	5	0	0	7
Oct 2024-Oct 2025		0	0	0	0	0	0	0	7	1	0	0	8
Oct 2025-Oct 2026		0	0	0	0	0	0	0	7	1	0	0	8
Oct 2026-Oct 2027		0	0	0	0	0	0	0	8	0	0	0	8
Oct 2027-Oct 2028		0	0	0	0	0	0	0	3	0	0	0	3
Oct 2028-Oct 2029		0	0	0	0	0	0	0	2	0	0	0	2
Oct 2029-Oct 2030		0	0	0	0	0	0	0	0	0	0	0	0
Oct 2030-Oct 2031		0	0	0	0	0	0	0	0	0	0	0	0
Aug 2021-Oct 2026		0	0	0	0	0	0	0	16	14	0	0	30
Oct 2026-Oct 2031		0	0	0	0	0	0	0	13	0	0	0	13
Aug 2021-Oct 2031		0	0	0	0	0	0	0	29	14	0	0	43
Projected Students per Home									0.29	0.36			X



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC Name	Land Use	Development Phase	Municipality	Indian Knoll	Wasp Acres	Walnut Hills	Twin Canyon Ranch	
Mountain Spring Farms	Single Family	Existing	Kendall County	50	51	51	51	
Fox Chase Farms	Single Family	Existing	Kendall County	50	51	51	51	
Reactor	Single Family	Existing	Kendall County	51	51	51	51	
Indian Knoll	Single Family	Existing	Kendall County	51	51	51	51	
Wasp Acres	Single Family	Existing	Kendall County	51	51	51	51	
Walnut Hills	Single Family	Existing	Kendall County	51	51	51	51	
Twin Canyon Ranch	Single Family	Developing	Kendall County	51	51	51	52	
PLANNING UNIT				50	51	51	51	
<p>Aug. 2021: 7 lots were recently sold along Walnut Grove; Oct. 2019: Delock, Jim & Linda have 26.7 ac.; Helotes Properties LLC has 92.0 ac.; May Leonard & Catherine have 84.7 + 39.9 ac.; Rabinowitz, A. Charles has 40.1 ac.; Rilling, Laurence P has 98.5 ac.; Zuniga David & Andrea have 20.0 ac.</p>				<p>Aug. 2021: numerous tracts exist in this PU and have potential to be broken up into smaller homesites; expect scattered development to continue in the area</p>				<p>25 total lots Aug. 2021: 20 Occ.ed, 0 Avail., 1 UC & 4 dev'd lots LTBO; Oct. 2019: 19 Occ.ed, 0 Avail., 0 UC & 6 dev'd lots LTBO;</p>
Aug 2021-Oct 2022				TOTAL			TOTAL	
Oct 2022-Oct 2023	0	0	1	0	0	0	0	1
Oct 2023-Oct 2024	0	0	1	0	0	0	1	0
Oct 2024-Oct 2025	0	0	2	0	0	0	0	1
Oct 2025-Oct 2026	0	0	1	0	0	0	1	0
Oct 2026-Oct 2027	0	0	2	0	0	0	0	0
Oct 2027-Oct 2028	0	0	1	0	0	0	1	0
Oct 2028-Oct 2029	0	0	2	0	0	0	1	1
Oct 2029-Oct 2030	0	0	1	0	0	0	1	0
Oct 2030-Oct 2031	0	0	0	0	0	0	2	0
Aug 2021-Oct 2026	0	0	1	0	0	0	2	0
Oct 2026-Oct 2031	0	0	7	0	0	0	2	2
Aug 2021-Oct 2031	0	0	12	0	0	0	9	3
Projected Students per Home			0.38				0.38	0.35
			X				X	



Boerne ISD Projected New Housing Occupancies 2021 to 2031

MPC Name	Land Use	Development Phase	Municipality	53	54	54	55	55	TOTAL
	Single Family	Probable	Kendall County	53	54	54	55	55	TOTAL
	River Trail	Single Family	Kendall County	53	54	54	55	55	TOTAL
	Single Family	Developing	Kendall County	53	54	54	55	55	TOTAL
	Single Family	Probable	Kendall County	53	54	54	55	55	TOTAL
PLANNING UNIT				53	54	54	55	55	TOTAL
				Aug. 2021: potential for more acreage communities exists in this PU especially along FM 1376 and Seewald Rd.	102 total lots Aug. 2021: 68 Occ'ed, 0 Avail., 0 UC & 34 deved lots LTBO; Oct. 2019: 51 Occ'ed, 0 Avail., 0 UC & 51 deved lots LTBO;	Aug. 2021: 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.; Roxanne Phillips 202.5 ac.; Superior Supply & Steel has -471.0 + -204.0 + -109.6 ac.; M&D Ranch Ltd have 314.1 + 175.1 ac.; MGBar Ltd has -182.6 + -32.9 ac.; Multiple Owners has 389.2 ac.; Vandervilt 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.;	Oct. 2019: 4M Morrison Ltd has 2,559+ ac.; Bachmann Bettie M W Management Trust has 100.5 ac.; Diamond K Ranch LLC has -220.4 ac.; Donop Perry T III has 1,881+ ac.; Esser Arthur Jack has 1,037+ ac.; Esser Properties LP has -576.4 + -335.0 + -146.3 ac.; Interval Properties LLC has 113.3 + 87.5 + 24.8 ac.; Lost Cypress Ranch LLC has 176.6 + 154.5 + 100.1 + 42.8 ac.; Morrison Mary Jane Esser & Joseph Folk Jr have -453.8 + -379.1 + -74.7 + 20.2 ac.; Negan Chis H has -136.2 + -67.7 ac.; Piper Donald Roy has 200.0 + -147.0 + -41.0 ac.		
Aug 2021-Oct 2022				0	1	0	0	0	1
Oct 2022-Oct 2023				0	2	0	0	0	2
Oct 2023-Oct 2024				1	2	1	0	0	3
Oct 2024-Oct 2025				2	0	0	0	0	0
Oct 2025-Oct 2026				2	1	1	0	0	2
Oct 2026-Oct 2027				2	2	2	0	0	4
Oct 2027-Oct 2028				3	0	3	0	0	3
Oct 2028-Oct 2029				4	1	3	0	0	4
Oct 2029-Oct 2030				5	1	4	0	0	5
Oct 2030-Oct 2031				4	2	5	0	0	7
Aug 2021-Oct 2026				5	6	2	0	0	8
Oct 2026-Oct 2031				18	6	17	0	0	23
Aug 2021-Oct 2031				23	12	19	0	0	31
Projected Students per Home				0.51	0.22	0.3			X



Boerne ISD Projected New Housing Occupancies 2021 to 2031

MPC	Name	Land Use	La Cancion	Cave Without A Name	63	63	63	64	64	65
Development Phase	Municipality	63	63	63	63	63	63	64	64	65
PLANNING UNIT										
		28 total lots Aug. 2021: 12 Occ'd, 0 Avail., 2 UC & 14 deved lots LTBO; Oct. 2019: 10 Occ'd, 0 Avail., 0 UC & 18 deved lots LTBO;	325 Kreuzberg Rd. Commercial Existing Kendall County	Oct. 2019: Gilneath Holdings LLC has 142.3 + 46.7 ac.; Gull Hugh B & Victoria K have ~65.2 + ~52.4 + ~26.4 + ~22.1 ac.; Harrigan 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.	411 total lots - 261 + ~150 future lots Aug. 2021: 194 Occ'd, 0 Avail., 7 UC & 60 deved lots LTBO; Carla Northington has ~694.66 ac., that remains part of the master plan so expect ~150 future lots, no known plans Oct. 2019: 180 Occ'd, 0 Avail., 3 UC & 78 deved lots LTBO; Carla Northington has ~694.66 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;				
Aug 2021-Oct 2022		2	0	0	TOTAL	9	9	9	TOTAL	0
Oct 2022-Oct 2023		1	0	0	9	9	8	8	8	0
Oct 2023-Oct 2024		1	0	0	9	9	8	8	8	0
Oct 2024-Oct 2025		0	0	0	7	7	7	7	7	0
Oct 2025-Oct 2026		1	0	0	8	8	7	7	7	0
Oct 2026-Oct 2027		1	0	0	9	9	6	6	6	0
Oct 2027-Oct 2028		0	0	0	7	7	6	6	6	0
Oct 2028-Oct 2029		1	0	0	8	8	5	5	5	0
Oct 2029-Oct 2030		0	0	0	8	8	5	5	5	0
Oct 2030-Oct 2031		1	0	0	8	8	4	4	4	0
Aug 2021-Oct 2026		5	0	0	42	42	39	39	39	0
Oct 2026-Oct 2031		3	0	0	40	40	26	26	26	0
Aug 2021-Oct 2031		8	0	0	82	82	65	65	65	0
Projected Students per Home		0.85			X	X	0.26	0.26	X	



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC	Name	Southglen	Southglen	Southglen	Cascade Caverns	Kendall Ranch Estates	Cascade Meadows	Cascade Business Park
	The Enclave at Southglen	Southglen Single Family Developing Boerne ETJ	Single Family Existing Boerne ETJ	Southglen Single Family Developing Boerne ETJ	Commercial Existing Boerne ETJ	Single Family Existing Boerne ETJ	Single Family Existing Boerne ETJ	Commercial Planned Boerne ETJ
		157 total lots Aug. 2021: 104 Occ'd, 1 Avail., 29 UC & 23 deved lots; LTBO; builder: Pulte Homes Oct. 2019: 38 Occ'd, 1 Avail., 26 UC & 10 deved lots; LTBO; has plans for 82 future lots to complete this section;	40 total lots Aug. 2021: built out; Oct. 2019: 11 Occ'd, 4 Avail., 13 UC & 12 deved lots LTBO; builder: Meritage Homes	83 total lots - phases 11A & 11B Aug. 2021: 0 Occ'd, 0 Avail., 29 UC & 19 deved lots LTBO; plat for 35 lots on remaining land; builder: Ashton Woods Homes Oct. 2019: phases 11a & 1.1b 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;
		76	76	76	76	76	76	76
	PLANNING UNIT							
Aug 2021-Oct 2022		52	0	47	0	0	0	0
Oct 2022-Oct 2023	1	0	0	36	0	1	0	0
Oct 2023-Oct 2024	0	0	0	0	0	0	0	0
Oct 2024-Oct 2025	0	0	0	0	0	0	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0	0	0
Oct 2026-Oct 2027	0	0	0	0	0	1	0	0
Oct 2027-Oct 2028	0	0	0	0	0	0	0	0
Oct 2028-Oct 2029	0	0	0	0	0	0	0	0
Oct 2029-Oct 2030	0	0	0	0	0	0	0	0
Oct 2030-Oct 2031	0	0	0	0	0	0	0	0
Aug 2021-Oct 2026	53	0	83	0	0	1	0	0
Oct 2026-Oct 2031	0	0	0	0	0	1	0	0
Aug 2021-Oct 2031	53	0	83	0	0	2	0	0
Projected Students per Home	0.5		0.58			0.26		



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC	Name	Potential Future SF	Stone Creek Ranch	The Homestead	Ammann Farms	"Boerne Ranch Estates" Tract
Land Use	Development Phase	Municipality	Development Phase	Development Phase	Development Phase	Development Phase
		Single Family	Single Family	Single Family	Single Family	Single Family
		Probable	Developing	Developing	Existing	Planned
		San Antonio ETJ	Fair Oaks Ranch	Boerne ETJ	Boerne ETJ	Fair Oaks Ranch ETJ
PLANNING UNIT		77	78	78	78	78
		<p>Aug. 2021: Elewirth Elmer Raymond has 214.0 ac.; Shoen-7-11 LP has 43.5 ac.; D. Fischer has 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 800 homes could ultimately be built on the properties listed;</p>	<p>241 total lots = 171 current lots + ~70 lots on the remaining land Aug. 2021: 129 Occ'd, 0 Avail., 8 UC & 34 dev'd lots LTBO; has 83.44 acres, which could be ~70 future lots; Oct. 2019: 119 Occ'd, 0 Avail., 3 UC & 49 dev'd lots LTBO; has 83.44 acres, which could be ~70 future lots; Greenland Ventures - the developer builders: Yimage Estate Homes & John Merritt Homes</p>	<p>46 total lots Aug. 2021: 45 Occ'd, 0 Avail., 0 UC & 1 dev'd lots LTBO; Oct. 2019: 43 Occ'd, 0 Avail., 0 UC & 3 dev'd lots LTBO;</p>	<p>built-out</p>	<p>Oct. 2021: ongoing lawsuits; no recent news so this development may not happen any time soon; Oct. 2019: Boerne Ranch Estates LLC has 339.2 ac. in the city limits of CoDOR 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 565 lots were planned + 12 ac. assisted living property; lot count continues to change;</p>
		TOTAL				
Aug 2021-Oct 2022		0	8	0	0	0
Oct 2022-Oct 2023		0	8	0	0	0
Oct 2023-Oct 2024		0	7	0	0	0
Oct 2024-Oct 2025		0	7	1	0	12
Oct 2025-Oct 2026		5	8	0	0	24
Oct 2026-Oct 2027		10	8	0	0	40
Oct 2027-Oct 2028		25	7	0	0	48
Oct 2028-Oct 2029		55	8	0	0	52
Oct 2029-Oct 2030		75	7	0	0	54
Oct 2030-Oct 2031		90	7	0	0	54
Aug 2021-Oct 2026		5	38	1	0	36
Oct 2026-Oct 2031		255	37	0	0	248
Aug 2021-Oct 2031		260	75	1	0	284
Projected Students per Home		0.68	0.98	0.2		0.51



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC	Name	Land Use	Development Phase	Municipality	Arbors at Fair Oaks	Fairways	Blackjack Oaks	Fair Oaks Ranch II	Potential Future SF	The Woods
		Single Family	Probable	Fair Oaks Ranch ETJ	Developing Fair Oaks Ranch	Multi-Family Existing Fair Oaks Ranch	Single Family Existing Fair Oaks Ranch	Single Family Existing Fair Oaks Ranch	Single Family Probable Fair Oaks Ranch	Single Family Existing Fair Oaks Ranch
			80	80	81	81	81	81	81	81
				<p>Oct. 2019: Louis L. Voelcker Const Co has 37.1 ac.; Schladoer Herbert Mrs Estof has 97.1 ac.; these tracts are narrow and proposed for very low density SF in the CoFOR water plan so expect limited development here along Balcones Creek;</p> <p>91 total lots</p> <p>Aug. 2021: 15 Occ'd, 2 Avail., 21 UC & 7 dev'd lots LTBO; plans for 46 future lots; builders: Coventry Homes & Scott Felder Homes</p> <p>Oct. 2019: 0 Occ'd, 0 Avail., 2 UC & 43 dev'd lots LTBO; plans for 46 future lots;</p>	<p>7802 Fair Oaks Pkwy. 12 units 100% occ'd</p>			<p>Oct. 2019: Kohls Bradley M has 18.9 ac.; Century Oaks Land LLC (T. Conley) has 18.2 + 159.7 ac. (NE of Ralph Fair/ Dietz Elkhorn intersection; residential dev. is permitted on this site but no active plans now; brokers and city suggest this could dev. in the near period; ~215 water connections allowed per CoFOR water plan;</p>		
			TOTAL	97	24	0	0	0	0	0
			Aug 2021–Oct 2022	0	24	0	0	0	0	0
			Oct 2022–Oct 2023	0	26	0	0	0	0	0
			Oct 2023–Oct 2024	0	22	0	0	0	0	0
			Oct 2024–Oct 2025	0	4	0	0	0	8	0
			Oct 2025–Oct 2026	2	0	0	0	0	17	0
			Oct 2026–Oct 2027	2	0	0	0	0	25	0
			Oct 2027–Oct 2028	2	0	0	0	0	25	0
			Oct 2028–Oct 2029	2	0	0	0	0	25	0
			Oct 2029–Oct 2030	2	0	0	0	0	25	0
			Oct 2030–Oct 2031	2	0	0	0	0	25	0
			Aug 2021–Oct 2026	2	76	0	0	0	25	0
			Oct 2026–Oct 2031	10	0	0	0	0	125	0
			Aug 2021–Oct 2031	12	76	0	0	0	150	0
			Projected Students per Home	0.45	0.67				0.59	X



Boerne ISD

Projected New Housing Occupancies 2021 to 2031

MPC	Stonehaven	Stonehaven	Stonehaven	Stonehaven	Cielo Ranch	Jackson Woods	Potential SF/MF	Camp Bullis/Camp Stanley	TOTAL
Terraces	Stonehaven	Bluffs	Enclave	Cielo Ranch	Jackson Woods	Potential SF/MF	Camp Bullis/Camp Stanley		
Land Use	Existing	Existing	Existing	Developing	Existing	Single Family	Institutional		
Development Phase	Existing	Existing	Existing	Developing	Existing	Single Family	Institutional		
Municipality	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ	San Antonio ETJ		
PLANNING UNIT	85	85	85	85	85	85	86	86	86
	186 total lots Aug. 2021: built out; Oct. 2019: 180 Occred, 1 Avell 5 UC & 0 deved lots LTBO; builder: Centex Homes	built-out	built-out	525 total lots Aug. 2021: 341 Occred, 4 Avell, 103 UC & 77 deved lots LTBO; builders: Centex & Ashton Woods Oct. 2019: 29 Occred, 3 Avell, 52 UC & 131 deved lots LTBO; has concept for 310 future lots to complete subdivision;	built-out	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		
Aug 2021-Oct 2022	0	0	0	181	0	0	0	0	TOTAL
Oct 2022-Oct 2023	0	0	0	3	0	0	0	0	181
Oct 2023-Oct 2024	0	0	0	0	0	0	0	0	3
Oct 2024-Oct 2025	0	0	0	0	0	0	15	0	0
Oct 2025-Oct 2026	0	0	0	0	0	0	20	0	15
Oct 2026-Oct 2027	0	0	0	0	0	0	20	0	20
Oct 2027-Oct 2028	0	0	0	0	0	0	25	0	20
Oct 2028-Oct 2029	0	0	0	0	0	0	25	0	25
Oct 2029-Oct 2030	0	0	0	0	0	0	25	0	25
Oct 2030-Oct 2031	0	0	0	0	0	0	25	0	25
Aug 2021-Oct 2026	0	0	0	184	0	0	35	0	TOTAL
Oct 2026-Oct 2031	0	0	0	0	0	0	120	0	219
Aug 2021-Oct 2031	0	0	0	184	0	0	155	0	120
Projected Students per Home				0.42			0.48	0	339
								0	X



Boerne ISD
Projected New Housing Occupancies
 2021 to 2031

Total Projected New Housing Occupancies							
	Single Family	Multi-Family	Mixed Use	Age-Restricted Housing	Manufactured Homes	RVs	Grand Total
Aug 2021-Oct 2022	1,110	75	1	75	0	0	1,261
Oct 2022-Oct 2023	1,093	264	12	75	0	0	1,444
Oct 2023-Oct 2024	1,247	298	42	86	-5	0	1,668
Oct 2024-Oct 2025	1,309	591	63	99	-8	0	2,054
Oct 2025-Oct 2026	1,454	570	69	84	-8	0	2,169
Oct 2026-Oct 2027	1,538	660	65	100	-8	0	2,355
Oct 2027-Oct 2028	1,615	595	70	95	-5	0	2,370
Oct 2028-Oct 2029	1,626	565	82	80	0	0	2,353
Oct 2029-Oct 2030	1,650	540	87	80	0	0	2,357
Oct 2030-Oct 2031	1,713	545	93	39	0	0	2,390
Aug 2021-Oct 2026	6,213	1,798	187	419	-21	0	8,596
Oct 2026-Oct 2031	8,142	2,905	397	394	-13	0	11,825
Aug 2021-Oct 2031	14,355	4,703	584	813	-34	0	20,421

3 Current Students

PASA evaluates where current students are residing, student density trends, and if student populations are slowly aging out of s district without younger students moving in. To accomplish this, PASA geocoded a student file from the District. This process involved placing each student on a GIS map, according to his or her address. PASA used data files from the Fall of 2020 to understand the locations of the current students and used files from 2019 and 2018 to compare and to assess trends in the District.

STUDENTS PER HOME



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 on each street for representative subdivisions throughout the District.

The ratios of students per home ranged from **0.04** to **1.3** in specific subdivisions, excluding those with fewer than 20 occupied units. The weighted average of students per single family house throughout the District is **0.49**.

In multi-family apartment complexes, the ratios of students per unit ranged from **0.09** to **0.88** in specific complexes, and the weighted average throughout the District was **0.28** students per apartment unit. Approximately 663 BISD students currently live in 3,084 multi-family units.

Most Student Dense

Planning Unit	Single-Family Subdivision	Students per Home
40	Rosewood	0.88
38	Courtyards	0.67
38	Boerne Oaks	0.52
30	Carrington Place	0.47
7	Ranger Creek Meadows	0.43
32	Vistas	0.40

Least Student Dense

Planning Unit	Single-Family Subdivision	Students per Home
44	Woodland, The	0.09
33	Legacy at Cibolo	0.11
45	Boerne THs	0.16
31	Main St. Villas	0.16
37A	Ranch at Cibolo Creek	0.18
41	Arbors of Boerne	0.22

Such data clarify why students are denser 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.

RECENT STUDENT TRENDS BY ATTENDANCE ZONE

The next maps in this Chapter show the resident students analyzed at the attendance zone level, along with the numeric and percentage change that has occurred in resident students in each zone in the last year. For the 2021-22 attendance zones, the only elementary school to lose geocoded students was Cibolo Creek, which lost 9 geocoded students. Fair Oaks Ranch gained 124 students, with all others gaining between 26 and 79 geocoded students in the last year. Some of this increase was surely due to the re-enrollment of students who had stayed home in the 2020-21 school year due to COVID-19.

At the middle school level, Boerne North was the only attendance zone to lose students, and that loss was just 1 student. Boerne South gained 103 students, and Voss gained 52. At the high school level, both schools gained geocoded students, with Champion seeing a gain of 106 and Boerne seeing a gain of 33 students.

RECENT STUDENT TRENDS BY PLANNING UNIT

EE-12th grade students are analyzed at the Planning Unit level on the next map. The largest gains are occurring in the southern portion of the District, along, and on both sides of, IH-10. Planning Unit 85 saw the largest increase in student population in the last year. This Planning Unit contains Jackson Woods and Stonehaven.

RECENT STUDENT TRENDS BY DEVELOPMENT

The most significant growth this year occurred in actively building subdivisions. Throughout BISD, subdivisions that are actively building new houses gained 370 students this year, which accounts for 55% of the total growth. Built-out subdivisions gained 225 students this year, with some of this gain possibly being from students returning after the COVID-19 pandemic. Apartments gained 41 students, with Townhomes and Condos, as well as Mobile Home Communities, seeing declines. Overall, the District gained 629 students this past year, with 345 from EE-5th grades and 284 in secondary grades.

Type of Development	2020 Students		2021 Students		Actual Change	Percent Change	% of Growth Fall 2020 to Fall 2021
	Total Students	Percent of Total	Total Students	Percent of Total			
Apartments	622	7%	663	7%	41	7%	6%
Townhomes+Condos	35	0%	30	0%	-5	-14%	--
MHP	207	2%	205	2%	-2	-1%	--
Single-Family - built-out	5,469	58%	5,694	56%	225	4%	34%
Single-Family - actively building	2,544	27%	2,914	29%	370	15%	55%
Outside Defined Dev. or Outside WISD	540	6%	574	6%	34	6%	5%
	9,417		10,080		663	7%	100%

Active Subdivisions:

The actively-growing subdivisions that added the most students this year included Cielo Ranch (81 added students), Esperanza (56 students), and Regent Park (48 students). On the other end, River Mountain Ranch lost 15 students, Menger Springs lost 8, and Coveney Ranch and Diamond Ridge lost 7 each. Fourteen other actively building subdivisions lost at least 1 student in the last year. In total, these subdivisions that are adding homes gained 173 elementary students and gained 197 secondary students over the last year.

Built-out Subdivisions:

The older, built-out subdivisions both gained and lost students, and the Districtwide net was a gain of 225 students, 147 of whom were in elementary grades. The largest losses in student population were in Brentwood (-16 students), Sunrise (-11 students), and Cibolo Park (-8 students). At the same time, Fair Oaks Ranch II gained 33 students, Windermere/Fair Oaks Ranch gained 28 students, and Trails of Herff Ranch gained 20.

PRIVATE AND CHARTER ENROLLMENT & INTERDISTRICT TRANSFERS

PASA analyzes enrollment in area private schools to understand how many students are gravitating away from Boerne ISD. This analysis included a survey of area private schools and TEA transfer data for the 2020-21 school year for all charter schools. Maps and tables listing the charter and private schools impacting BISS are located on the last pages of this chapter. The tables include estimates of students enrolled from BISS.

Residents of Boerne ISD Attending Other Public Schools

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Charter Schools	148	152	130	139	134	146	154
Other ISDs	36	32	35	66	68	79	109
	184	184	165	205	202	225	263

CHARTER SCHOOLS

Charter Schools have had a relatively small impact on Boerne ISD enrollment. PASA has contacted the largest of the charter schools affecting Boerne ISD students. There are currently an estimated 120 BISS residents attending charter schools in Grades Kindergarten through 12. In general, the recent expansion of charter schools in major metro areas in Texas is impacting the ISDs in which the charters are located, so it is important for Boerne ISD to monitor any new charter schools that might open nearby that could attract students away from the District. At this time, the Great Hearts charter system has been aggressively expanding in Texas, and a new campus named Great Hearts Invictus is planned to open near Loop 1604 and Bandera Road in Fall 2022. The campus is expected to ultimately enroll 1,200 but should have a minimal impact on BISS due to the location.

PRIVATE SCHOOLS

Based on interviews with enrollment coordinators at private schools, PASA has estimated the number of Boerne ISD residents who are enrolled in private schools. There are an estimated 1,075 students enrolled in grades KG-12th who live within BISS. In other words, approximately 9.4% of the resident population attends private schools. Based on the schools' plans for expansion of facilities and enrollment goals, enrollment at these private schools is projected to increase an average of 4% annually over the next five years.

Estimated EE-12th Grade Population Living in Boerne ISD: 2021-22

Resident Students:	11,418
Attending BISS	10,314
<i>Transfers into the District</i>	200
Attending and Residing in BISS	10,114 (88.6%)
Attending Charter Schools ¹	120 (1.1%)
Attending Private Schools ²	1,075 (9.4%)
Attending Nearby Districts ¹	109 (1%)

¹ Sources: Texas Education Agency, Transfer Reports 2020-21; PASA surveys

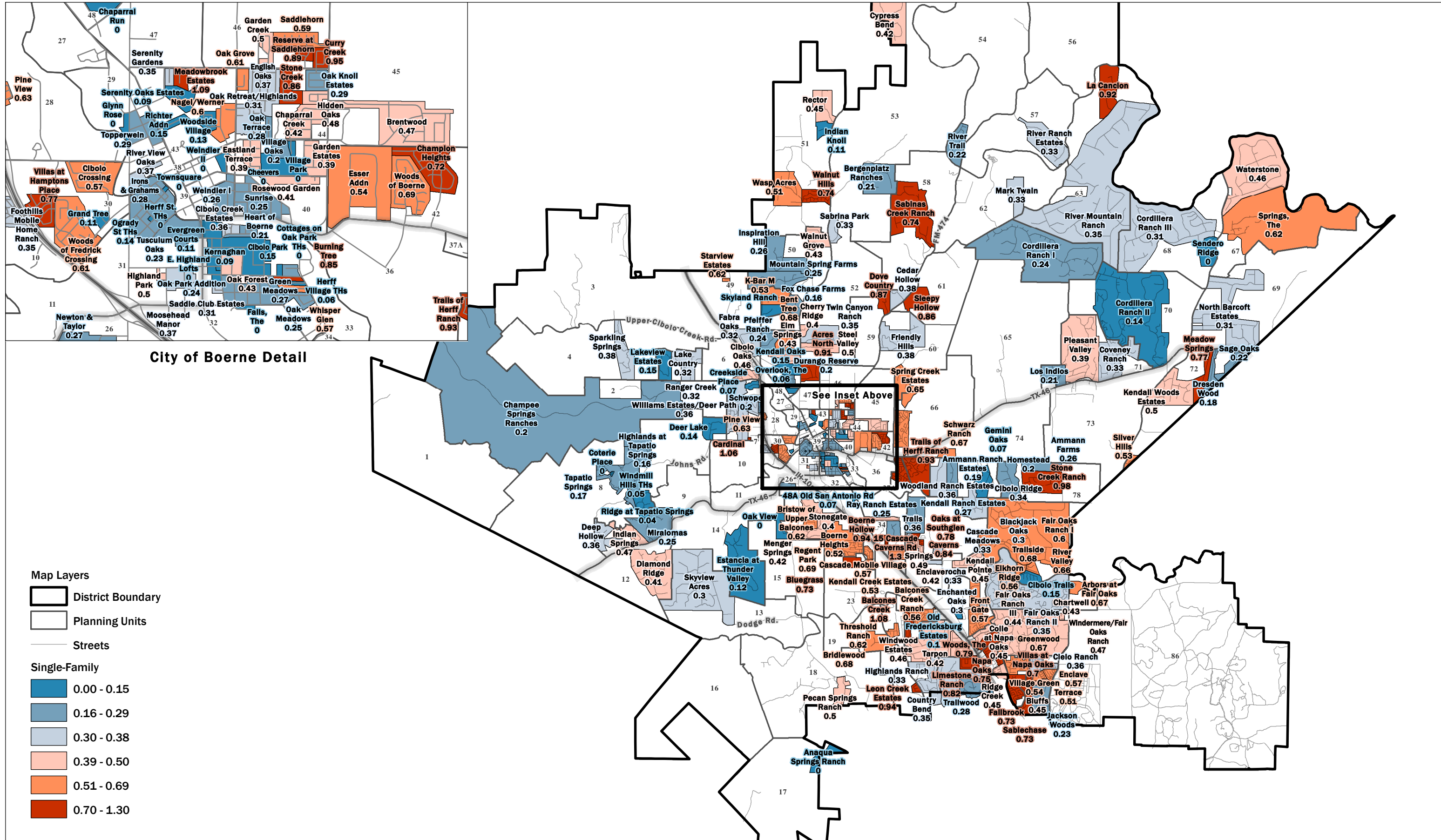
² Source: PASA interviews (excludes PK enrollment)

Students Per Occupied Housing Unit

By Subdivision
Boerne ISD



0 1 2 4 Miles



Boerne ISD

Ratios of Students per Single-Family House



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
35	15 Cascade Caverns Rd		MHP	Existing	1.3	61	47
32	48A Old San Antonio Rd		MHP	Existing	0.07	1	14
47	Acres North		Subdivision	Developing	0.91	40	44
32	Alamo Fiesta RV		RV	Existing		14	178
78	Ammann Farms		Subdivision	Existing	0.26	5	19
75	Ammann Ranch Estates		Subdivision	Developing	0.19	4	21
17	Anaqua Springs Ranch		Subdivision	Developing	0	0	2
81	Arbors at Fair Oaks		Subdivision	Developing	0.67	10	15
77	Arocha		Subdivision	Existing	0.33	2	6
22B	Balcones Creek		Subdivision	Developing	1.08	122	113
22B	Balcones Creek Ranch		Subdivision	Developing	0.56	252	447
48	Bent Tree		Subdivision	Developing	0.68	23	34
53	Bergenplatz Ranches		Subdivision	Developing	0.21	6	29
81	Blackjack Oaks		Subdivision	Existing	0.3	78	257
23	Bluegrass		Subdivision	Developing	0.73	11	15
85	Bluffs	Stone Haven	Subdivision	Existing	0.45	97	216
25B	Boerne Heights		Subdivision	Existing	0.52	106	202
34	Boerne Hollow		Subdivision	Existing	0.94	46	49
41	Boerne Village		Condo	Existing	0.14	2	14
45	Brentwood		Subdivision	Existing	0.47	108	232
19	Bridlewood		Subdivision	Developing	0.68	13	19
26	Bristow of Upper Balcones		Subdivision	Developing	0.62	18	29
33	Burning Tree		Townhome	Existing	0.85	22	26
7	Cardinal		MHP	Existing	1.06	17	16
76	Cascade Meadows		Subdivision	Existing	0.33	4	12
35	Cascade Mobile Village		MHP	Existing	0.57	68	119
76	Caverns	Southglen	Subdivision	Existing	0.84	32	38
59	Cedar Hollow		Subdivision	Existing	0.38	8	21
2	Champee Springs Ranches		Subdivision	Developing	0.2	12	61
42	Champion Heights		Subdivision	Existing	0.72	145	202
44	Chaparral Creek		Subdivision	Existing	0.42	37	88
48	Chaparral Run		Subdivision	Existing	0	0	9
83	Chartwell		Subdivision	Existing	0.43	13	30
41	Cheevers		Subdivision	Existing	0	0	15
52	Cherry Ridge		Subdivision	Existing	0.4	4	10
33	Cibolo Creek Estates		Subdivision	Existing	0.36	4	11
30	Cibolo Crossing		Subdivision	Existing	0.57	68	119
6	Cibolo Oaks		Subdivision	Existing	0.46	43	94
33	Cibolo Park		Subdivision	Existing	0.15	13	84
75	Cibolo Ridge		Subdivision	Existing	0.34	11	32
79	Cibolo Trails		Subdivision	Developing	0.15	20	137
85	Cielo Ranch		Subdivision	Developing	0.36	123	341
82B	Colle at Napa Oaks	Napa Oaks	Subdivision	Developing	0.45	34	76
64	Cordillera Ranch I	Cordillera Ranch	Subdivision	Developing	0.24	47	194
70	Cordillera Ranch II	Cordillera Ranch	Subdivision	Developing	0.14	43	302
68	Cordillera Ranch III	Cordillera Ranch	Subdivision	Developing	0.31	86	275
23	Corley Farms		Subdivision	Developing		0	
8	Coterie Place		Subdivision	Existing	0	0	19
33	Cottages on Oak Park THs		Townhome	Developing	0	0	11
26	Cottages Under the Oaks		Senior	Existing		0	
21	Country Bend		Subdivision	Existing	0.35	64	183
71	Coveney Ranch		Subdivision	Developing	0.33	28	85
7	Creekside Place		Subdivision	Existing	0.07	2	28
46	Curry Creek		Subdivision	Existing	0.95	38	40
53	Cypress Bend		Subdivision	Developing	0.42	31	73

Boerne ISD

Ratios of Students per Single-Family House



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
9	Deep Hollow		Subdivision	Developing	0.36	14	39
8	Deer Lake		Subdivision	Existing	0.14	3	22
12	Diamond Ridge		Subdivision	Developing	0.41	26	64
59	Dove Country		Subdivision	Existing	0.87	20	23
72	Dresden Wood		Subdivision	Existing	0.18	7	39
48	Durango Reserve		Subdivision	Developing	0.2	4	20
33	E. Highland Lofts		Townhome	Existing	0	0	4
41	Eastland Terrace		Subdivision	Existing	0.39	16	41
80	Elkhorn Ridge		Subdivision	Developing	0.56	67	120
48	Elm Springs		Subdivision	Existing	0.43	18	42
80	Enchanted Oaks		Subdivision	Existing	0.3	6	20
76	Enclave	Southglen	Subdivision	Developing	0.42	44	104
85	Enclave	Stone Haven	Subdivision	Existing	0.57	100	175
44	English Oaks		Subdivision	Existing	0.37	47	128
66	Esperanza	Esperanza	Subdivision	Developing	0.69	190	278
42	Essex Addn		Subdivision	Existing	0.54	32	59
14	Estancia at Thunder Valley		Subdivision	Developing	0.12	4	34
33	Evergreen Courts		Subdivision	Existing	0.11	2	19
49	Fabra Oaks		Subdivision	Existing	0.32	20	62
79	Fair Oaks Ranch I		Subdivision	Existing	0.6	342	574
81	Fair Oaks Ranch II		Subdivision	Existing	0.35	333	955
82A	Fair Oaks Ranch III		Subdivision	Existing	0.44	12	27
81	Fairways		Condo	Existing	0	0	12
84A	Fallbrook		Subdivision	Developing	0.73	273	373
32	Falls, The		Subdivision	Existing	0	0	15
10	Foothills Mobile Home Ranch		MHP	Existing	0.35	32	91
50	Fox Chase Farms		Subdivision	Existing	0.16	7	44
60	Friendly Hills		Subdivision	Existing	0.38	24	63
80	Front Gate		Subdivision	Developing	0.57	204	359
46	Garden Creek		Subdivision	Existing	0.50	16	32
41	Garden Estates		Subdivision	Existing	0.39	29	75
75	Gemini Oaks		Subdivision	Existing	0.07	1	14
29	Glynn Rose		Subdivision	Existing	0	0	12
30	Grand Tree		Subdivision	Existing	0.11	1	9
33	Green Meadows		Subdivision	Existing	0.27	6	22
82A	Greenwood		Subdivision	Existing	0.67	22	33
33	Heart of Boerne		Subdivision	Existing	0.21	4	19
31	Herff St. THs		Townhome	Existing	0	0	7
33	Herff Village THs		Townhome	Developing	0.06	3	47
53	Heritage Hills		Subdivision	Developing		0	0
44	Hidden Oaks		Subdivision	Existing	0.48	14	29
31	Highland Park		Subdivision	Existing	0.5	9	18
8	Highlands at Tapatio Springs		Subdivision	Developing	0.16	11	67
20	Highlands Ranch		Subdivision	Developing	0.33	27	82
22B	Holman Acres		Subdivision	Developing		0	0
78	Homestead		Subdivision	Developing	0.2	9	45
51	Indian Knoll		Subdivision	Existing	0.11	1	9
9	Indian Springs		Subdivision	Developing	0.47	7	15
50	Inspiration Hill		Subdivision	Existing	0.26	9	34
31	Irons & Grahams		Subdivision	Existing	0.28	39	137
85	Jackson Woods		Subdivision	Existing	0.23	9	39
49	K-Bar M		Subdivision	Existing	0.53	17	32
25B	Kendall Creek Estates		Subdivision	Existing	0.53	55	104
48	Kendall Oaks		Subdivision	Existing	0.15	4	27

Boerne ISD

Ratios of Students per Single-Family House



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
77	Kendall Pointe		Subdivision	Existing	0.45	50	111
76	Kendall Ranch Estates		Subdivision	Existing	0.27	9	33
72	Kendall Woods Estates		Subdivision	Developing	0.5	62	125
33	Kernaghan		Subdivision	Existing	0.09	3	35
63	La Cancion		Subdivision	Developing	0.92	11	12
5	Lake Country		Subdivision	Existing	0.32	31	98
5	Lakeview Estates		Subdivision	Existing	0.15	5	34
19	Leon Creek Estates		Subdivision	Existing	0.94	33	35
20	Limestone Ranch		Subdivision	Existing	0.82	113	137
71	Los Indios		Subdivision	Existing	0.21	6	29
62	Mark Twain		Subdivision	Existing	0.33	6	18
72	Meadow Springs		Subdivision	Existing	0.77	24	31
43	Meadowbrook Estates		Subdivision	Existing	1.09	12	11
32	Menger Creek SF		Subdivision	Developing		0	0
26	Menger Springs		Subdivision	Developing	0.42	92	217
9	Miralomas		Subdivision	Developing	0.25	17	67
31	Moosehead Manor		Subdivision	Existing	0.37	11	30
50	Mountain Spring Farms		Subdivision	Existing	0.25	14	57
43	Nagel/Werner		Subdivision	Existing	0.6	18	30
82B	Napa Oaks	Napa Oaks	Subdivision	Existing	0.75	122	163
26	Newton & Taylor		Subdivision	Existing	0.27	3	11
69	North Barcoft Estates		Subdivision	Existing	0.31	58	187
33	Oak Forest		Subdivision	Existing	0.43	15	35
44	Oak Grove		Subdivision	Existing	0.61	30	49
44	Oak Knoll Estates		Subdivision	Existing	0.29	14	49
33	Oak Meadows		Subdivision	Existing	0.25	8	32
33	Oak Park Addition		Subdivision	Existing	0.24	25	103
44	Oak Retreat/Highlands		Subdivision	Existing	0.31	17	55
44	Oak Terrace		Subdivision	Existing	0.28	5	18
15	Oak View		Subdivision	Existing	0	0	9
76	Oaks at Southglen	Southglen	Subdivision	Existing	0.78	28	36
31	Ogrady St THs		Townhome	Existing	0.14	1	7
80	Old Fredericksburg Estates		Subdivision	Existing	0.1	1	10
48	Overlook, The		Townhome	Developing	0.06	1	18
18	Pecan Springs Ranch		Subdivision	Developing	0.5	4	8
48	Pfeiffer Ranch		Subdivision	Existing	0.24	5	21
28	Pine View		MHP	Existing	0.63	12	19
71	Pleasant Valley		Subdivision	Existing	0.39	71	180
37B	Ranches at Creekside		Subdivision	Developing	0.85	165	195
7	Ranger Creek		Subdivision	Existing	0.32	119	369
34	Ray Ranch Estates		Subdivision	Existing	0.25	4	16
51	Rector		Subdivision	Existing	0.45	9	20
66	Regency at Esperanza	Esperanza	Senior	Developing		0	
25A	Regent Park		Subdivision	Developing	0.69	156	227
46	Reserve at Saddlehorn		Subdivision	Existing	0.89	32	36
43	Richter Addn		Subdivision	Existing	0.15	2	13
8	Ridge at Tapatio Springs		Subdivision	Developing	0.04	2	52
82B	Ridge Creek		Subdivision	Existing	0.45	53	118
8	Ridgeview Condos		Condo	Existing		0	
63	River Mountain Ranch		Subdivision	Developing	0.35	162	468
57	River Ranch Estates		Subdivision	Existing	0.33	26	78
54	River Trail		Subdivision	Developing	0.22	15	68
79	River Valley		Subdivision	Developing	0.66	48	73
29	River View Oaks		Subdivision	Existing	0.37	10	27

Boerne ISD

Ratios of Students per Single-Family House



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
40	Rosewood Garden		Subdivision	Existing	0.41	11	27
58	Sabinas Creek Ranch		Subdivision	Developing	0.74	14	19
84B	Sablechase		Subdivision	Existing	0.73	335	461
52	Sabrina Park		Subdivision	Existing	0.33	6	18
33	Saddle Club Estates		Subdivision	Existing	0.31	5	16
46	Saddlehorn		Subdivision	Existing	0.59	57	96
72	Sage Oaks		Subdivision	Existing	0.22	4	18
74	Schwarz Ranch		Subdivision	Existing	0.67	4	6
7	Schwope		Subdivision	Existing	0.2	2	10
68	Sendero Ridge	Cordillera Ranch	Subdivision	Developing	0	0	5
43	Serenity Gardens		Subdivision	Existing	0.35	8	23
43	Serenity Oaks Estates		Subdivision	Existing	0.09	1	11
6	Shoreline Park		Subdivision	Developing		0	0
33	Siena Court		Subdivision	Developing		0	0
72	Silver Hills		Subdivision	Existing	0.53	8	15
49	Skyland Ranch		Subdivision	Existing	0	0	10
13	Skyview Acres		Subdivision	Existing	0.3	46	155
61	Sleepy Hollow		Subdivision	Existing	0.86	6	7
76	Southglen	Southglen	Subdivision	Developing		2	0
4	Sparkling Springs		Subdivision	Developing	0.38	15	40
60	Spring Creek Estates		Subdivision	Existing	0.65	20	31
76	Springs	Southglen	Subdivision	Existing	0.49	22	45
67	Springs, The	Cordillera Ranch	Subdivision	Developing	0.62	8	13
49	Starview Estates		Subdivision	Existing	0.62	5	8
52	Steel Valley		Subdivision	Existing	0.5	16	32
44	Stone Creek		Subdivision	Existing	0.86	60	70
78	Stone Creek Ranch		Subdivision	Developing	0.98	126	129
34	Stonegate		Subdivision	Existing	0.4	35	88
40	Sunrise		Subdivision	Existing	0.25	23	93
8	Tapatio Springs		Subdivision	Developing	0.17	18	109
21	Tarpon		Subdivision	Existing	0.42	59	141
85	Terrace	Stone Haven	Subdivision	Existing	0.51	95	185
22A	Threshold Ranch		Subdivision	Developing	0.62	10	16
29	Topperwein		Subdivision	Existing	0.29	12	41
31	Townsquare		Townhome	Existing	0	0	6
76	Trails	Southglen	Subdivision	Existing	0.36	13	36
37A	Trails of Herff Ranch		Subdivision	Existing	0.93	519	558
79	Trailside		Subdivision	Existing	0.68	34	50
20	Trailwood		Subdivision	Existing	0.28	23	81
31	Tusculum Oaks		Subdivision	Existing	0.23	11	47
52	Twin Canyon Ranch		Subdivision	Developing	0.35	7	20
33	Village at 32 Herff		Subdivision	Developing		0	0
84A	Village Green		Subdivision	Developing	0.54	85	156
41	Village Oaks		Subdivision	Existing	0.2	5	25
41	Village Park		Townhome	Existing	0	0	23
30	Villas at Hamptons Place		Subdivision	Existing	0.77	131	170
82B	Villas at Napa Oaks	Napa Oaks	Subdivision	Existing	0.7	48	69
50	Walnut Grove		Subdivision	Existing	0.43	12	28
51	Walnut Hills		Subdivision	Existing	0.74	146	197
51	Wasp Acres		Subdivision	Existing	0.51	23	45
67	Waterstone		Subdivision	Developing	0.46	84	184
39	Weindler I		Subdivision	Existing	0.26	16	62
38	Weindler II		Subdivision	Existing	0	0	8
33	Whisper Glen		Subdivision	Existing	0.57	29	51

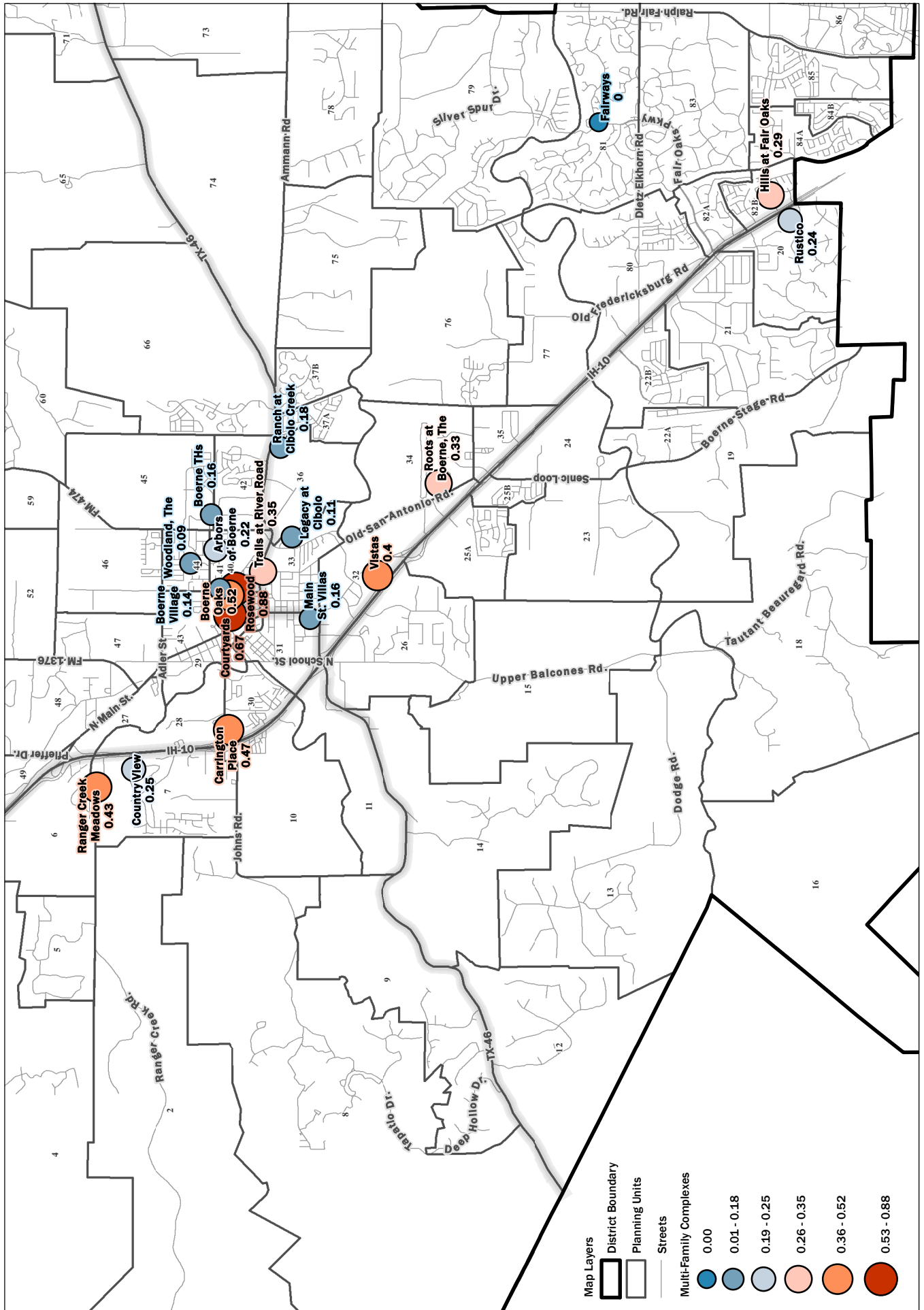
Boerne ISD
Ratios of Students per Single-Family House



PU	Name	MPC	Class	Phase	Students per Home	# of Students	# of Occ. Homes
7	Williams Estates/Deer Path		Subdivision	Developing	0.36	8	22
83	Windermere/Fair Oaks Ranch		Subdivision	Existing	0.47	243	513
8	Windmill Hills THs		Townhome	Existing	0.05	1	20
21	Windwood Estates		Subdivision	Existing	0.46	94	205
75	Woodland Ranch Estates		Subdivision	Existing	0.36	5	14
42	Woods of Boerne		Subdivision	Existing	0.69	116	169
30	Woods of Fredrick Crossing		Subdivision	Existing	0.61	126	208
82A	Woods, The		Subdivision	Existing	0.79	111	141
43	Woodside Village		Subdivision	Existing	0.13	4	30
Weighted Ratio:					0.48	8,843	18,423
Weighted Ratio for Subdivisions of More than 20 Homes:					0.49	8,576	17,593

Students per Occupied Housing Unit

By Multi-Family Complex
Boerne ISD



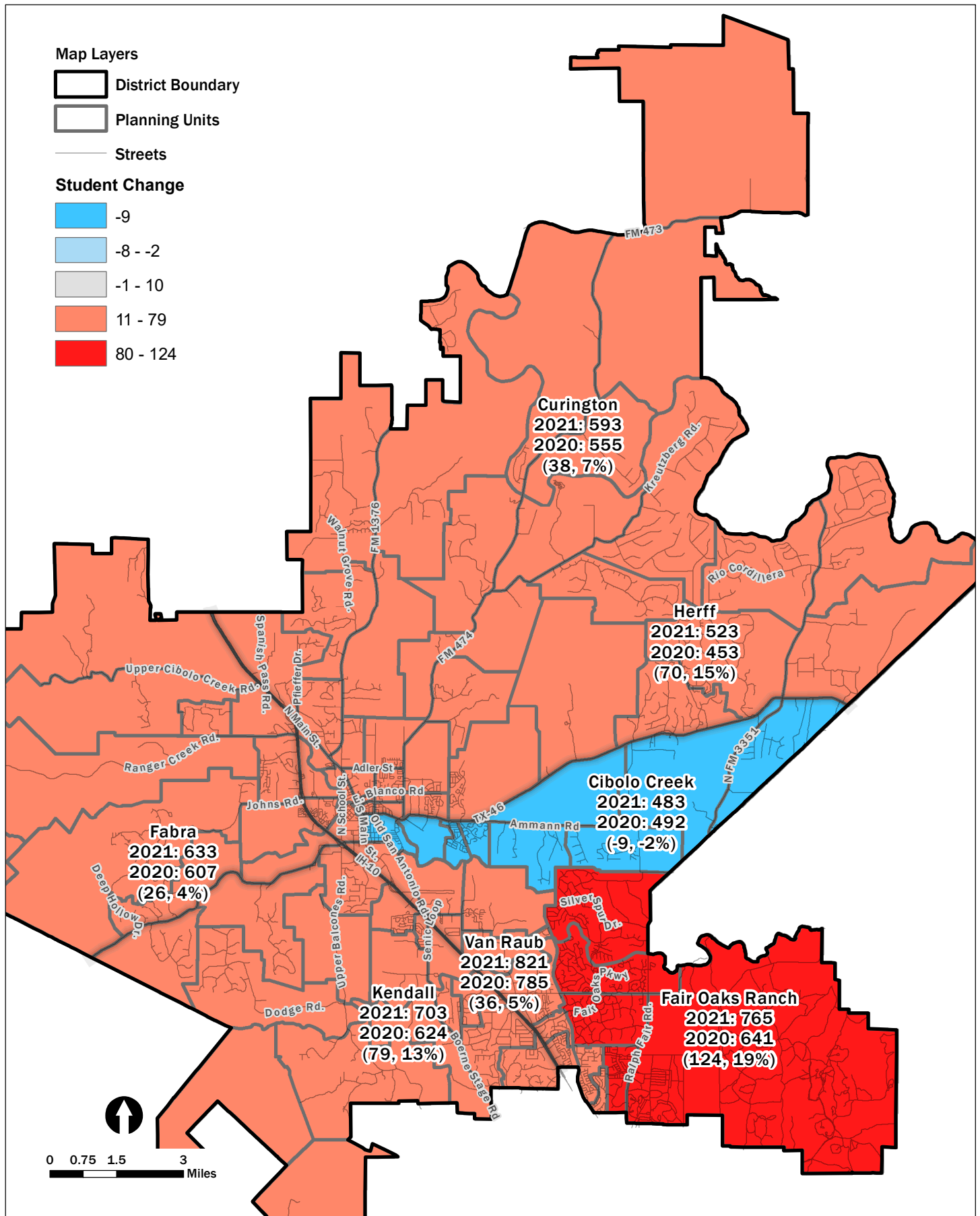


Boerne ISD Ratios of Students per Apartment Unit

Planning Unit	Name	Street	Class	Phase	Notes	Total Students	Total Units	Occ. Units	% Occ.	Students per Occ. Unit
35	Abblington Ranch	19 Cascade Cavernis Rd	Apartment	Existing		18	48	48	100%	
41	Arbors of Boerne	216 Ivy Ln	Apartment	Existing		19	88	88	100%	0.22
38	Boerne Oaks	400 E Rosewood Ave	Apartment	Existing		23	44	44	100%	0.52
30	Boerne Park Meadows	140 Calk Ln	Senior	Existing		0	100			
45	Boerne This	116 Bertwood Dr	Apartment	Existing		16	100	99	99%	0.16
30	Carrington Place	825 Johns Rd	Apartment	Existing		74	172	159	92%	0.47
26	Cibolo House		Senior	Existing		0				
7	Country View	1 Doeskin Dr	Apartment	Existing	Renovations ongoing as needed	19	75	75	100%	0.25
38	Courtyards	214 Rosewood Ave	Apartment	Existing		6	9	9	100%	0.67
32	Estraya Boerne	20 Old San Antonio Rd	Apartment	Developing		0	252			
32	Franklin Park		Senior	Existing		0				
46	Garden Creek	110 Bluebonnet Cir	Apartment	Developing		0	69			
32	Heritage Place		Senior	Existing		0				
82B	Hills at Fair Oaks	8700 Starr Ranch Rd	Apartment	Existing		80	288	280	97%	0.29
33	Legacy at Cibolo	701 Oak Park Dr	Apartment	Existing		25	238	238	100%	0.11
47	Liv at Boerne	151 Shooting Club Rd	Senior	Existing		2	162			
31	Main St. Villas	1218 S Main St	Apartment	Existing		4	28	25	89%	0.16
40	Oaks	1040 River Rd	Apartment	Existing		30	36	36	100%	
26	Overlook, The		Senior	Existing		0				
33	Rainbow Senior		Senior	Existing		0				
37A	Ranch at Cibolo Creek	1681 River Rd	Apartment	Existing		21	116	115	99%	0.18
7	Ranger Creek Meadows	17 Ranger Creek Rd	Apartment	Existing		9	24	21	88%	0.43
40	Riverview		Senior	Existing		0				
34	Roots at Boerne, The	135 Old San Antonio Rd	Apartment	Existing		90	288	272	94%	0.33
40	Rosewood	306 Plant St	Apartment	Existing	no info	21	24	24	100%	0.88
20	Rustico	27595 I-10 W	Apartment	Existing		67	292	283	97%	0.24
27	Stone Creek Village	1000 Diamond Dr	Apartment	Existing		52	130	127	98%	
27	Terraces at Cibolo	518 Fabra St	Senior	Existing		0	150	144	96%	
33	Trails at River Road	711 River Rd	Apartment	Existing		35	107	100	93%	0.35
32	Vistas	125 Crosspoint	Apartment	Existing		36	100	90	90%	0.4
31	Wanda & Highland		Apartment	Existing	Outreach Center	7	24	24	100%	
44	Woodland, The	150 Medical Dr	Apartment	Existing	Under renovation until Jan 2022	9	120	101	84%	0.09
Totals:						663	3,084	2,402	78%	
Complexes with More than 85% Occupancy:						652	2,381	2,301	97%	0.28

Student Trends by Attendance Zone, EE-5th Grade

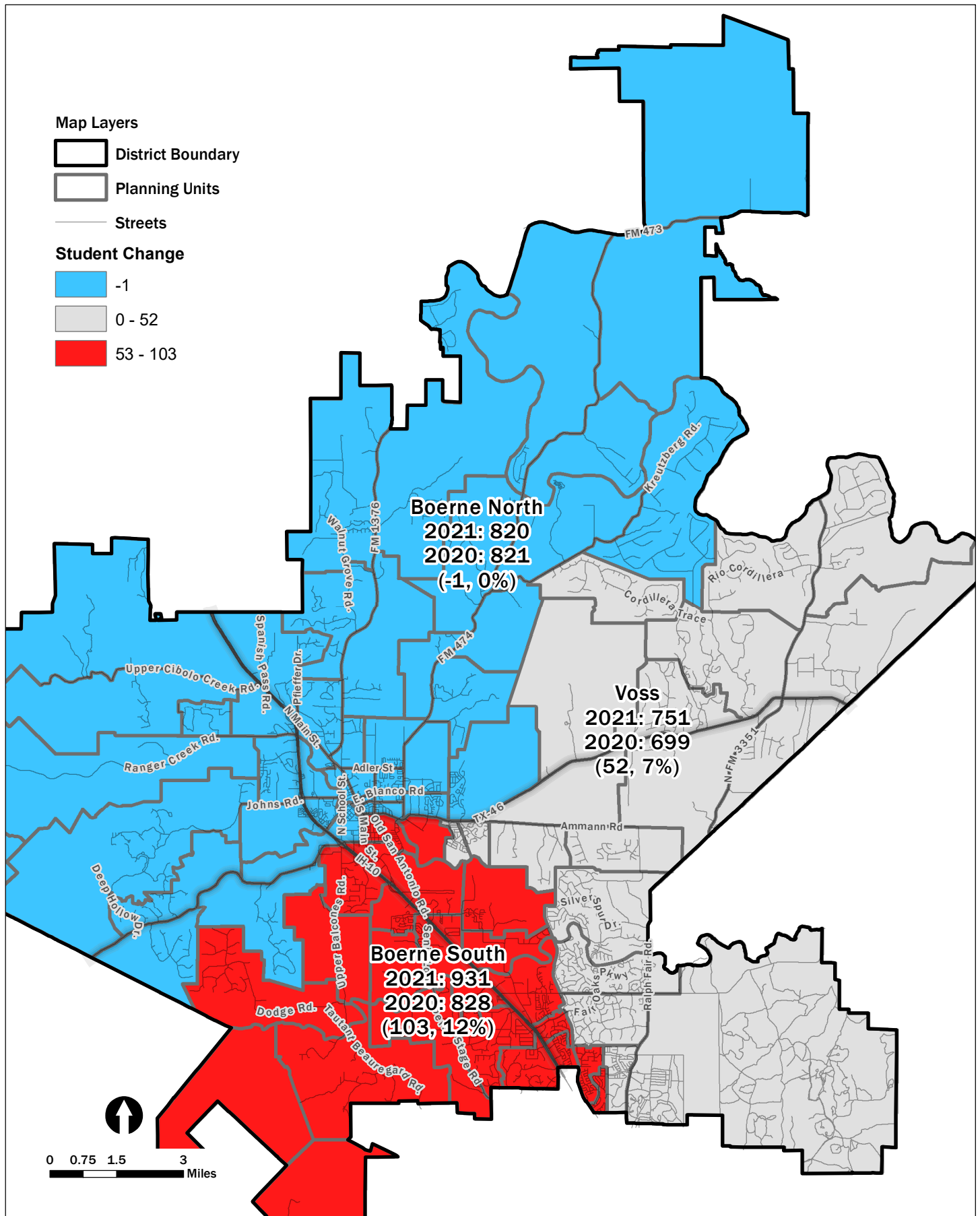
Absolute and Percent Change in Geocoded Students, Fall 2020 to Fall 2021
Boerne ISD



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

Absolute and Percent Change in Geocoded Students, Fall 2020 to Fall 2021

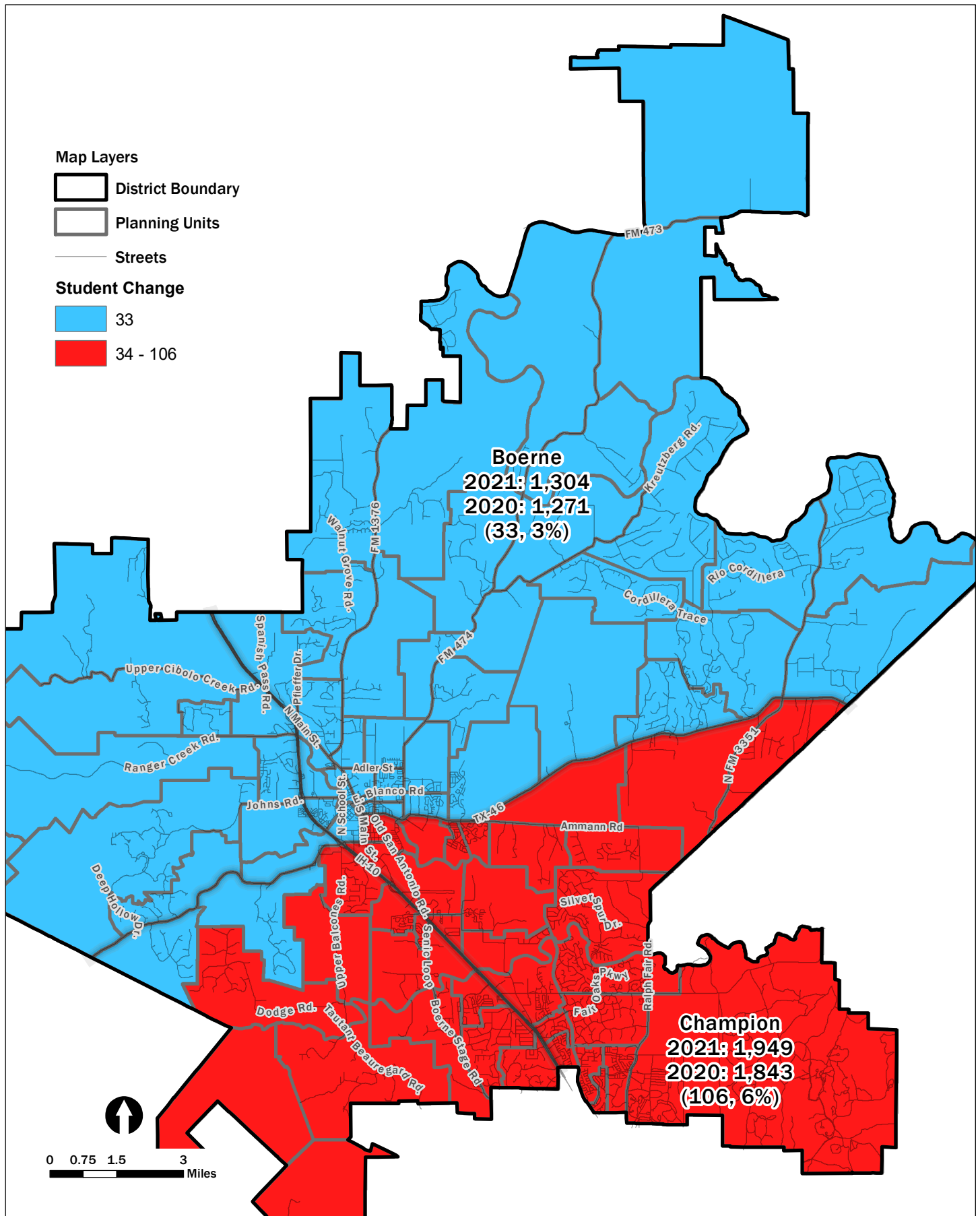
Boerne ISD



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

Absolute and Percent Change in Geocoded Students, Fall 2020 to Fall 2021

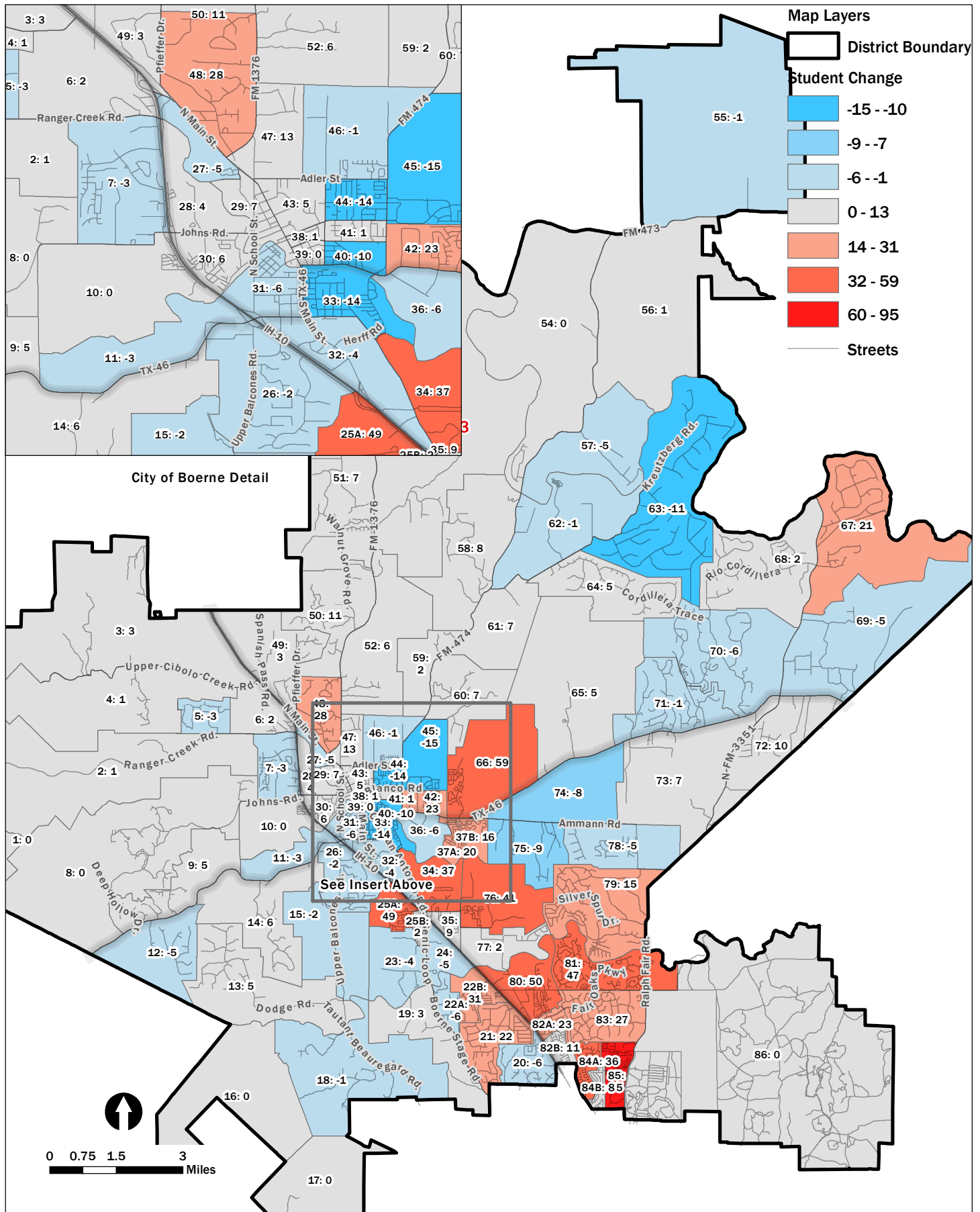
Boerne ISD



Student Trends by Planning Unit, EE-12th Grade

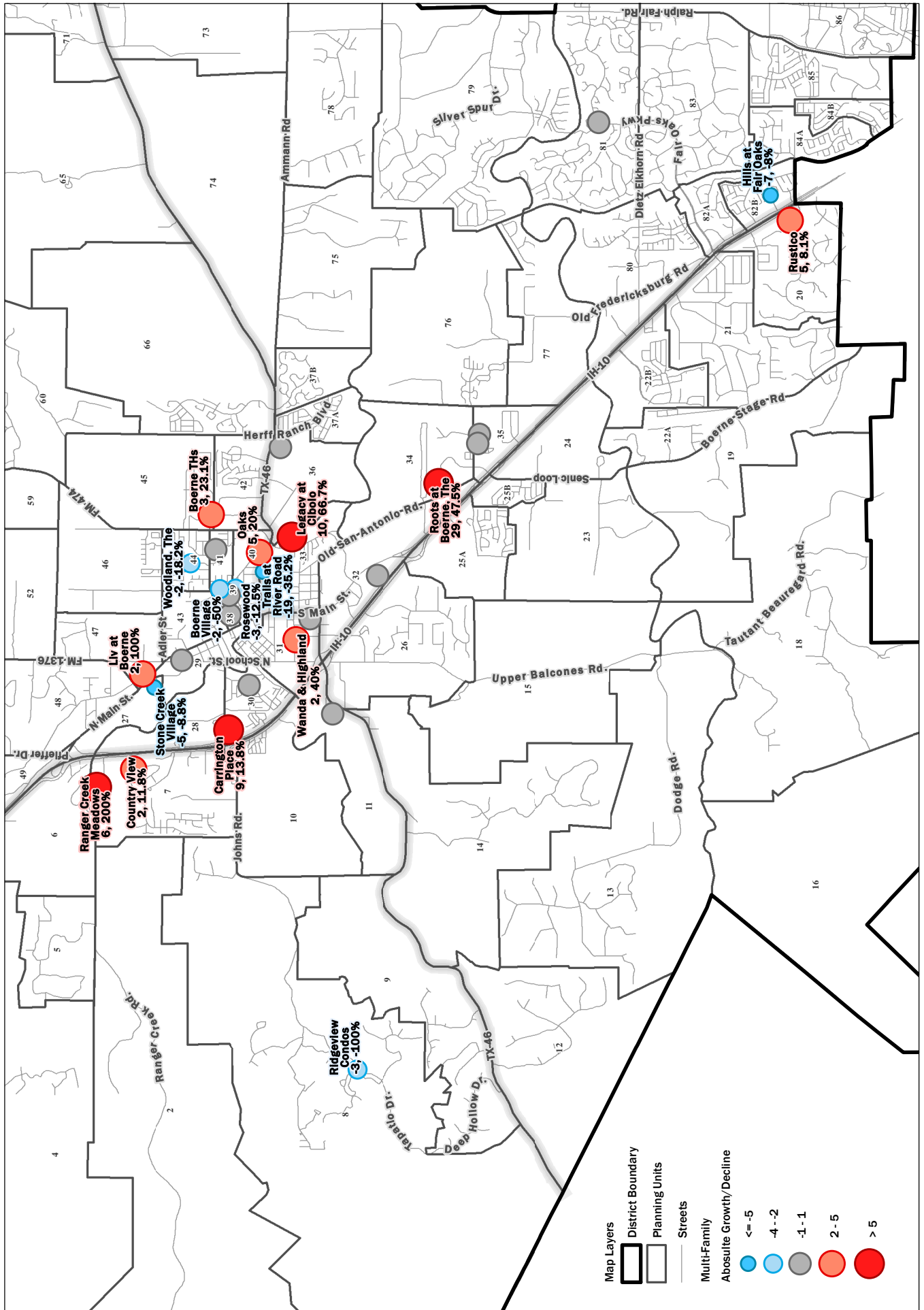
Absolute Change in Geocoded Students, Fall 2020 to Fall 2021

Boerne ISD



Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Multi-Family Complexes, Fall 2020 to Fall 2021
Boerne ISD



Boerne ISD Student Trends by Development

Gain/Loss from 2020 to 2021: Existing Single Family: 225 Students; Actively-Building Single Family: 370 Students; Apartments: 41 Students; Condos: -6 Students; Townhomes: 1 Students; Mobile Home Communities: -2 Students

PU	Name	Class	Phase	Master Planned Community	Total Units	Median Market Value	Year Built	Fall 2019			Fall 2020			Fall 2021			Fall 2019 to Fall 2020				Fall 2020 to Fall 2021							
								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.
35	15 Cascade Caverns Rd	MHP	Existing		47	\$0	2003	42	21	21	45	22	23	61	27	34	3	7%	1	5%	2	10%	16	36%	5	23%	11	48%
32	48A Old San Antonio Rd	MHP	Existing		14	\$0	1940	1	1	0	1	1	0	1	1	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
35	Abbingtion Ranch	Apartment	Existing		48	\$0	2019	0	0	0	17	9	8	18	9	9	17	100%	9	100%	8	100%	1	6%	0	0%	1	13%
47	Acres North	Subdivision	Developing		44	\$444,840	1993	30	12	18	31	14	17	40	18	22	1	3%	2	17%	-1	-6%	9	29%	4	29%	5	29%
32	Alamo Fiesta RV	RV	Existing		178	\$0	0	23	10	13	17	7	10	14	8	6	-6	-26%	-3	-30%	-3	-23%	-3	-18%	1	14%	-4	-40%
78	Ammann Farms	Subdivision	Existing		19	\$425,370	1993	7	0	7	5	0	5	5	0	5	-2	-29%	0	0%	-2	-29%	0	0%	0	0%	0	0%
75	Ammann Ranch Estates	Subdivision	Developing		21	\$920,330	2007	8	3	5	6	2	4	4	2	2	-2	-25%	-1	-33%	-1	-20%	-2	-33%	0	0%	-2	-50%
17	Anaqua Springs Ranch	Subdivision	Developing		2	\$328,520	2020	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
81	Arbors at Fair Oaks	Subdivision	Developing		15	\$495,160	2020	0	0	0	7	6	1	10	6	4	7	100%	6	100%	1	100%	3	43%	0	0%	3	300%
41	Arbors of Boerne	Apartment	Existing		88	\$0	1996	18	8	10	19	8	11	19	13	6	1	6%	0	0%	1	10%	0	0%	5	63%	-5	-45%
77	Arocha	Subdivision	Existing		6	\$498,560	1993	3	1	2	2	1	1	2	1	1	-1	-33%	0	0%	-1	-50%	0	0%	0	0%	0	0%
22B	Balcones Creek	Subdivision	Developing		113	\$625,905	2017	80	39	41	96	41	55	122	52	70	16	20%	2	5%	14	34%	26	27%	11	27%	15	27%
22B	Balcones Creek Ranch	Subdivision	Developing		447	\$429,930	2017	211	105	106	242	121	121	252	112	140	31	15%	16	15%	15	14%	10	4%	-9	-7%	19	16%
48	Bent Tree	Subdivision	Developing		34	\$620,020	2020	0	0	0	5	1	4	23	11	12	5	100%	1	100%	4	100%	18	360%	10	1000%	8	200%
53	Bergenplatz Ranches	Subdivision	Developing		29	\$687,120	2006	8	4	4	7	4	3	6	4	2	-1	-13%	0	0%	-1	-25%	-1	-14%	0	0%	-1	-33%
81	Blackjack Oaks	Subdivision	Existing		257	\$508,810	1995	73	33	40	66	23	43	78	30	48	-7	-10%	-10	-30%	3	8%	12	18%	7	30%	5	12%
23	Bluegrass	Subdivision	Developing		15	\$577,050	1993	17	8	9	17	5	12	11	2	9	0	0%	-3	-38%	3	33%	-6	-35%	-3	-60%	-3	-25%
85	Bluffs	Subdivision	Existing	Stone Haven	216	\$236,810	2011	104	61	43	92	47	45	97	55	42	-12	-12%	-14	-23%	2	5%	5	5%	8	17%	-3	-7%
25B	Boerne Heights	Subdivision	Existing		202	\$245,550	2004	115	54	61	107	48	59	106	43	63	-8	-7%	-6	-11%	-2	-3%	-1	-1%	-5	-10%	4	7%
34	Boerne Hollow	Subdivision	Existing		49	\$258,770	2014	52	33	19	42	21	21	46	24	22	-10	-19%	-12	-36%	2	11%	4	10%	3	14%	1	5%
38	Boerne Oaks	Apartment	Existing		44	\$0	1985	23	18	5	22	15	7	23	13	10	-1	-4%	-3	-17%	2	40%	1	5%	-2	-13%	3	43%
30	Boerne Park Meadows	Senior	Existing			\$0	2002	0	0	0	1	0	1	0	0	0	1	100%	0	0%	1	100%	-1	-100%	0	0%	-1	-100%
45	Boerne THs	Apartment	Existing		99	\$0	1980	13	4	9	13	3	10	16	5	11	0	0%	-1	-25%	1	11%	3	23%	2	67%	1	10%
41	Boerne Village	Condo	Existing		14	\$154,970	2003	4	0	4	4	0	4	2	0	2	0	0%	0	0%	0	0%	-2	-50%	0	0%	-2	-50%
45	Brentwood	Subdivision	Existing		232	\$262,140	1992	132	60	72	124	54	70	108	42	66	-8	-6%	-6	-10%	-2	-3%	-16	-13%	-12	-22%	-4	-6%
19	Bridlewood	Subdivision	Developing		19	\$1,153,020	2004	11	3	8	12	4	8	13	5	8	1	9%	1	33%	0	0%	1	8%	1	25%	0	0%
26	Bristow of Upper Balcones	Subdivision	Developing		29	\$687,600	2015	13	8	5	12	6	6	18	10	8	-1	-8%	-2	-25%	1	20%	6	50%	4	67%	2	33%
33	Burning Tree	Townhome	Existing		26	\$112,540	1976	19	11	8	23	14	9	22	9	13	4	21%	3	27%	1	13%	-1	-4%	-5	-36%	4	44%
7	Cardinal	MHP	Existing		16	\$0	1970	26	11	15	24	10	14	17	7	10	-2	-8%	-1	-9%	-1	-7%	-7	-29%	-3	-30%	-4	-29%
30	Carrington Place	Apartment	Existing		159	\$0	2003	59	22	37	65	31	34	74	35	39	6	10%	9	41%	-3	-8%	9	14%	4	13%	5	15%
76	Cascade Meadows	Subdivision	Existing		12	\$408,230	1976	3	2	1	4	3	1	4	4	0	1	33%	1	50%	0	0%	0	0%	1	33%	-1	-100%
35	Cascade Mobile Village	MHP	Existing		119	\$67,230	1982	74	33	41	76	31	45	68	27	41	2	3%	-2	-6%	4	10%	-8	-11%	-4	-13%	-4	-9%
76	Caverns	Subdivision	Existing	Southglen	38	\$329,680	2019	6	3	3	27	15	12	32	19	13	21	350%	12	400%	9	300%	5	19%	4	27%	1	8%
59	Cedar Hollow	Subdivision	Existing		21	\$268,110	1989	7	5	2	4	3	1	8	5	3	-3	-43%	-2	-40%	-1	-50%	4	100%	2	67%	2	200%
2	Champee Springs Ranches	Subdivision	Developing		61	\$1,133,020	2007	9	3	6	9	3	6	12	3	9	0	0%	0	0%	0	0%	3	33%	0	0%	3	50%
42	Champion Heights	Subdivision	Existing		202	\$343,530	2017	133	56	77	139	55	84	145	65	80	6	5%	-1	-2%	7	9%	6	4%	10	18%	-4	-5%
44	Chaparral Creek	Subdivision	Existing		88	\$210,570	1983	31	14	17	37	15	22	37	13	24	6	19%	1	7%	5	29%	0	0%	-2	-13%	2	9%
48	Chaparral Run	Subdivision	Existing		9	\$481,140	1995	1	0	1	0	0	0	0	0	0	-1	-100%	0	0%	-1	-100%	0	0%	0	0%	0	0%
83	Chartwell	Subdivision	Existing		30	\$353,250	1997	7	4	3	11	7	4	13	7	6	4	57%	3	75%	1	33%	2	18%	0	0%	2	50%
41	Cheevers	Subdivision	Existing		15	\$368,860	1985	3	1	2	2	1	1	0	0	0	-1	-33%	0	0%	-1	-50%	-2	-100%	-1	-100%	-1	-100%
52	Cherry Ridge	Subdivision	Existing		10	\$243,395	1990	4	0	4	4	0	4	4	0	4	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
33	Cibolo Creek Estates	Subdivision	Existing		11	\$487,835	1994	5	2	3	5	2	3	4	1	3	0	0%	0	0%	0	0%	-1	-20%	-1	-50%	0	0%
30	Cibolo Crossing	Subdivision	Existing		119	\$245,830	1992	69	27	42	63	19	44	68	27	41	-6	-9%	-8	-30%	2	5%	5	8%	8	42%	-3	-7%
26	Cibolo House	Senior	Existing			\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
6	Cibolo Oaks	Subdivision	Existing		94	\$242,695	1990	46	15	31	40	14	26	43	19	24	-6	-13%	-1	-7%	-5	-16%	3	8%	5	36%	-2	-8%
33	Cibolo Park	Subdivision	Existing		84	\$338,510	1968	30	10	20	21	7	14	13	4	9	-9	-30%	-3	-30%	-6	-30%	-8	-38%	-3	-43%	-5	-36%
75	Cibolo Ridge	Subdivision	Existing		32	\$779,050	2000	12	6	6	13	4	9	11	3	8	1	8%	-2	-33%	3	50%	-2	-15%	-1	-25%	-1	-11%
79	Cibolo Trails	Subdivision	Developing		137	\$0	0	18	10	8	19	6	13	20	4	16	1	6%	-4	-40%	5	63%	1	5%	-2	-33%	3	23%
85	Cielo Ranch	Subdivision	Developing		341	\$290,110	2020	6	4	2	42	30	12	123	80	43	36	600%	26	650%	10	500%	81	193%	50	167%	31	258%
82B	Colle at Napa Oaks	Subdivision	Developing	Napa Oaks	76	\$450,450	2016	35	21	14	36	19	17	34	17	17	1	3%	-2	-10%	3	21%	-2	-6%	-2	-11%	0	0%
64	Cordillera Ranch I	Subdivision	Developing	Cordillera Ranch	194	\$826,190	2004	53	14	39	42	13	29	47	11	36	-11	-21%	-1	-7%	-10	-26%	5	12%	-2	-15%	7	24%
70	Cordillera Ranch II	Subdivision	Developing	Cordillera Ranch	302	\$1,017,830	2007	57	18	39	48	9	39	43	12	31	-9	-16%	-9	-50%	0	0%	-5	-10%	3	33%	-8	-21%
68	Cordillera Ranch III	Subdivision	Developing	Cordillera Ranch	275	\$1,025,955	2008	91	35	56	84	25	59	86	31	55	-7	-8%	-10	-29%	3	5%	2	2%	6	24%	-4	-7%
23	Corley Farms	Subdivision	Developing			\$0	1969	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8	Coterie Place	Subdivision	Existing		19	\$354,960	1993	2	1	1	1	0	1	0	0	0	-1	-50%	-1	-100%	0	0%	-1	-100%	0	0%	-1	-100%
33	Cottages on Oak Park THs	Townhome	Developing		11	\$245,430	2020	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
26	Cottages Under the Oaks	Senior	Existing			\$0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%

Boerne ISD Student Trends by Development

Gain/Loss from 2020 to 2021: Existing Single Family: 225 Students; Actively-Building Single Family: 370 Students; Apartments: 41 Students; Condos: -6 Students; Townhomes: 1 Students; Mobile Home Communities: -2 Students

PU	Name	Class	Phase	Master Planned Community	Total Units	Median Market Value	Year Built	Fall 2019			Fall 2020			Fall 2021			Fall 2019 to Fall 2020				Fall 2020 to Fall 2021							
								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		183	\$471,740	1993	46	19	27	58	30	28	64	28	36	12	26%	11	58%	1	4%	6	10%	-2	-7%	8	29%
7	Country View	Apartment	Existing		75	\$0	1993	17	10	7	17	9	8	19	10	9	0	0%	-1	-10%	1	14%	2	12%	1	11%	1	13%
38	Courtyards	Apartment	Existing		9	\$0	1972	2	1	1	5	0	5	6	1	5	3	150%	-1	-100%	4	400%	1	20%	1	100%	0	0%
71	Coveney Ranch	Subdivision	Developing		85	\$671,600	2006	27	6	21	35	8	27	28	5	23	8	30%	2	33%	6	29%	-7	-20%	-3	-38%	-4	-15%
7	Creekside Place	Subdivision	Existing		28	\$423,520	1998	3	1	2	3	0	3	2	0	2	0	0%	-1	-100%	1	50%	-1	-33%	0	0%	-1	-33%
46	Curry Creek	Subdivision	Existing		40	\$220,830	2006	33	12	21	34	15	19	38	15	23	1	3%	3	25%	-2	-10%	4	12%	0	0%	4	21%
53	Cypress Bend	Subdivision	Developing		73	\$479,320	2002	27	9	18	25	7	18	31	8	23	-2	-7%	-2	-22%	0	0%	6	24%	1	14%	5	28%
9	Deep Hollow	Subdivision	Developing		39	\$485,255	1998	14	7	7	16	6	10	14	4	10	2	14%	-1	-14%	3	43%	-2	-13%	-2	-33%	0	0%
8	Deer Lake	Subdivision	Existing		22	\$278,945	1987	4	1	3	3	0	3	3	0	3	-1	-25%	-1	-100%	0	0%	0	0%	0	0%	0	0%
12	Diamond Rldge	Subdivision	Developing		64	\$650,740	2011	31	16	15	33	13	20	26	9	17	2	6%	-3	-19%	5	33%	-7	-21%	-4	-31%	-3	-15%
59	Dove Country	Subdivision	Existing		23	\$505,915	1998	21	9	12	20	7	13	20	8	12	-1	-5%	-2	-22%	1	8%	0	0%	1	14%	-1	-8%
72	Dresden Wood	Subdivision	Existing		39	\$293,125	1994	11	3	8	9	2	7	7	0	7	-2	-18%	-1	-33%	-1	-13%	-2	-22%	-2	-100%	0	0%
48	Durango Reserve	Subdivision	Developing		20	\$498,355	2018	1	1	0	2	2	0	4	1	3	1	100%	1	100%	0	0%	2	100%	-1	-50%	3	100%
33	E. Highland Lofts	Townhome	Existing		4	\$711,870	2020	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
41	Eastland Terrace	Subdivision	Existing		41	\$240,140	1976	15	8	7	16	6	10	16	11	5	1	7%	-2	-25%	3	43%	0	0%	5	83%	-5	-50%
80	Elkhorn Rldge	Subdivision	Developing		120	\$394,080	2019	36	10	26	46	14	32	67	23	44	10	28%	4	40%	6	23%	21	46%	9	64%	12	38%
48	Elm Springs	Subdivision	Existing		42	\$398,265	1989	17	8	9	16	8	8	18	9	9	-1	-6%	0	0%	-1	-11%	2	13%	1	13%	1	13%
80	Enchanted Oaks	Subdivision	Existing		20	\$459,690	1993	8	2	6	7	1	6	6	1	5	-1	-13%	-1	-50%	0	0%	-1	-14%	0	0%	-1	-17%
76	Enclave	Subdivision	Developing	Southglen	104	\$306,690	2019	16	9	7	27	15	12	44	23	21	11	69%	6	67%	5	71%	17	63%	8	53%	9	75%
85	Enclave	Subdivision	Existing	Stone Haven	175	\$301,410	2013	91	58	33	97	56	41	100	58	42	6	7%	-2	-3%	8	24%	3	3%	2	4%	1	2%
44	English Oaks	Subdivision	Existing		128	\$351,570	2006	65	22	43	53	14	39	47	13	34	-12	-18%	-8	-36%	-4	-9%	-6	-11%	-1	-7%	-5	-13%
66	Esperanza	Subdivision	Developing	Esperanza	278	\$436,140	2018	105	55	50	134	60	74	190	87	103	29	28%	5	9%	24	48%	56	42%	27	45%	29	39%
42	Esser Addn	Subdivision	Existing		59	\$321,175	1982	34	16	18	34	12	22	32	13	19	0	0%	-4	-25%	4	22%	-2	-6%	1	8%	-3	-14%
14	Estancia at Thunder Valley	Subdivision	Developing		34	\$1,454,840	2008	5	1	4	2	0	2	4	1	3	-3	-60%	-1	-100%	-2	-50%	2	100%	1	100%	1	50%
32	Estraya Boerne	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%
33	Evergreen Courts	Subdivision	Existing		19	\$368,370	1972	5	0	5	2	0	2	2	0	2	-3	-60%	0	0%	-3	-60%	0	0%	0	0%	0	0%
49	Fabra Oaks	Subdivision	Existing		62	\$253,350	1982	12	7	5	12	7	5	20	11	9	0	0%	0	0%	0	0%	8	67%	4	57%	4	80%
79	Fair Oaks Ranch I	Subdivision	Existing		574	\$551,360	2002	347	144	203	333	133	200	342	130	212	-14	-4%	-11	-8%	-3	-1%	9	3%	-3	-2%	12	6%
81	Fair Oaks Ranch II	Subdivision	Existing		955	\$439,525	1992	308	149	159	300	126	174	333	160	173	-8	-3%	-23	-15%	15	9%	33	11%	34	27%	-1	-1%
82A	Fair Oaks Ranch III	Subdivision	Existing		27	\$478,050	1984	8	1	7	6	2	4	12	5	7	-2	-25%	1	100%	-3	-43%	6	100%	3	150%	3	75%
81	Fairways	Condo	Existing		12	\$1,459,140	1985	1	0	1	1	0	1	0	0	0	0	0%	0	0%	0	0%	-1	-100%	0	0%	-1	-100%
84A	Fallbrook	Subdivision	Developing		373	\$397,600	2017	209	145	64	239	154	85	273	165	108	30	14%	9	6%	21	33%	34	14%	11	7%	23	27%
32	Falls, The	Subdivision	Existing		15	\$340,220	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		91	\$60,330	1980	28	15	13	34	19	15	32	19	13	6	21%	4	27%	2	15%	-2	-6%	0	0%	-2	-13%
50	Fox Chase Farms	Subdivision	Existing		44	\$235,090	1986	6	0	6	7	1	6	7	1	6	1	17%	1	100%	0	0%	0	0%	0	0%	0	0%
32	Franklin Park	Senior	Existing			\$0	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		63	\$276,160	1978	20	8	12	21	9	12	24	13	11	1	5%	1	13%	0	0%	3	14%	4	44%	-1	-8%
80	Front Gate	Subdivision	Developing		359	\$445,890	2017	167	81	86	176	86	90	204	93	111	9	5%	5	6%	4	5%	28	16%	7	8%	21	23%
46	Garden Creek	Subdivision	Existing		32	\$194,375	1992	20	11	9	18	8	10	16	4	12	-2	-10%	-3	-27%	1	11%	-2	-11%	-4	-50%	2	20%
46	Garden Creek	Apartment	Developing			\$0	2020	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
41	Garden Estates	Subdivision	Existing		75	\$221,980	1979	29	10	19	27	9	18	29	14	15	-2	-7%	-1	-10%	-1	-5%	2	7%	5	56%	-3	-17%
75	Gemini Oaks	Subdivision	Existing		14	\$648,210	1999	4	1	3	4	1	3	1	0	1	0	0%	0	0%	0	0%	-3	-75%	-1	-100%	-2	-67%
29	Glynn Rose	Subdivision	Existing		12	\$297,990	1999	1	1	0	1	1	0	0	0	0	0	0%	0	0%	0	0%	-1	-100%	-1	-100%	0	0%
30	Grand Tree	Subdivision	Existing		9	\$456,565	2004	2	1	1	2	1	1	1	0	1	0	0%	0	0%	0	0%	-1	-50%	-1	-100%	0	0%
33	Green Meadows	Subdivision	Existing		22	\$220,280	1982	6	4	2	6	3	3	6	3	3	0	0%	-1	-25%	1	50%	0	0%	0	0%	0	0%
82A	Greenwood	Subdivision	Existing		33	\$484,470	2005	20	5	15	23	6	17	22	3	19	3	15%	1	20%	2	13%	-1	-4%	-3	-50%	2	12%
33	Heart of Boerne	Subdivision	Existing		19	\$414,850	1992	4	0	4	0	0	0	4	2	2	-4	-100%	0	0%	-4	-100%	4	100%	2	100%	2	100%
31	Herff St. THs	Townhome	Existing		7	\$270,460	2002	1	0	1	2	0	2	0	0	0	1	100%	0	0%	1	100%	-2	-100%	0	0%	-2	-100%
33	Herff Village THs	Townhome	Developing		47	\$217,895	2008	0	0	0	0	0	0	3	3	0	0	0%	0	0%	0	0%	3	100%	3	100%	0	0%
53	Heritage Hills	Subdivision	Developing		0	\$0	2003	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			\$0	2000	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		29	\$313,890	1999	11	3	8	9	2	7	14	2	12	-2	-18%	-1	-33%	-1	-13%	5	56%	0	0%	5	71%
31	Highland Park	Subdivision	Existing		18	\$267,005	1992	6	1	5	9	2	7	9	2	7	3	50%	1	100%	2	40%	0	0%	0	0%	0	0%
8	Highlands at Tapatio Springs	Subdivision	Developing		67	\$507,715	2013	10	4	6	11	4	7	11	4	7	1	10%	0	0%	1	17%	0	0%	0	0%	0	0%
20	Highlands Ranch	Subdivision	Developing		82	\$791,260	2003	33	8	25	28	6	22	27	6	21	-5	-15%	-2	-25%	-3	-12%	-1	-4%	0	0%	-1	-5%
82B	Hills at Fair Oaks	Apartment	Existing	Napa Oaks	280	\$36,599,920	2011	78	46	32	87	39	48	80	34	46	9	12%	-7	-15%	16	50%	-7	-8%	-5	-13%	-2	-4%
22B	Holman Acres	Subdivision	Developing		0	\$1,186,730	1962	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%

Boerne ISD Student Trends by Development

Gain/Loss from 2020 to 2021: Existing Single Family: 225 Students; Actively-Building Single Family: 370 Students; Apartments: 41 Students; Condos: -6 Students; Townhomes: 1 Students; Mobile Home Communities: -2 Students

PU	Name	Class	Phase	Master Planned Community	Total Units	Median Market Value	Year Built	Fall 2019			Fall 2020			Fall 2021			Fall 2019 to Fall 2020						Fall 2020 to Fall 2021					
								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.
78	Homestead	Subdivision	Developing		45	\$599,920	1993	15	4	11	11	2	9	9	0	9	-4	-27%	-2	-50%	-2	-18%	-2	-18%	-2	-100%	0	0%
51	Indian Knoll	Subdivision	Existing		9	\$436,980	1976	2	0	2	1	0	1	1	0	1	-1	-50%	0	0%	-1	-50%	0	0%	0	0%	0	0%
9	Indian Springs	Subdivision	Developing		15	\$383,350	2009	6	0	6	6	1	5	7	0	7	0	0%	1	100%	-1	-17%	1	17%	-1	-100%	2	40%
50	Inspiration Hill	Subdivision	Existing		34	\$441,870	1989	12	5	7	11	5	6	9	3	6	-1	-8%	0	0%	-1	-14%	-2	-18%	-2	-40%	0	0%
31	Irons & Grahams	Subdivision	Existing		137	\$259,975	1968	52	35	17	42	21	21	39	20	19	-10	-19%	-14	-40%	4	24%	-3	-7%	-1	-5%	-2	-10%
85	Jackson Woods	Subdivision	Existing		39	\$613,670	1986	11	5	6	9	3	6	9	2	7	-2	-18%	-2	-40%	0	0%	0	0%	-1	-33%	1	17%
49	K-Bar M	Subdivision	Existing		32	\$407,945	1993	16	8	8	16	6	10	17	8	9	0	0%	-2	-25%	2	25%	1	6%	2	33%	-1	-10%
25B	Kendall Creek Estates	Subdivision	Existing		104	\$318,450	2006	62	19	43	52	19	33	55	17	38	-10	-16%	0	0%	-10	-23%	3	6%	-2	-11%	5	15%
48	Kendall Oaks	Subdivision	Existing		27	\$354,810	1973	2	0	2	2	0	2	4	1	3	0	0%	0	0%	0	0%	2	100%	1	100%	1	50%
77	Kendall Pointe	Subdivision	Existing		111	\$497,650	1996	49	24	25	42	17	25	50	19	31	-7	-14%	-7	-29%	0	0%	8	19%	2	12%	6	24%
76	Kendall Ranch Estates	Subdivision	Existing		33	\$387,240	1984	9	5	4	10	4	6	9	4	5	1	11%	-1	-20%	2	50%	-1	-10%	0	0%	-1	-17%
72	Kendall Woods Estates	Subdivision	Developing		125	\$489,385	2003	75	21	54	63	15	48	62	15	47	-12	-16%	-6	-29%	-6	-11%	-1	-2%	0	0%	-1	-2%
33	Kernaghan	Subdivision	Existing		35	\$353,190	1963	4	0	4	4	0	4	3	0	3	0	0%	0	0%	0	0%	-1	-25%	0	0%	-1	-25%
63	La Canclon	Subdivision	Developing		12	\$825,910	2014	12	8	4	10	6	4	11	6	5	-2	-17%	-2	-25%	0	0%	1	10%	0	0%	1	25%
5	Lake Country	Subdivision	Existing		98	\$436,360	1996	31	12	19	35	11	24	31	11	20	4	13%	-1	-8%	5	26%	-4	-11%	0	0%	-4	-17%
5	Lakeview Estates	Subdivision	Existing		34	\$457,380	1988	7	2	5	5	1	4	5	1	4	-2	-29%	-1	-50%	-1	-20%	0	0%	0	0%	0	0%
33	Legacy at Cibolo	Apartment	Existing		238	\$0	2019	0	0	0	15	4	11	25	12	13	15	100%	4	100%	11	100%	10	67%	8	200%	2	18%
19	Leon Creek Estates	Subdivision	Existing		35	\$532,570	2017	32	18	14	32	14	18	33	16	17	0	0%	-4	-22%	4	29%	1	3%	2	14%	-1	-6%
20	Limestone Ranch	Subdivision	Existing		137	\$538,970	2007	137	60	77	119	45	74	113	42	71	-18	-13%	-15	-25%	-3	-4%	-6	-5%	-3	-7%	-3	-4%
47	Liv at Boerne	Senior	Existing		0	\$0	2020	0	0	0	0	0	0	2	1	1	0	0%	0	0%	0	0%	2	100%	1	100%	1	100%
71	Los Indios	Subdivision	Existing		29	\$315,060	1994	11	10	1	9	7	2	6	5	1	-2	-18%	-3	-30%	1	100%	-3	-33%	-2	-29%	-1	-50%
31	Main St. Villas	Apartment	Existing		25	\$0	1968	10	7	3	4	1	3	4	0	4	-6	-60%	-6	-86%	0	0%	0	0%	-1	-100%	1	33%
62	Mark Twain	Subdivision	Existing		18	\$283,780	1995	9	6	3	7	3	4	6	2	4	-2	-22%	-3	-50%	1	33%	-1	-14%	-1	-33%	0	0%
72	Meadow Springs	Subdivision	Existing		31	\$505,255	2008	20	13	7	20	15	5	24	16	8	0	0%	2	15%	-2	-29%	4	20%	1	7%	3	60%
43	Meadowbrook Estates	Subdivision	Existing		11	\$431,520	2002	10	5	5	12	6	6	12	3	9	2	20%	1	20%	1	20%	0	0%	-3	-50%	3	50%
32	Menger Creek SF	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	0%
26	Menger Springs	Subdivision	Developing		217	\$805,260	2013	103	22	81	100	23	77	92	18	74	-3	-3%	1	5%	-4	-5%	-8	-8%	-5	-22%	-3	-4%
9	Miralomas	Subdivision	Developing		67	\$417,810	2020	4	1	3	13	5	8	17	11	6	9	225%	4	400%	5	167%	4	31%	6	120%	-2	-25%
31	Moosehead Manor	Subdivision	Existing		30	\$283,975	1966	11	4	7	10	4	6	11	3	8	-1	-9%	0	0%	-1	-14%	1	10%	-1	-25%	2	33%
50	Mountain Spring Farms	Subdivision	Existing		57	\$470,160	1992	13	3	10	10	3	7	14	4	10	-3	-23%	0	0%	-3	-30%	4	40%	1	33%	3	43%
43	Nagel/Werner	Subdivision	Existing		30	\$276,410	1984	19	10	9	9	5	4	18	10	8	-10	-53%	-5	-50%	-5	-56%	9	100%	5	100%	4	100%
82B	Napa Oaks	Subdivision	Existing	Napa Oaks	163	\$388,590	2012	120	60	60	122	60	62	122	58	64	2	2%	0	0%	2	3%	0	0%	-2	-3%	2	3%
26	Newton & Taylor	Subdivision	Existing		11	\$274,410	1977	1	0	1	3	2	1	3	2	1	2	200%	2	100%	0	0%	0	0%	0	0%	0	0%
69	North Barcoft Estates	Subdivision	Existing		187	\$349,270	1995	62	25	37	61	20	41	58	23	35	-1	-2%	-5	-20%	4	11%	-3	-5%	3	15%	-6	-15%
33	Oak Forest	Subdivision	Existing		35	\$260,805	1977	17	11	6	14	7	7	15	7	8	-3	-18%	-4	-36%	1	17%	1	7%	0	0%	1	14%
44	Oak Grove	Subdivision	Existing		49	\$198,845	1986	33	19	14	37	23	14	30	15	15	4	12%	4	21%	0	0%	-7	-19%	-8	-35%	1	7%
44	Oak Knoll Estates	Subdivision	Existing		49	\$305,870	1995	14	4	10	12	5	7	14	4	10	-2	-14%	1	25%	-3	-30%	2	17%	-1	-20%	3	43%
33	Oak Meadows	Subdivision	Existing		32	\$268,695	1984	11	3	8	13	5	8	8	3	5	2	18%	2	67%	0	0%	-5	-38%	-2	-40%	-3	-38%
33	Oak Park Addition	Subdivision	Existing		103	\$283,100	1968	32	20	12	20	8	12	25	10	15	-12	-38%	-12	-60%	0	0%	5	25%	2	25%	3	25%
44	Oak Retreat/Highlands	Subdivision	Existing		55	\$306,970	2004	23	10	13	22	9	13	17	5	12	-1	-4%	-1	-10%	0	0%	-5	-23%	-4	-44%	-1	-8%
44	Oak Terrace	Subdivision	Existing		18	\$233,725	1989	4	0	4	5	2	3	5	2	3	1	25%	2	100%	-1	-25%	0	0%	0	0%	0	0%
15	Oak View	Subdivision	Existing		9	\$386,260	1991	1	1	0	0	0	0	0	0	0	-1	-100%	-1	-100%	0	0%	0	0%	0	0%	0	0%
40	Oaks	Apartment	Existing		36	\$0	1974	20	9	11	25	10	15	30	15	15	5	25%	1	11%	4	36%	5	20%	5	50%	0	0%
76	Oaks at Southglen	Subdivision	Existing	Southglen	36	\$393,385	2018	21	13	8	22	10	12	28	15	13	1	5%	-3	-23%	4	50%	6	27%	5	50%	1	8%
31	Ogrady St THs	Townhome	Existing		7	\$229,000	2004	1	0	1	1	0	1	1	0	1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
80	Old Fredericksburg Estates	Subdivision	Existing		10	\$539,710	1996	2	0	2	1	0	1	1	0	1	-1	-50%	0	0%	-1	-50%	0	0%	0	0%	0	0%
26	Overlook, The	Senior	Existing		0	\$0	2007	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		18	\$238,570	2019	0	0	0	0	0	0	1	1	0	0	0%	0	0%	0	0%	1	100%	1	100%	0	0%
18	Pecan Springs Ranch	Subdivision	Developing		8	\$954,525	2019	0	0	0	4	4	0	4	3	1	4	100%	4	100%	0	0%	0	0%	-1	-25%	1	100%
48	Pfeiffer Ranch	Subdivision	Existing		21	\$546,980	2006	11	2	9	5	2	3	5	1	4	-6	-55%	0	0%	-6	-67%	0	0%	-1	-50%	1	33%
28	Pine View	MHP	Existing		19	\$0	1972	10	5	5	10	6	4	12	7	5	0	0%	1	20%	-1	-20%	2	20%	1	17%	1	25%
71	Pleasant Valley	Subdivision	Existing		180	\$334,850	1985	61	29	32	63	32	31	71	36	35	2	3%	3	10%	-1	-3%	8	13%	4	13%	4	13%
33	Rainbow Senior	Senior	Existing		0	\$0	2009	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
37A	Ranch at Cibolo Creek	Apartment	Existing		115	\$0	2013	33	19	14	20	9	11	21	10	11	-13	-39%	-10	-53%	-3	-21%	1	5%	1	11%	0	0%
37B	Ranches at Creekside	Subdivision	Developing		195	\$430,140	2018	114	42	72	149	49	100	165	69	96	35	31%	7	17%	28	39%	16	11%	20	41%	-4	-4%
7	Ranger Creek	Subdivision	Existing		369	\$291,330	1993	117	52	65	121	47	74	119	54	65	4	3%	-5	-10%	9	14%	-2	-2%	7	15%	-9	-12%
7	Ranger Creek Meadows	Apartment	Existing		21	\$0	1998	4	3	1	3	3	0	9	6	3	-1	-25%	0	0%	-1	-100%	6	200%	3	100%	3	100%

Boerne ISD Student Trends by Development

Gain/Loss from 2020 to 2021: Existing Single Family: 225 Students; Actively-Building Single Family: 370 Students; Apartments: 41 Students; Condos: -6 Students; Townhomes: 1 Students; Mobile Home Communities: -2 Students

PU	Name	Class	Phase	Master Planned Community	Total Units	Median Market Value	Year Built	Fall 2019			Fall 2020			Fall 2021			Fall 2019 to Fall 2020						Fall 2020 to Fall 2021					
								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.
34	Ray Ranch Estates	Subdivision	Existing		16	\$363,415	1989	2	0	2	3	1	2	4	1	3	1	50%	1	100%	0	0%	1	33%	0	0%	1	50%
51	Rector	Subdivision	Existing		20	\$375,910	1983	7	2	5	9	5	4	9	4	5	2	29%	3	150%	-1	-20%	0	0%	-1	-20%	1	25%
66	Regency at Esperanza	Senior	Developing	Esperanza		\$0	1999	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
25A	Regent Park	Subdivision	Developing		227	\$399,250	2019	67	30	37	108	44	64	156	75	81	41	61%	14	47%	27	73%	48	44%	31	70%	17	27%
46	Reserve at Saddlehorn	Subdivision	Existing		36	\$283,570	2016	29	19	10	31	16	15	32	14	18	2	7%	-3	-16%	5	50%	1	3%	-2	-13%	3	20%
43	Richter Addn	Subdivision	Existing		13	\$201,550	1967	1	1	0	1	1	0	2	1	1	0	0%	0	0%	0	0%	1	100%	0	0%	1	100%
8	Ridge at Tapatlo Springs	Subdivision	Developing		52	\$621,470	2004	4	1	3	5	1	4	2	0	2	1	25%	0	0%	1	33%	-3	-60%	-1	-100%	-2	-50%
82B	Ridge Creek	Subdivision	Existing		118	\$405,625	2012	47	23	24	47	24	23	53	25	28	0	0%	1	4%	-1	-4%	6	13%	1	4%	5	22%
8	Ridgeview Condos	Condo	Existing			\$232,120	2000	6	0	6	3	0	3	0	0	0	-3	-50%	0	0%	-3	-50%	-3	-100%	0	0%	-3	-100%
63	River Mountain Ranch	Subdivision	Developing		468	\$488,590	2005	179	61	118	177	63	114	162	64	98	-2	-1%	2	3%	-4	-3%	-15	-8%	1	2%	-16	-14%
57	River Ranch Estates	Subdivision	Existing		78	\$120,700	1994	30	15	15	31	14	17	26	11	15	1	3%	-1	-7%	2	13%	-5	-16%	-3	-21%	-2	-12%
54	River Trail	Subdivision	Developing		68	\$156,330	1983	21	9	12	15	7	8	15	7	8	-6	-29%	-2	-22%	-4	-33%	0	0%	0	0%	0	0%
79	River Valley	Subdivision	Developing		73	\$0	0	45	20	25	46	20	26	48	21	27	1	2%	0	0%	1	4%	2	4%	1	5%	1	4%
29	River View Oaks	Subdivision	Existing		27	\$133,475	1961	12	5	7	10	3	7	10	2	8	-2	-17%	-2	-40%	0	0%	0	0%	-1	-33%	1	14%
40	Riverview	Senior	Existing			\$0	1993	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
34	Roots at Boerne, The	Apartment	Existing		272	\$0	2017	69	39	30	61	32	29	90	49	41	-8	-12%	-7	-18%	-1	-3%	29	48%	17	53%	12	41%
40	Rosewood	Apartment	Existing		24	\$0	1969	21	10	11	24	11	13	21	13	8	3	14%	1	10%	2	18%	-3	-13%	2	18%	-5	-38%
40	Rosewood Garden	Subdivision	Existing		27	\$375,845	2003	11	3	8	11	1	10	11	3	8	0	0%	-2	-67%	2	25%	0	0%	2	200%	-2	-20%
20	Rustico	Apartment	Existing		283	\$42,227,180	2016	75	47	28	62	40	22	67	40	27	-13	-17%	-7	-15%	-6	-21%	5	8%	0	0%	5	23%
58	Sablnas Creek Ranch	Subdivision	Developing		19	\$724,445	2020	0	0	0	1	1	0	14	8	6	1	100%	1	100%	0	0%	13	1300%	7	700%	6	100%
84B	Sablechase	Subdivision	Existing		461	\$390,145	2013	349	181	168	327	151	176	335	154	181	-22	-6%	-30	-17%	8	5%	8	2%	3	2%	5	3%
52	Sabrina Park	Subdivision	Existing		18	\$297,970	1977	5	3	2	5	3	2	6	3	3	0	0%	0	0%	0	0%	1	20%	0	0%	1	50%
33	Saddle Club Estates	Subdivision	Existing		16	\$200,850	1986	2	0	2	3	0	3	5	0	5	1	50%	0	0%	1	50%	2	67%	0	0%	2	67%
46	Saddlehorn	Subdivision	Existing		96	\$303,340	2014	55	34	21	60	30	30	57	24	33	5	9%	-4	-12%	9	43%	-3	-5%	-6	-20%	3	10%
72	Sage Oaks	Subdivision	Existing		18	\$337,780	1994	5	1	4	4	0	4	4	0	4	-1	-20%	-1	-100%	0	0%	0	0%	0	0%	0	0%
74	Schwarz Ranch	Subdivision	Existing		6	\$529,270	1996	7	3	4	7	2	5	4	1	3	0	0%	-1	-33%	1	25%	-3	-43%	-1	-50%	-2	-40%
7	Schwope	Subdivision	Existing		10	\$257,010	1986	0	0	0	1	1	0	2	2	0	1	100%	1	100%	0	0%	1	100%	1	100%	0	0%
68	Sendero Ridge	Subdivision	Developing	Cordillera Ranch	5	\$2,381,675	2016	1	1	0	0	0	0	0	0	0	-1	-100%	-1	-100%	0	0%	0	0%	0	0%	0	0%
43	Serenity Gardens	Subdivision	Existing		23	\$303,890	2003	6	1	5	11	3	8	8	3	5	5	83%	2	200%	3	60%	-3	-27%	0	0%	-3	-38%
43	Serenity Oaks Estates	Subdivision	Existing		11	\$731,430	2003	5	3	2	2	0	2	1	0	1	-3	-60%	-3	-100%	0	0%	-1	-50%	0	0%	-1	-50%
6	Shoreline Park	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	0%
33	Slena Court	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	0%
72	Silver Hills	Subdivision	Existing		15	\$217,415	1992	6	0	6	4	0	4	8	2	6	-2	-33%	0	0%	-2	-33%	4	100%	2	100%	2	50%
49	Skyland Ranch	Subdivision	Existing		10	\$733,125	2000	2	1	1	3	1	2	0	0	0	1	50%	0	0%	1	100%	-3	-100%	-1	-100%	-2	-100%
13	Skyview Acres	Subdivision	Existing		155	\$240,740	1994	49	18	31	40	11	29	46	23	23	-9	-18%	-7	-39%	-2	-6%	6	15%	12	109%	-6	-21%
61	Sleepy Hollow	Subdivision	Existing		7	\$315,260	1992	4	2	2	4	1	3	6	1	5	0	0%	-1	-50%	1	50%	2	50%	0	0%	2	67%
76	Southglen	Subdivision	Developing	Southglen	0	\$0	0	0	0	0	0	0	0	2	1	1	0	0%	0	0%	0	0%	2	100%	1	100%	1	100%
4	Sparkling Springs	Subdivision	Developing		40	\$317,010	2003	15	7	8	16	6	10	15	5	10	1	7%	-1	-14%	2	25%	-1	-6%	-1	-17%	0	0%
60	Spring Creek Estates	Subdivision	Existing		31	\$532,150	2005	15	3	12	17	3	14	20	7	13	2	13%	0	0%	2	17%	3	18%	4	133%	-1	-7%
76	Springs	Subdivision	Existing	Southglen	45	\$312,670	2018	27	20	7	23	16	7	22	15	7	-4	-15%	-4	-20%	0	0%	-1	-4%	-1	-6%	0	0%
67	Springs, The	Subdivision	Developing	Cordillera Ranch	13	\$804,030	2018	4	4	0	2	2	0	8	6	2	-2	-50%	-2	-50%	0	0%	6	300%	4	200%	2	100%
49	Starview Estates	Subdivision	Existing		8	\$157,830	1998	4	1	3	6	3	3	5	2	3	2	50%	2	200%	0	0%	-1	-17%	-1	-33%	0	0%
52	Steel Valley	Subdivision	Existing		32	\$301,445	1984	12	7	5	12	6	6	16	8	8	0	0%	-1	-14%	1	20%	4	33%	2	33%	2	33%
44	Stone Creek	Subdivision	Existing		70	\$240,230	2000	49	22	27	61	27	34	60	28	32	12	24%	5	23%	7	26%	-1	-2%	1	4%	-2	-6%
78	Stone Creek Ranch	Subdivision	Developing		129	\$809,980	2014	122	40	82	129	40	89	126	40	86	7	6%	0	0%	7	9%	-3	-2%	0	0%	-3	-3%
27	Stone Creek Village	Apartment	Existing		127	\$403,920	2007	65	29	36	57	28	29	52	30	22	-8	-12%	-1	-3%	-7	-19%	-5	-9%	2	7%	-7	-24%
34	Stonegate	Subdivision	Existing		88	\$250,615	1996	34	15	19	30	10	20	35	14	21	-4	-12%	-5	-33%	1	5%	5	17%	4	40%	1	5%
40	Sunrise	Subdivision	Existing		93	\$254,670	1974	30	16	14	34	16	18	23	9	14	4	13%	0	0%	4	29%	-11	-32%	-7	-44%	-4	-22%
8	Tapatlo Springs	Subdivision	Developing		109	\$517,045	1997	20	6	14	15	4	11	18	6	12	-5	-25%	-2	-33%	-3	-21%	3	20%	2	50%	1	9%
21	Tarpon	Subdivision	Existing		141	\$207,920	1985	56	22	34	47	19	28	59	31	28	-9	-16%	-3	-14%	-6	-18%	12	26%	12	63%	0	0%
85	Terrace	Subdivision	Existing	Stone Haven	185	\$295,590	2016	73	37	36	89	55	34	95	56	39	16	22%	18	49%	-2	-6%	6	7%	1	2%	5	15%
27	Terraces at Cibolo	Senior	Existing		144	\$0	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		16	\$618,190	2016	11	6	5	16	10	6	10	4	6	5	45%	4	67%	1	20%	-6	-38%	-6	-60%	0	0%
29	Topperweiln	Subdivision	Existing		41	\$248,040	1958	15	5	10	11	2	9	12	1	11	-4	-27%	-3	-60%	-1	-10%	1	9%	-1	-50%	2	22%
31	Townsquare	Townhome	Existing		6	\$340,400	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	Existing	Southglen	36	\$367,510	2020	1	1	0	2	2	0	13	11	2	1	100%	1	100%	0	0%	11	550%	9	450%	2	100%
33	Trails at River Road	Apartment	Existing		100	\$0	2000	44	29	15	54	34	20	35	12	23	10	23%	5	17%	5	33%	-19	-35%	-22	-65%	3	15%

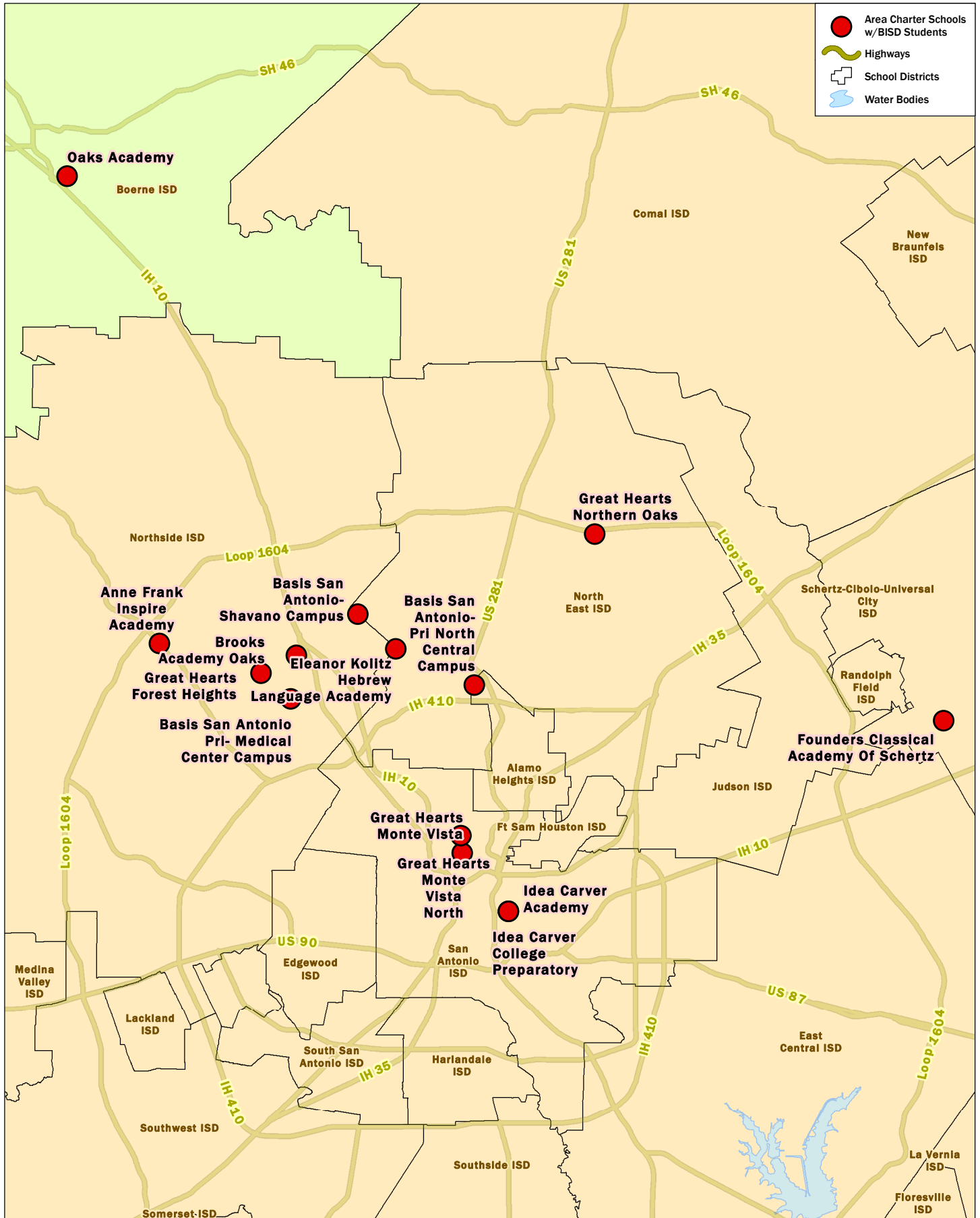
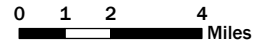
Boerne ISD Student Trends by Development

Gain/Loss from 2020 to 2021: Existing Single Family: 225 Students; Actively-Building Single Family: 370 Students; Apartments: 41 Students; Condos: -6 Students; Townhomes: 1 Students; Mobile Home Communities: -2 Students

PU	Name	Class	Phase	Master Planned Community	Total Units	Median Year Built	Fall 2019			Fall 2020			Fall 2021			Fall 2019 to Fall 2020						Fall 2020 to Fall 2021						
							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.	Pct. Chg.
37A	Trails of Herff Ranch	Subdivision	Existing		558	\$290,335	2011	556	265	291	499	204	295	519	203	316	-57	-10%	-61	-23%	4	1%	20	4%	-1	0%	21	7%
79	Trallside	Subdivision	Existing		50	\$0	0	29	13	16	31	12	19	34	11	23	2	7%	-1	-8%	3	19%	3	10%	-1	-8%	4	21%
20	Trailwood	Subdivision	Existing		81	\$388,480	1980	27	11	16	27	11	16	23	13	10	0	0%	0	0%	0	0%	-4	-15%	2	18%	-6	-38%
31	Tusculum Oaks	Subdivision	Existing		47	\$544,775	1996	12	5	7	15	9	6	11	5	6	3	25%	4	80%	-1	-14%	-4	-27%	-4	-44%	0	0%
52	Twin Canyon Ranch	Subdivision	Developing		20	\$564,650	2006	4	3	1	7	5	2	7	3	4	3	75%	2	67%	1	100%	0	0%	-2	-40%	2	100%
33	Village at 32 Herff	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	0%
84A	Village Green	Subdivision	Developing		156	\$643,890	2004	82	32	50	83	35	48	85	23	62	1	1%	3	9%	-2	-4%	2	2%	-12	-34%	14	29%
41	Village Oaks	Subdivision	Existing		25	\$406,245	2000	1	1	0	3	0	3	5	0	5	2	200%	-1	-100%	3	100%	2	67%	0	0%	2	67%
41	Village Park	Townhome	Existing		23	\$306,475	2010	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
30	Villas at Hamptons Place	Subdivision	Existing		170	\$207,675	2006	130	54	76	135	58	77	131	49	82	5	4%	4	7%	1	1%	-4	-3%	-9	-16%	5	6%
82B	Villas at Napa Oaks	Subdivision	Existing	Napa Oaks	69	\$323,280	2019	21	10	11	33	15	18	48	27	21	12	57%	5	50%	7	64%	15	45%	12	80%	3	17%
32	Vistas	Apartment	Existing		90	\$0	1999	47	34	13	35	21	14	36	23	13	-12	-26%	-13	-38%	1	8%	1	3%	2	10%	-1	-7%
50	Walnut Grove	Subdivision	Existing		28	\$360,460	1980	6	2	4	6	1	5	12	6	6	0	0%	-1	-50%	1	25%	6	100%	5	500%	1	20%
51	Walnut Hills	Subdivision	Existing		197	\$119,220	1995	142	72	70	143	62	81	146	62	84	1	1%	-10	-14%	11	16%	3	2%	0	0%	3	4%
31	Wanda & Highland	Apartment	Existing		24	\$0	1985	6	5	1	5	2	3	7	4	3	-1	-17%	-3	-60%	2	200%	2	40%	2	100%	0	0%
51	Wasp Acres	Subdivision	Existing		45	\$373,310	1988	21	11	10	24	13	11	23	13	10	3	14%	2	18%	1	10%	-1	-4%	0	0%	-1	-9%
67	Waterstone	Subdivision	Developing		184	\$683,390	2007	68	36	32	68	36	32	84	44	40	0	0%	0	0%	0	0%	16	24%	8	22%	8	25%
39	Weindler I	Subdivision	Existing		62	\$239,185	1964	17	6	11	17	6	11	16	5	11	0	0%	0	0%	0	0%	-1	-6%	-1	-17%	0	0%
38	Weindler II	Subdivision	Existing		8	\$341,670	1994	0	0	0	0	0	0	0	0	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
33	Whisper Glen	Subdivision	Existing		51	\$248,060	1994	38	20	18	34	19	15	29	12	17	-4	-11%	-1	-5%	-3	-17%	-5	-15%	-7	-37%	2	13%
7	Williams Estates/Deer Path	Subdivision	Developing		22	\$294,135	1994	10	6	4	11	7	4	8	5	3	1	10%	1	17%	0	0%	-3	-27%	-2	-29%	-1	-25%
83	Windermere/Fair Oaks Ranch	Subdivision	Existing		513	\$533,085	1991	224	100	124	215	99	116	243	130	113	-9	-4%	-1	-1%	-8	-6%	28	13%	31	31%	-3	-3%
8	Windmill Hills THs	Townhome	Existing		20	\$244,270	1998	0	0	0	1	0	1	1	0	1	1	100%	0	0%	1	100%	0	0%	0	0%	0	0%
21	Windwood Estates	Subdivision	Existing		205	\$443,490	1981	93	39	54	90	33	57	94	35	59	-3	-3%	-6	-15%	3	6%	4	4%	2	6%	2	4%
75	Woodland Ranch Estates	Subdivision	Existing		14	\$662,480	1993	3	2	1	6	3	3	5	3	2	3	100%	1	50%	2	200%	-1	-17%	0	0%	-1	-33%
44	Woodland, The	Apartment	Existing		101	\$0	2008	14	6	8	11	4	7	9	4	5	-3	-21%	-2	-33%	-1	-13%	-2	-18%	0	0%	-2	-29%
42	Woods of Boerne	Subdivision	Existing		169	\$363,260	2017	87	33	54	100	36	64	116	49	67	13	15%	3	9%	10	19%	16	16%	13	36%	3	5%
30	Woods of Fredrick Crossing	Subdivision	Existing		208	\$298,040	2012	138	53	85	131	51	80	126	47	79	-7	-5%	-2	-4%	-5	-6%	-5	-4%	-4	-8%	-1	-1%
82A	Woods, The	Subdivision	Existing		141	\$464,760	2002	97	36	61	93	41	52	111	53	58	-4	-4%	5	14%	-9	-15%	18	19%	12	29%	6	12%
43	Woodside Village	Subdivision	Existing		30	\$430,660	2014	9	2	7	4	0	4	4	0	4	-5	-56%	-2	-100%	-3	-43%	0	0%	0	0%	0	0%
Total:							8,816	4,037	4,779	8,877	3,815	5,062	9,506	4,160	5,346	61	1%	-222	-5%	283	6%	629	7%	345	9%	284	6%	

Charter Schools

Boerne ISD



**Boerne ISD
Charter School Enrollment
2021-22**



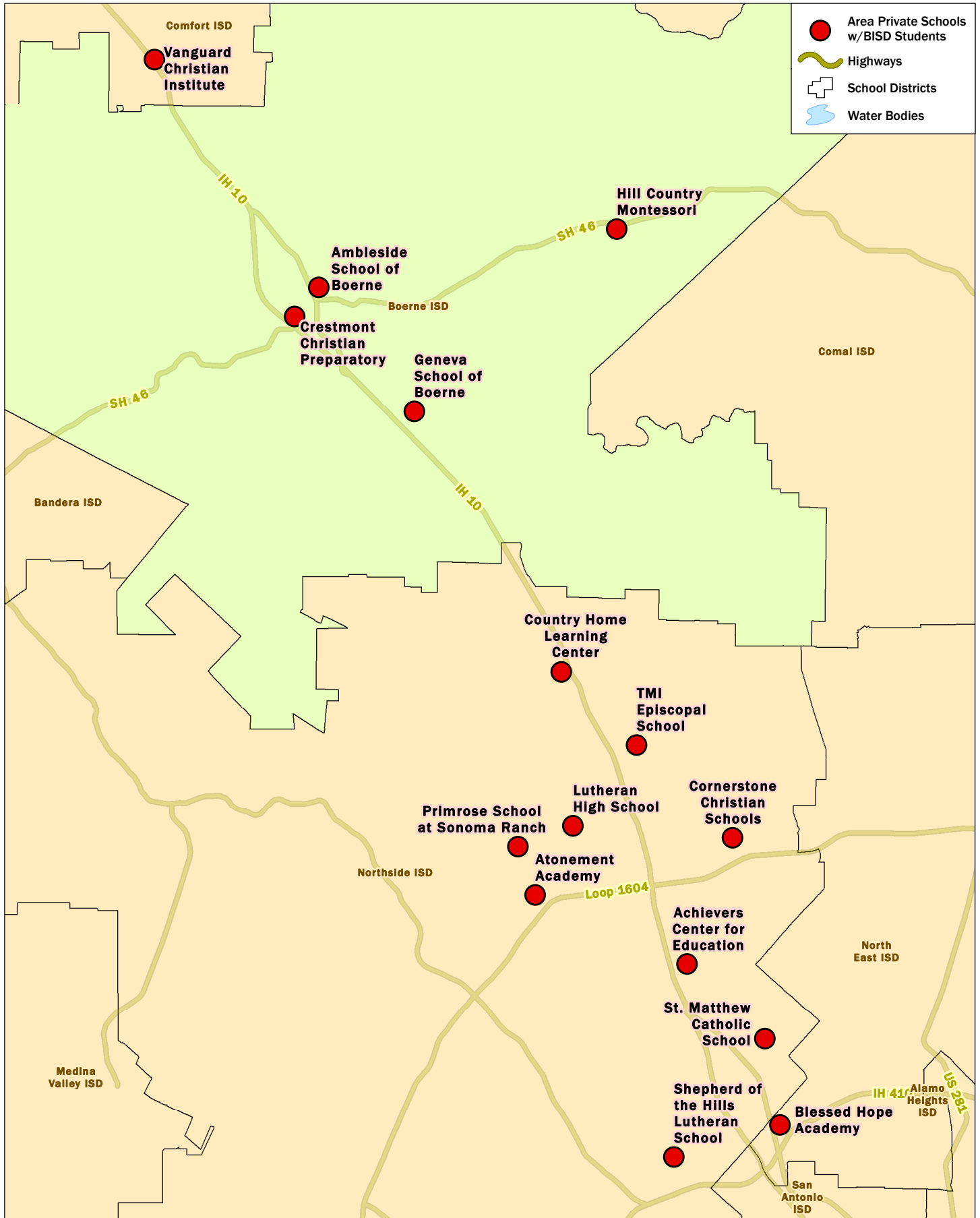
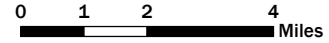
School	Address	Grades	Current Enrollment		Projected Enrollment		Additional Information
			Enrolled	BISD Students	Enrolled in 5 Yrs.	BISD Students in 5 Yrs.	
BASIS SAN ANTONIO-SHAVANO CAMPUS	4114 LOCKHILL SELMA RD	'06-12	1,050	17	1,050	17	
GREAT HEARTS FOREST HEIGHTS	5538 RESEARCH DR	KG-07	740	14	800	15	Adding a grade each year, up to K-8.
GREAT HEARTS INVICTUS	12018 BANDERA RD	KG-12	0	0	1,200	24	New campus opening 2022-23 at Bandera Rd and 1604. Estimate similar impact on Boerne ISD as their Forest Heights campus. Expect to open with K-7 and grow to K-12 (6th-12th eventually at new campus).
OAKS ACADEMY	121 OLD SAN ANTONIO RD	'KG-12	75	70	75	70	No construction projects in place
TOTAL OF ALL OTHER CHARTERS ENROLLING < 5 STUDENTS				19		19	
TOTAL				120		145	

Sources: Texas Education Agency (TEA) and PASA surveys; TEA hides enrollments <10 due to FERPA privacy regulations. PASA estimated students per school in this situation.

New campuses or schools enrolling >50 residents from this school district last fall were contacted by PASA to understand projected enrollment in five years. All other schools' projected enrollment equals last fall's enrollment.

Private Schools

Boerne ISD



**Boerne ISD
Private School Enrollment
2021-22**



School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th BISD Students	Enrolled in 5 yrs.	KG-12th BISD Students	
Achievers Center for Education	5084 De Zavala Rd, San Antonio, TX 78249	5th-12th	13	3	20	4	No plans to expand at this time.
Ambleside School of Boerne	210 Turner St, Boerne, TX 78006	PK4-8th	38	26	60	41	Capacity is 60 & they are not looking to expand at this time
Atonement Academy	15415 Red Robin Rd, San Antonio, TX 78255	PK3-12th	340	0	500	0	No plans to grow, just meeting their capacity which is 500
Blessed Hope Academy	3355 Cherry Ridge #200A, San Antonio, TX 78230	9th-12th	38	0	100	0	Want to grow to 100, no plans to expand buildings.
Cornerstone Christian	17702 NW Military Hwy, San Antonio, TX 78257	K-12th	1,600	160	2,600	260	No plans to expand at this time.
Country Home Learning Center	23907 Cielo Vista Dr, San Antonio, TX 78255	Inf-5yrs, AS	245	-	350	-	350 is the capacity
Crestmont Christian Preparatory	631 S School St, Boerne, TX 78006	K-12th	150	105	225	158	No plans to expand at this time.
Geneva School of Boerne	113 Cascade Cavern, Boerne, TX 78015	K-12th	703	569	748	606	748 is the capacity
Hill Country Montessori	50 Stone Wall Dr, Boerne, TX 78006	18mos-8th	48	18	64	24	Capacity is 64 and don't have plans to expand at this time.
Lutheran High School	18104 Babcock Rd, San Antonio, TX 78255	9th-12th	106	11	250	25	No plans to expand at this time.
Primrose School at Sonoma Ranch	14875 Kyle Seale Pkwy, San Antonio, TX 78255	Inf-K	170	7	170	7	
Shepherd of the Hills Lutheran School	6914 Wurzbach Rd, San Antonio, TX 78240	Inf-8th	325	29	406	37	Currently building a new facility on their campus, which was incorporated into their campus master plan 7 years ago. Anticipate a growth of 20-25% over the next 5 year
St. Matthew Catholic School	10703 Wurzbach Rd, San Antonio, TX 78230	PK4-8th	663	7	700	7	Data from 2019-20 school year

**Boerne ISD
Private School Enrollment
2021-22**

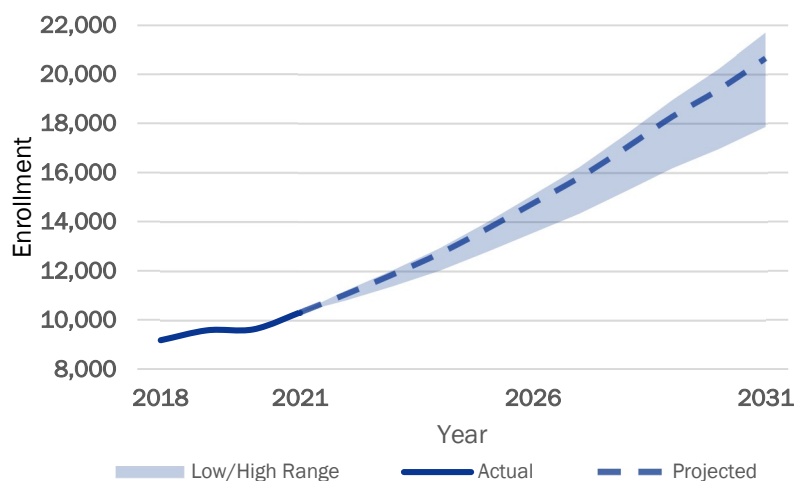


School	Address	Grades	Current Enrollment		Projected Enrollment in 5 Years		Additional Information
			Enrolled	KG-12th BISD Students	Enrolled in 5 yrs.	KG-12th BISD Students	
TMI Episcopal	20955 W Tejas Trail, San Antonio, TX 78257	6th-12th	499	125	500	125	No plans to expand at this time.
Vanguard Christian Institute	43360 I-10, Boerne, TX 78006	PK-12th	74	16	150	-	Moving to Bandera as soon as property sells
TOTAL				1,075		1,293	

4 Projected Students

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

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



PASA has developed three scenarios of growth for Boerne ISD. 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 and are discussed at length later in this Chapter.

DEVELOPING STUDENT PROJECTIONS: THE MODEL

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.

The COVID-19 pandemic has added a layer of uncertainty to the near-term enrollment projections. After adding only 38 students in Fall 2020, enrollment in Fall 2021 jumped 6.9%, with the addition of 663 students as of September 24. Many of these students were not enrolled in the 2020-21 school year due to the pandemic. However, it is highly likely that some students have yet to return to BISD, especially since the pandemic's fourth surge began right as the school year was beginning. After accounting for student aging and new housing development, PASA estimates that 275–385 students have yet to enroll in BISD. PASA has assumed that a portion of these students will enroll by Fall 2022 or Fall 2023.

Boerne ISD's geographic position in the far northwest suburbs will continue to drive new housing construction and student enrollment growth long-term. The area also continues to be a popular area for retirees to relocate. Increasing numbers of older adults are moving into Kendall County, and even into far western Bexar County. The attractiveness of the Hill Country with proximity to urban amenities draws older adults, many of whom do not have school-aged children. Many new homes will lack students due to the large numbers of retiring baby boomers moving to the area. However, denser communities with quick access to job centers via Interstate 10 are emerging as student-oriented as demand for new housing moves north.

SCENARIOS OF GROWTH: MODERATE

The Moderate Growth projections series indicates a projected increase of 4,467 students over the next five years, with an additional 5,907 potential students projected in the last five years of the projection period. Therefore, by Fall 2026, Boerne ISD could have a projected enrollment of 14,747 students, and by Fall 2031 a total of 20,654 students. Annual growth rates could range from 6.03% to 7.76%.

The Moderate Growth Scenario assumes the following:

- 1 The Kindergarten class grows to approximately 1,000 students by 2029.
- 2 Approximately 45–65% of the 275–385 students estimated to not be enrolled due to the pandemic enroll in BISD between now and 2023.
- 3 No major charter or private school expansions occur in the next 3–5 years.
- 4 As BISD begins to emerge as the next suburban community in northwest San Antonio, the denser single-family master-planned communities in the Interstate-10 Corridor will be more family-oriented. Large lot communities will have a focus on older households without children.
- 5 Annual lot deliveries in Esperanza nearly double in the next two years. Corley Farms debuts in 2022. Each community adds 150–185 new homes a year with a focus on families with children. Additionally, approximately 60 homes are built in the 55+ section of Esperanza.
- 6 The perception of the District remains the same.

SCENARIOS OF GROWTH: LOW

It is critical to consider the lowest enrollment projection scenario in making school facility planning decisions. Under the Low Growth Scenario, the District could add 3,271 students in the first five years and another 4,313 students in the last five years of this projection period. Therefore, under the Low Growth Scenario, by the Fall of 2026, Boerne ISD could have 13,551 students. By the Fall of 2031, 17,864 students could be enrolled.

A Low Growth Scenario would assume the following:

- 1 Kindergarten enrollment remains under 1,000 through the projection period.
- 2 Age-restricted communities for seniors are developed in higher numbers.
- 3 Demand for new housing declines in the next two years as the pandemic subsides. New housing prices increase, more existing homes are listed for sale, and the pent-up demand driving the current market stabilizes.
- 4 Mortgage rates slowly increase above 3.5% over the next 1–2 years, and the booming housing market slows.
- 5 One or two large charter schools open inside, or near, BISD within the next seven years.

SCENARIOS OF GROWTH: HIGH

Under the High Growth Scenario, the District could gain 4,807 students in the first five years of the projection period, and an additional 6,586 students could be expected in the last five years of the projection period. Under these high growth assumptions, BISD could enroll 15,087 students by 2026, and 21,673 students by 2031.

The High Growth Scenario assumes the following:

- 1 Kindergarten enrollment reaches 1,000 by 2027.
- 2 Corporate relocations to the northwest San Antonio suburbs escalate, and/or a large company constructs a campus outside Loop 1604 along IH-10.
- 3 Large land tracts south of IH-10, along Upper Balcones Rd. and Johns Rd., sell within the next 2–6 years, and residential development increases; single-family housing communities along TX-46, east of the City of Boerne, expand on adjacent undeveloped land.
- 4 No new charter schools open in or around the District.

PROJECTED RESIDENT STUDENTS BY PLANNING UNIT

Presented in this chapter are charts and maps showing the number of students projected to live in each Planning Unit each year under the Moderate Growth Scenario. These maps illustrate the hot spots of student growth and largely align with hotspots of projected new housing construction. This data can be used by the District to understand areas of projected growth and decline, in order to assess and make decisions about future utilization of each campus.

PROJECTED RESIDENT STUDENTS BY ATTENDANCE ZONE

Presented at the end of this chapter are charts and maps showing the number of students projected to live in the current attendance zones, for each year under the Moderate Growth Scenario. These charts and maps can be utilized by the District in assessing and making decisions about future utilization of each campus.

THE IMPORTANCE OF TRANSFERS

It is important to remember that these student projections include only the projected resident students, exclusive of intra-District transfers. PASA defines transfers as any student not attending the school to which he or she is zoned, including both voluntary transfers for personal reasons, as well as transfers for special programs. This chapter shows the transfers occurring in the District by grade-group based on the September 2021 download of student data. Transfers will change from year to year and are thus excluded from PASA's long-term planning analysis, but they are useful in understanding the relationship between resident students and enrollment, and for short-term planning purposes.

PROJECTIONS BY ELEMENTARY ATTENDANCE ZONE

The final maps and charts show the projections by current attendance zone for each grade group. In the attached charts, any years where geo-coded enrollment is projected to exceed capacity by >20% are highlighted in yellow; this represents the point at which (generally speaking) the District should consider providing additional capacity to relieve overcrowding.

The recently implemented rezoning of Elementary schools, designed to more fully utilize existing facilities, has achieved its goal. The overcrowding at Van Raub, combined with its projected growth potential, were driving the immediate need for Elementary #8. By redistributing some of the Van Raub growth (including new neighborhoods that had not yet been occupied) into Kendall, and moving other neighborhoods from Kendall into Fabra, the district collectively was able to more fully utilize Fabra and Kendall as a method to postpone the need for Elementary #8.

During the zoning discussion, it was expected that the proposed zoning changes could delay the need for Elementary #8 by about 3 years, from 2022-23 to 2025-26. This year's updated

projections continue to support this plan. As shown below, the resident populations at Van Raub and Kendall are projected to exceed 120% in 2025-26 and 2026-27, respectively, under the Moderate Growth Scenario. Therefore, if Elementary #8 could be built in the south portion of the district and pull students from Kendall and Van Raub, then it could be well utilized in about 2025-26.

	Projected RESIDENT Students												Net transfers 21-22
	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
Cibolo Creek	900	483	537	564	613	646	701	762	828	895	959	995	-18
Curlington	1,000	593	643	687	733	762	800	810	815	821	827	827	34
Fabra	900	635	681	722	777	832	910	969	1,020	1,072	1,122	1,181	-9
Fair Oaks Ranch	900	765	849	878	929	949	996	1,007	1,007	998	987	973	-2
Herff	900	523	584	640	702	748	844	928	1,021	1,114	1,207	1,306	16
Kendall	1,000	703	817	894	999	1,115	1,213	1,334	1,446	1,526	1,598	1,685	24
Van Raub	900	821	915	975	1,063	1,135	1,221	1,269	1,306	1,338	1,361	1,378	-45
Elementary		4,523	5,026	5,360	5,816	6,187	6,685	7,079	7,443	7,764	8,061	8,345	0

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

Given the unusual circumstances surrounding COVID-19 and its impact on school enrollment across the state, it is certainly prudent to consider the Low Growth Scenario when making substantial financial decisions associated with a bond election and new facilities. Under the Low Growth Scenario, Elementary #8 is still projected to be needed, and the urgency for this new school is only delayed by about one year.

The timing, location, and attendance zones associated with Elementary #8 will determine the timing and general location for the next Elementary #9. While it's difficult to speculate about specifics of Elementary #9, simple arithmetic (8,345 students projected compared to 7,500 cumulative capacity, including Elem #8) demonstrates the need for Elementary #9 in the last years of this projection period or beyond. While the projected population growth rate does not necessitate immediate action by the District for Elementary #9, it is good to keep this on the radar for future planning.

PROJECTIONS BY MIDDLE SCHOOL ATTENDANCE ZONE

	Projected RESIDENT Students												Net transfers 21-22
	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
Boerne North	1,300	821	840	866	938	1,080	1,145	1,280	1,356	1,504	1,611	1,714	5
Boerne South	1,500	931	979	1,064	1,120	1,295	1,390	1,591	1,759	1,931	2,053	2,159	-13
Voss	1,200	751	781	826	842	924	936	1,054	1,114	1,245	1,324	1,395	8
Middle Schools		2,503	2,600	2,756	2,900	3,299	3,471	3,925	4,229	4,680	4,988	5,268	0

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

This chart summarizes the number of students projected to live in the 2021-22 Middle School attendance zones (exclusive of transfers) over the next ten years. Based on the Moderate Growth Scenario, the total Middle School student population is projected to increase by almost 2,800 students Districtwide by 2031-32. Additional Middle School capacity is projected to be needed toward the end of this projection period, primarily to relieve projected overcrowding at Boerne North and Boerne South.

PROJECTIONS BY HIGH SCHOOL ATTENDANCE ZONE

	Projected RESIDENT Students											Net transfers 21-22	
	Capacity	Current	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31		2031- 32
Boerne	1,800	1,304	1,371	1,478	1,547	1,617	1,737	1,799	2,012	2,169	2,347	2,604	-7
Champion	2,400	1,950	2,069	2,272	2,450	2,596	2,855	2,999	3,324	3,669	3,989	4,437	7
Middle Schools		3,254	3,440	3,750	3,997	4,213	4,592	4,798	5,336	5,838	6,336	7,041	0

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

This chart summarizes the number of High School students projected to live in Boerne ISD over the next ten years. Based on the Moderate Growth Scenario, the high school student population (9th-12th grade) is projected to increase by almost 3,800 students Districtwide by 2031-32. By 2031-32, Boerne ISD is projected to have about 2,800 students in excess of the current High School cumulative capacity of 4,200. While this projected overcrowding is not imminent, now is the appropriate time to begin community discussions about what kind of capacity best meets the needs of Boerne students and how to accommodate the future High School student population.

Boerne ISD
Low Growth Scenario
2022-2031



	Historical Enrollment at PEIMS Snapshot --										Weighted Avg. Growth, Retention, Attrition: 2018-19 to 2021-22 (adj.)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2021-2026	Student Change 2026-2031
	2016	2017	2018	2019	2020	Sept. 24, 2021	Proj. PEIMS 2021	2022	2023	2024		2025	2026	2027	2028	2029	2030	2031					
EE	66	55	67	80	83	75	83	73	77	81	85	89	93	98	103	108	113	14	24				
PK	33	55	100	96	128	135	140	135	142	149	156	163	171	179	187	195	203	28	40				
KG	535	624	591	664	578	703	709	720	753	779	809	854	881	903	922	940	960	151	106				
1	555	555	685	660	678	678	678	781	788	830	866	901	952	982	1,004	1,025	1,045	225	144				
2	602	600	607	731	627	761	767	733	840	853	906	948	987	1,043	1,074	1,097	1,119	187	171				
3	593	659	659	656	702	673	672	826	789	908	930	990	1,037	1,080	1,139	1,171	1,196	317	206				
4	618	650	728	713	646	792	792	743	905	868	1,008	1,034	1,102	1,154	1,200	1,264	1,300	242	266				
5	609	656	710	795	716	708	712	866	808	986	954	1,110	1,140	1,215	1,270	1,319	1,390	402	280				
6	662	673	700	767	812	791	793	775	940	878	1,079	1,047	1,222	1,255	1,335	1,394	1,447	256	400				
7	678	683	720	717	782	875	876	837	818	994	935	1,152	1,121	1,308	1,341	1,425	1,488	277	336				
8	643	720	728	762	754	837	840	936	895	877	1,073	1,013	1,251	1,218	1,418	1,452	1,543	176	530				
9	687	683	784	821	815	856	855	934	1,040	1,000	987	1,211	1,145	1,414	1,377	1,600	1,638	355	427				
10	707	690	706	799	837	822	823	861	943	1,050	1,015	1,003	1,235	1,167	1,439	1,399	1,625	181	622				
11	671	711	694	686	789	793	790	814	851	933	1,044	1,012	1,003	1,234	1,164	1,433	1,393	219	381				
12	641	673	691	632	670	783	784	770	793	829	913	1,024	995	986	1,211	1,140	1,404	241	380				
TOTAL:	8,300	8,687	9,170	9,579	9,617	10,280	10,314	10,804	11,382	12,015	12,760	13,551	14,335	15,236	16,184	16,962	17,864	3,271	4,313				
PCT. INCR.	5.04	4.66	5.56	4.46	0.40	6.89	6.89	5.10	5.95	5.56	6.20	6.20	5.79	6.29	6.22	4.81	5.32						
ACTUAL INCR.	398	387	483	409	38	663	663	524	578	633	745	791	784	901	948	778	902						
Enrollment by Grade Group																							
EE-5th	3,611	3,854	4,147	4,395	4,158	4,523	4,523	4,877	5,102	5,454	5,714	6,089	6,363	6,654	6,899	7,119	7,326						
6th-8th	1,983	2,076	2,148	2,246	2,348	2,503	2,503	2,548	2,653	2,749	3,087	3,212	3,594	3,781	4,094	4,271	4,478						
9th-12th	2,706	2,757	2,875	2,938	3,111	3,254	3,254	3,379	3,627	3,812	3,959	4,250	4,378	4,801	5,191	5,572	6,060						
% Change by Grade Group																							
EE-5th	0.053	0.067	0.076	0.060	-0.054	0.088	0.088	0.078	0.046	0.069	0.048	0.066	0.045	0.046	0.037	0.032	0.029						
6th-8th	0.070	0.047	0.035	0.046	0.045	0.066	0.066	0.018	0.041	0.036	0.123	0.040	0.119	0.052	0.083	0.043	0.048						
9th-12th	0.033	0.019	0.043	0.022	0.059	0.046	0.046	0.038	0.073	0.051	0.039	0.074	0.030	0.097	0.081	0.073	0.088						
% Students in Each Grade Group																							
EE-5th	0.435	0.444	0.452	0.459	0.432	0.440	0.440	0.451	0.448	0.454	0.448	0.449	0.444	0.437	0.426	0.420	0.410						
6th-8th	0.239	0.239	0.234	0.234	0.244	0.243	0.243	0.236	0.233	0.229	0.242	0.237	0.251	0.248	0.253	0.252	0.251						
9th-12th	0.326	0.317	0.314	0.307	0.323	0.317	0.317	0.313	0.319	0.317	0.310	0.314	0.305	0.315	0.321	0.328	0.339						
Added Students by Grade Group																							
EE-5th	182	243	293	248	-237	365	365	354	225	352	260	375	274	291	245	220	207						
6th-8th	129	93	72	98	102	155	155	45	105	96	338	125	382	187	313	177	207						
9th-12th	87	51	118	63	173	143	143	125	248	185	147	291	128	423	390	381	488						
% Added Students by Grade Group																							
EE-5th	0.457	0.628	0.607	0.606	-6.237	0.551	0.551	0.6756	0.3883	0.5561	0.3490	0.4741	0.3495	0.3230	0.2584	0.2828	0.2295						
6th-8th	0.324	0.240	0.149	0.240	2.684	0.234	0.234	0.0859	0.1817	0.1517	0.4537	0.1580	0.4872	0.2075	0.3302	0.2275	0.2295						
9th-12th	0.219	0.132	0.244	0.154	4.553	0.216	0.216	0.2385	0.4291	0.2923	0.1973	0.3679	0.1633	0.4695	0.4114	0.4897	0.5410						

**Boerne ISD
Moderate Growth Scenario
2022-2031**



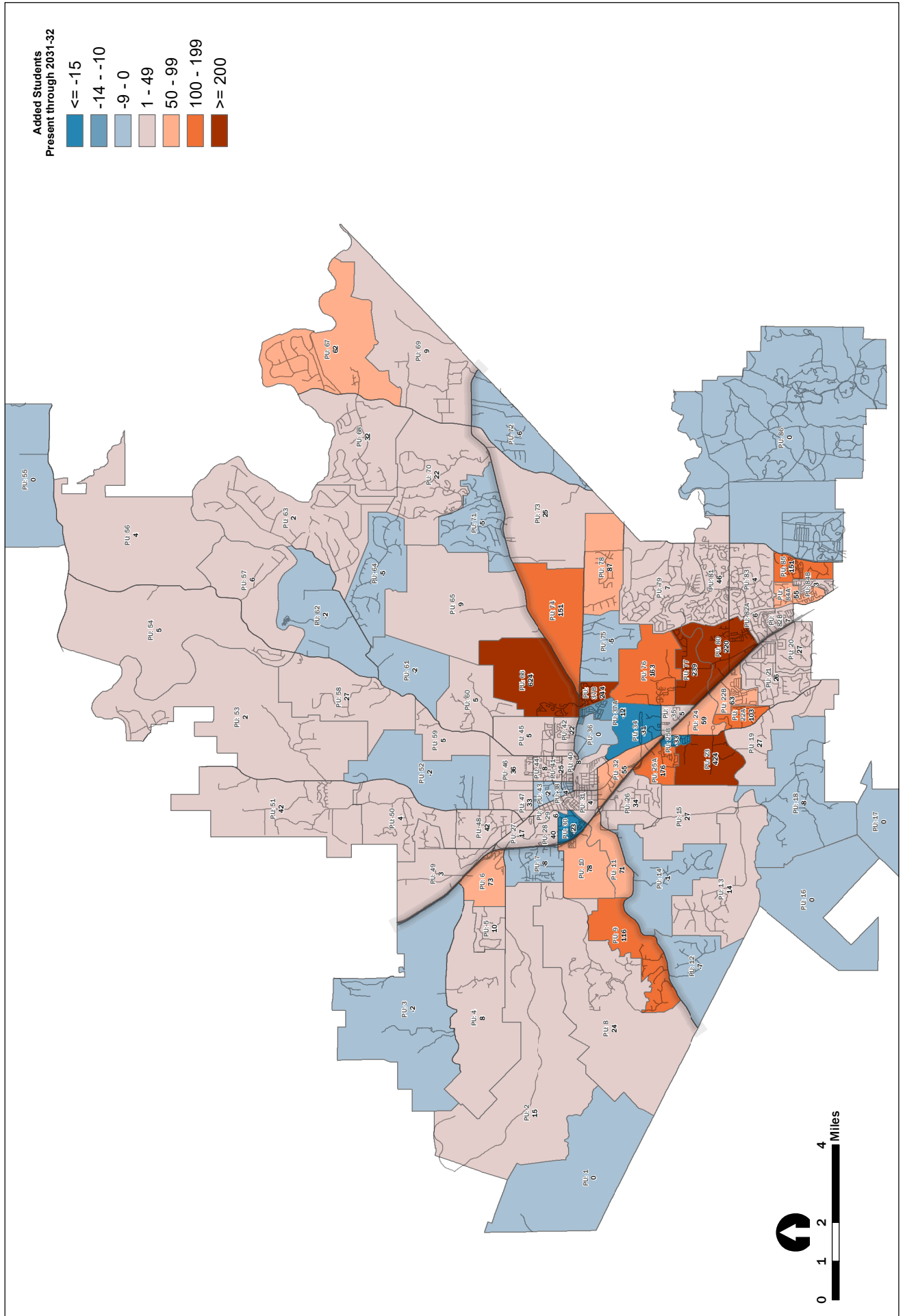
	Historical Enrollment at PEIMS Snapshot --						Proj. PEIMS 2021	Weighted Avg. Growth, Retention, Attrition: 2018-19 to 2021-22 (adj.)	Projected Enrollment at PEIMS Snapshot Date											Student Change 2021-2026	Student Change 2026-2031
	2016	2017	2018	2019	2020	2021			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031			
EE	66	55	67	80	83	75	83		85	89	93	98	103	108	113	125	131	28	28		
PK	33	55	100	96	128	135	140		148	155	163	171	180	189	198	218	229	45	49		
KG	535	624	591	664	578	703	709		761	802	837	876	925	958	989	1,047	1,078	222	153		
1	555	555	685	660	678	676	678	1.08890	795	846	895	942	988	1,045	1,082	1,115	1,146	312	191		
2	602	600	607	731	627	761	767	1.07014	747	868	928	990	1,044	1,096	1,160	1,198	1,234	283	224		
3	593	659	659	656	702	673	672	1.06868	844	817	951	1,025	1,096	1,157	1,215	1,283	1,364	423	268		
4	618	650	728	713	646	792	792	1.06772	760	940	911	1,070	1,155	1,236	1,305	1,368	1,443	363	334		
5	609	656	710	795	716	708	712	1.07734	886	842	1,038	1,015	1,194	1,290	1,381	1,455	1,524	486	413		
6	662	673	700	767	812	791	793	1.07734	792	979	927	1,151	1,128	1,331	1,438	1,537	1,618	337	566		
7	678	683	720	717	782	875	876	1.04804	854	850	1,049	1,000	1,245	1,224	1,444	1,557	1,662	370	505		
8	643	720	728	762	754	837	840	1.06320	954	928	924	1,148	1,097	1,370	1,347	1,586	1,708	260	727		
9	687	683	784	821	815	856	855	1.11216	951	1,077	1,051	1,053	1,313	1,257	1,569	1,543	1,813	457	640		
10	707	690	706	799	837	822	823	1.01083	876	974	1,102	1,080	1,085	1,356	1,299	1,618	1,588	263	781		
11	671	711	694	686	789	793	790	0.99088	829	879	977	1,111	1,090	1,099	1,373	1,313	1,602	297	512		
12	641	673	691	632	670	783	784	0.97489	784	820	867	969	1,104	1,086	1,095	1,365	1,303	321	516		
TOTAL:	8,300	8,687	9,170	9,579	9,617	10,280	10,314		11,066	11,866	12,713	13,699	14,747	15,802	17,008	18,283	19,385	4,467	5,907		
PCT. INCR.	5.04	4.66	5.56	4.46	0.40	6.89			7.65	7.23	7.14	7.76	7.65	7.45	7.63	7.50	6.03				
ACTUAL INCR.	398	387	483	409	38	663			786	800	847	986	1,048	1,055	1,206	1,275	1,102				
Enrollment by Grade Group																					
EE-5th	3,611	3,854	4,147	4,395	4,158	4,523			5,026	5,359	5,816	6,187	6,685	7,079	7,443	7,764	8,061	8,345	8,345		
6th-8th	1,983	2,076	2,148	2,246	2,348	2,503			2,600	2,757	2,900	3,299	3,470	3,925	4,229	4,680	4,988	5,268	5,268		
9th-12th	2,706	2,757	2,875	2,938	3,111	3,254			3,440	3,750	3,997	4,213	4,592	4,798	5,336	5,839	6,336	7,041	7,041		
% Change by Grade Group																					
EE-5th	0.053	0.067	0.076	0.060	-0.054	0.088			0.111	0.066	0.085	0.064	0.080	0.059	0.051	0.043	0.038	0.035	0.035		
6th-8th	0.070	0.047	0.035	0.046	0.045	0.066			0.039	0.060	0.052	0.138	0.052	0.131	0.077	0.107	0.066	0.056	0.056		
9th-12th	0.033	0.019	0.043	0.022	0.059	0.046			0.057	0.090	0.066	0.054	0.090	0.045	0.112	0.094	0.085	0.111	0.111		
% Students in Each Grade Group																					
EE-5th	0.435	0.444	0.452	0.459	0.432	0.440			0.454	0.452	0.457	0.452	0.453	0.448	0.438	0.425	0.416	0.404	0.404		
6th-8th	0.239	0.239	0.234	0.234	0.244	0.243			0.235	0.232	0.228	0.241	0.235	0.248	0.249	0.256	0.257	0.255	0.255		
9th-12th	0.326	0.317	0.314	0.307	0.323	0.317			0.311	0.316	0.314	0.308	0.311	0.304	0.314	0.319	0.327	0.341	0.341		
Added Students by Grade Group																					
EE-5th	182	243	293	248	-237	365			503	333	457	371	498	394	364	321	297	284	284		
6th-8th	129	93	72	98	102	155			97	157	143	399	171	455	304	451	308	280	280		
9th-12th	87	51	118	63	173	143			186	310	247	216	379	206	538	503	497	705	705		
% Added Students by Grade Group																					
EE-5th	0.457	0.628	0.607	0.606	-6.237	0.551			0.6399	0.4163	0.5396	0.3763	0.4752	0.3735	0.3018	0.2518	0.2685	0.2238	0.2238		
6th-8th	0.324	0.240	0.149	0.240	2.684	0.234			0.1284	0.1963	0.1688	0.4047	0.1632	0.4313	0.2521	0.3637	0.2795	0.2206	0.2206		
9th-12th	0.219	0.132	0.244	0.154	4.553	0.216			0.2366	0.3875	0.2916	0.2191	0.3616	0.1953	0.4461	0.3945	0.4510	0.5566	0.5566		

**Boerne ISD
High Growth Scenario
2022-2031**

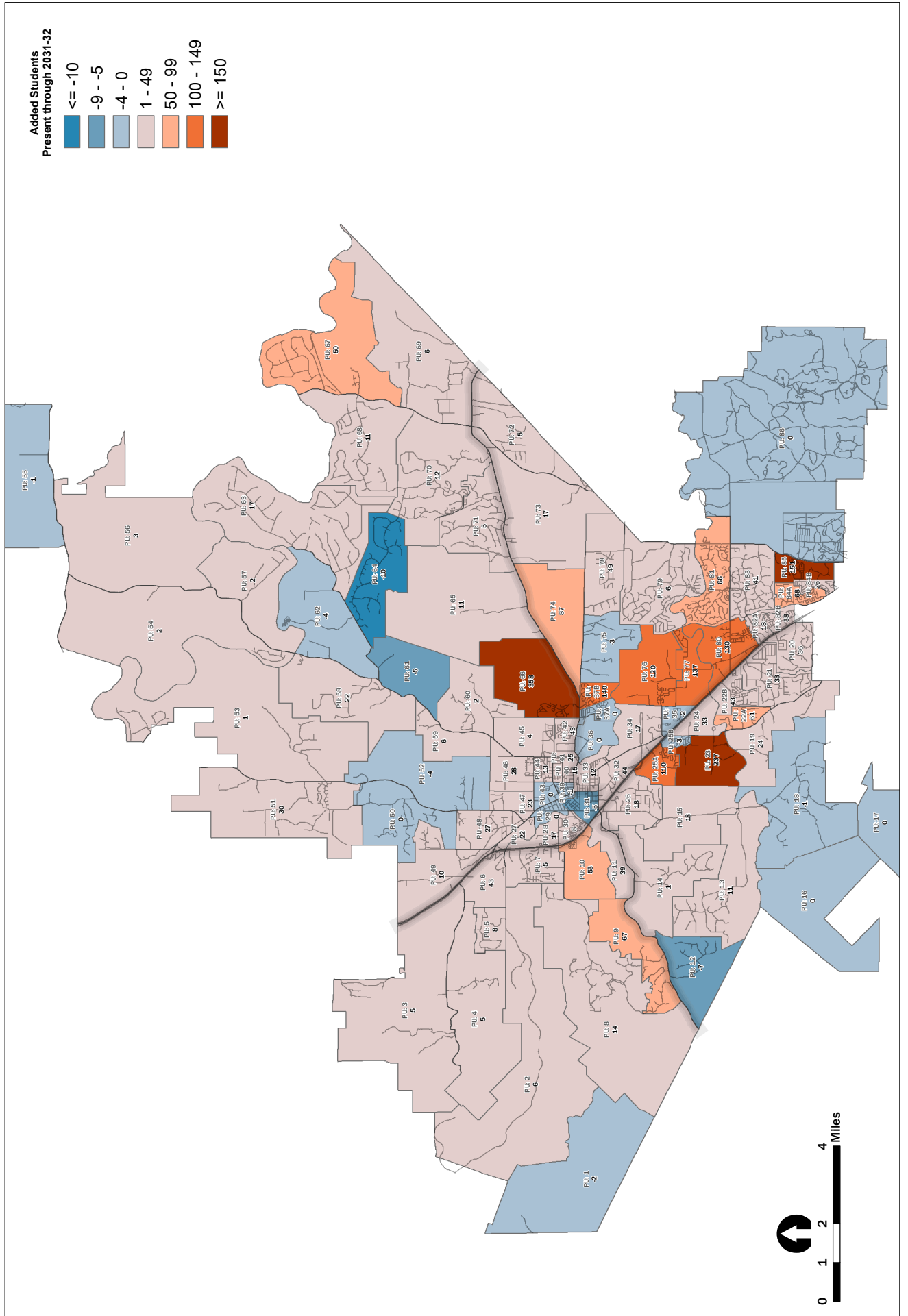


	Historical Enrollment at PEIMS Snapshot --					Weighted Avg. Growth, Retention, Attrition: 2018-19 to 2021-22 (adj.)	Projected Enrollment at PEIMS Snapshot Date										Student Change 2021-2026	Student Change 2026-2031	
	2016	2017	2018	2019	2020		Sept. 24, 2021	Proj. PEIMS 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
EE	66	55	67	80	83		83	87	92	97	103	109	116	124	133	142	152	34	43
PK	33	55	100	96	128		140	152	160	169	179	190	203	217	232	248	265	55	75
KG	535	624	591	664	578		709	783	823	864	916	965	1,003	1,044	1,087	1,131	1,177	262	212
1	555	555	685	660	678	1.06890	678	802	870	919	973	1,034	1,091	1,135	1,179	1,226	1,276	358	242
2	602	600	607	731	627	1.07014	627	756	876	954	1,017	1,080	1,149	1,213	1,260	1,307	1,359	319	279
3	593	659	659	656	702	1.06868	672	856	827	960	1,054	1,127	1,198	1,276	1,344	1,395	1,447	454	320
4	618	650	728	713	646	1.06772	792	774	953	922	1,080	1,189	1,272	1,354	1,439	1,515	1,572	397	383
5	609	656	710	795	716	1.07732	712	902	857	1,052	1,207	1,307	1,424	1,513	1,606	1,691	1,789	489	484
6	662	673	700	767	812	1.07734	793	805	996	944	1,166	1,143	1,347	1,486	1,588	1,686	1,789	352	646
7	678	683	720	717	782	1.04804	876	866	864	1,067	1,018	1,262	1,241	1,464	1,612	1,721	1,827	387	565
8	643	720	728	762	754	1.06320	840	965	941	939	1,167	1,118	1,390	1,368	1,611	1,772	1,892	281	774
9	687	683	784	821	815	1.11216	855	959	1,089	1,065	1,070	1,336	1,282	1,595	1,570	1,846	2,030	480	694
10	707	690	706	799	837	1.01083	823	882	982	1,114	1,095	1,103	1,382	1,327	1,648	1,619	1,903	281	800
11	671	711	694	686	789	0.99088	790	836	885	985	1,123	1,107	1,118	1,402	1,344	1,666	1,636	314	529
12	641	673	691	632	670	0.97489	784	792	827	873	977	1,117	1,104	1,116	1,397	1,337	1,657	384	540
TOTAL:	8,300	8,687	9,170	9,579	9,617	10,280	10,314	11,217	12,042	12,924	13,965	15,087	16,226	17,545	18,957	20,217	21,673	4,807	6,586
PCT. INCR.	5.04	4.66	5.56	4.46	0.40	6.89	6.89	9.11	7.95	7.32	8.05	8.03	7.55	8.13	8.05	6.65	7.20		
ACTUAL INCR.	398	387	453	409	38	663	663	937	825	882	1,041	1,122	1,139	1,319	1,412	1,260	1,456		
Enrollment by Grade Group																			
EE-5th	3,611	3,854	4,147	4,395	4,158	4,523	4,523	5,112	5,458	5,937	6,349	6,901	7,362	7,787	8,187	8,570	8,939		
6th-8th	1,983	2,076	2,148	2,246	2,348	2,503	2,503	2,636	2,801	2,950	3,351	3,523	3,978	4,318	4,811	5,179	5,508		
9th-12th	2,706	2,757	2,875	2,938	3,111	3,254	3,254	3,469	3,783	4,037	4,265	4,663	4,886	5,440	5,959	6,468	7,226		
% Change by Grade Group																			
EE-5th	0.053	0.067	0.076	0.060	-0.054	0.088	0.088	0.130	0.068	0.088	0.069	0.087	0.067	0.068	0.051	0.047	0.043		
6th-8th	0.070	0.047	0.035	0.046	0.045	0.066	0.066	0.053	0.063	0.053	0.136	0.051	0.129	0.085	0.114	0.076	0.064		
9th-12th	0.033	0.019	0.043	0.022	0.059	0.046	0.046	0.066	0.091	0.067	0.056	0.093	0.048	0.113	0.095	0.085	0.117		
% Students in Each Grade Group																			
EE-5th	0.435	0.444	0.452	0.459	0.432	0.440	0.440	0.456	0.453	0.459	0.455	0.457	0.454	0.444	0.432	0.424	0.412		
6th-8th	0.239	0.239	0.234	0.234	0.244	0.243	0.243	0.235	0.233	0.228	0.240	0.234	0.245	0.246	0.254	0.256	0.254		
9th-12th	0.326	0.317	0.314	0.307	0.323	0.317	0.317	0.309	0.314	0.312	0.305	0.309	0.301	0.310	0.314	0.320	0.333		
Added Students by Grade Group																			
EE-5th	182	243	293	248	-237	365	365	589	346	479	412	552	461	425	400	383	369		
6th-8th	129	93	72	98	102	155	155	133	165	149	401	172	455	340	493	368	329		
9th-12th	87	51	118	63	173	143	143	215	314	254	228	398	223	554	519	509	758		
% Added Students by Grade Group																			
EE-5th	0.457	0.628	0.607	0.606	-6.237	0.551	0.551	0.6286	0.4184	0.5431	0.3958	0.4920	0.4047	0.3222	0.2833	0.3040	0.2534		
6th-8th	0.324	0.240	0.149	0.240	2.684	0.234	0.234	0.1419	0.2000	0.1689	0.3852	0.1533	0.3995	0.2578	0.3492	0.2921	0.2260		
9th-12th	0.219	0.132	0.244	0.154	4.553	0.216	0.216	0.2295	0.3806	0.2880	0.2190	0.3547	0.1958	0.4200	0.3676	0.4040	0.5206		

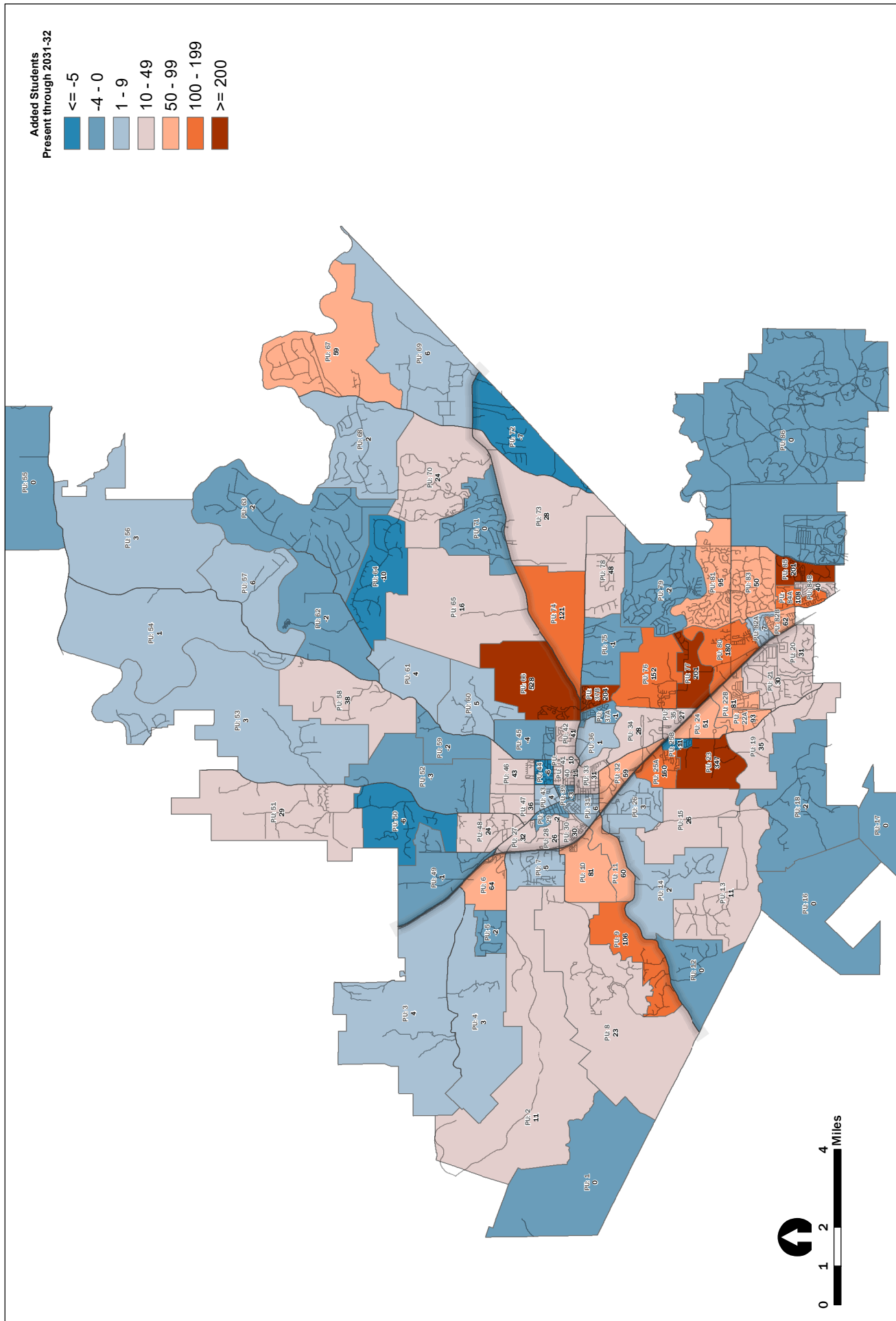
Projected Growth in Elementary Students September 2021 through October 2031 Boerne I.S.D.



Projected Growth in Middle School Students September 2021 through October 2031 Boerne I.S.D.



Projected Growth in High School Students September 2021 through October 2031 Boerne I.S.D.



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



PU	2022-23				2023-24				2024-25				2025-26				2026-27			
	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	EE-5th	6th-8th	9th-12th	EE-12th
1	0	2	0	2	0	0	2	2	0	0	2	2	0	0	2	2	0	0	2	2
2	3	5	12	20	2	4	11	17	2	3	9	14	0	3	10	13	0	2	6	8
3	13	7	9	29	9	9	9	27	6	9	12	27	2	11	9	22	1	8	13	22
4	11	5	11	27	14	4	9	27	16	3	6	25	16	4	6	26	18	5	5	28
5	15	5	14	34	14	3	16	33	13	6	12	31	14	7	8	29	13	7	8	28
6	28	15	23	66	41	28	37	106	61	41	49	151	80	49	65	194	98	51	81	230
7	91	36	59	186	91	30	58	179	92	34	52	178	90	41	51	182	87	45	48	180
8	22	12	18	52	21	8	24	53	22	10	23	55	25	16	18	59	28	16	25	69
9	24	13	19	56	35	16	25	76	44	20	34	98	50	30	41	121	60	40	48	148
10	22	7	7	36	23	4	9	36	27	10	11	48	30	16	17	63	37	26	24	87
11	2	1	2	5	8	3	7	18	20	12	17	49	37	24	30	91	55	35	46	136
12	13	8	13	34	12	8	14	34	9	10	16	35	6	13	13	32	7	11	12	30
13	35	14	19	68	36	13	23	72	38	14	22	74	39	17	20	76	43	15	21	79
14	14	5	8	27	13	6	7	26	12	8	5	25	12	8	7	27	13	6	8	27
15	2	0	1	3	2	0	0	2	1	1	0	2	1	1	0	2	0	2	0	2
16	0	0	0	0	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	0	0	0	0
18	6	7	8	21	5	9	5	19	3	6	10	19	2	5	8	15	0	5	9	14
19	26	14	13	53	25	12	16	53	27	11	17	55	27	11	17	55	29	15	19	63
20	111	58	77	246	121	53	77	251	129	58	73	260	136	60	76	272	146	62	77	285
21	98	56	64	218	104	58	69	231	115	53	72	240	128	47	71	246	125	58	77	260
22A	9	4	2	15	17	7	5	29	25	11	16	52	38	22	28	88	54	32	39	125
22B	181	106	124	411	192	101	139	432	195	110	148	453	205	117	163	485	210	123	160	493
23	15	10	14	39	39	23	35	97	75	43	61	179	116	70	96	282	163	95	136	394
24	0	1	1	2	0	0	2	2	0	0	2	2	0	0	2	2	0	1	3	4
25A	109	45	65	219	126	65	90	281	149	84	109	342	179	101	119	399	202	108	150	460
25B	61	36	59	156	59	38	52	149	57	35	52	144	55	35	52	142	48	39	50	137
26	30	26	56	112	31	25	49	105	33	22	42	97	33	19	36	88	34	16	35	85
27	28	16	16	60	31	19	16	66	33	21	18	72	35	15	23	73	36	16	21	73
28	13	6	4	23	15	7	3	25	17	3	7	27	24	7	12	43	33	9	15	57
29	8	28	14	50	8	26	14	48	10	23	14	47	10	25	10	45	12	23	9	44
30	189	102	143	434	188	101	144	433	191	98	149	438	195	103	147	445	201	98	147	446
31	41	19	29	89	38	15	36	89	38	18	36	92	39	22	30	91	38	21	27	86
32	47	10	10	67	62	20	24	106	67	26	30	123	69	36	31	136	76	38	37	151
33	96	51	73	220	106	53	80	239	117	47	87	251	117	57	80	254	117	59	77	253
34	103	62	52	217	90	68	57	215	91	69	56	216	96	67	57	220	90	61	77	228
35	68	42	48	158	66	40	56	162	69	29	63	161	64	36	54	154	64	34	54	152
36	21	0	20	41	21	0	20	41	21	0	20	41	21	0	20	41	21	0	20	41
37A	220	135	181	536	220	134	178	532	224	129	189	542	218	135	184	537	224	130	180	534
37B	98	51	81	230	124	60	103	287	148	77	116	341	170	98	133	401	197	115	149	461
38	16	8	12	36	16	5	14	35	14	8	11	33	12	8	11	31	10	9	12	31
39	5	4	9	18	6	2	10	18	6	3	7	16	7	1	6	14	6	3	4	13
40	53	17	34	104	54	21	35	110	53	28	33	114	52	33	28	113	55	32	29	116
41	41	15	19	75	43	16	21	80	48	20	16	84	54	19	20	93	62	15	24	101
42	135	67	100	302	139	64	103	306	142	76	91	309	138	90	95	323	151	88	100	339
43	35	11	20	66	34	15	15	64	33	12	21	66	33	16	18	67	32	16	19	67
44	88	62	79	229	97	53	85	235	100	51	81	232	104	49	82	235	110	52	81	243
45	51	26	64	141	54	20	60	134	52	20	65	137	50	27	58	135	51	30	55	136
46	77	44	44	165	81	40	57	178	86	41	58	185	87	47	59	193	89	48	64	201
47	20	15	17	52	20	16	14	50	20	11	19	50	17	12	19	48	23	14	19	56
48	43	20	24	87	54	26	27	107	61	22	32	115	64	25	32	121	72	21	38	131
49	24	9	17	50	23	12	15	50	22	11	14	47	23	10	12	45	20	12	14	46
50	21	11	24	56	22	12	20	54	23	9	16	48	22	11	15	48	24	10	15	49
51	103	51	62	216	113	39	73	225	121	41	71	233	130	48	66	244	141	51	65	257
52	13	9	12	34	13	10	13	36	12	9	14	35	13	6	14	33	13	6	11	30
53	18	10	13	41	15	13	13	41	20	8	18	46	20	11	14	45	22	7	20	49
54	7	4	4	15	8	4	4	16	9	4	4	17	11	2	6	19	12	2	5	19
55	0	0	1	1	0	0	1	1	0	0	1	1	0	0	1	1	0	0	0	0
56	3	0	0	3	4	0	0	4	5	0	0	5	6	0	0	6	6	1	0	7
57	14	5	9	28	15	5	11	31	17	4	9	30	16	7	8	31	18	6	7	31
58	17	17	15	49	23	23	23	69	28	22	32	82	32	23	38	93	31	28	40	99
59	14	5	13	32	11	10	11	32	15	10	9	34	17	9	6	32	19	3	13	35
60	22	16	26	64	27	14	23	64	30	13	21	64	32	8	26	66	32	13	17	62
61	12	4	7	23	13	2	9	24	13	1	10	24	11	4	8	23	9	7	4	20
62	9	3	9	21	8	5	6	19	7	4	8	19	7	5	7	19	6	5	5	16
63	70	36	68	174	70	43	60	173	71	46	54	171	74	40	56	170	69	46	59	174
64	10	14	25	49	10	14	24	48	9	14	23	46	8	11	22	41	8	8	22	38
65	14	5	8	27	13	7	7	27	12	6	6	24	9	8	6	23	7	9	7	23
66	151	79	97	327	197	105	144	446	252	135	190	577	300	175	229	704	359	201	284	844
67	50	22	25	97	52	31	28	111	60	32	32	124	62	36	40	138	71	36	53	160
68	30	22	37	89	34	17	40	91	39	17	36	92	43	14	34	91	52	11	29	92
69	25	10	23	58	25	8	22	55	24	12	18	54	24	14	19	57	27	13	14	54
70	16	15	20	51	17	12	21	50	15	13	22	50	19	10	24	53	20	16	22	58
71	44	26	33	103	39	30	28	97	38	27	33	98	36	28	39	103	37	23	41	101
72	34	42	45	121	26	47	46	119	23	47	38	108	23	51	35	109	22	47	39	108
73	13	5	4	22	14	5	5	24	16	6	5	27	17	5	8	30	19	5	7	31
74	3	3	5	11	4	1	7	12	10	5	9	24	23	11	16	50	38	20	27	85
75	13	4	9	26	10	6	8	24	11	4	6	21	7	9	6	22	6	7	8	21
76	147	47	53	247	176	55	68	299	196	60	75	331	207	77	76	360	228	82	84	394
77	17	17	17	5																

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

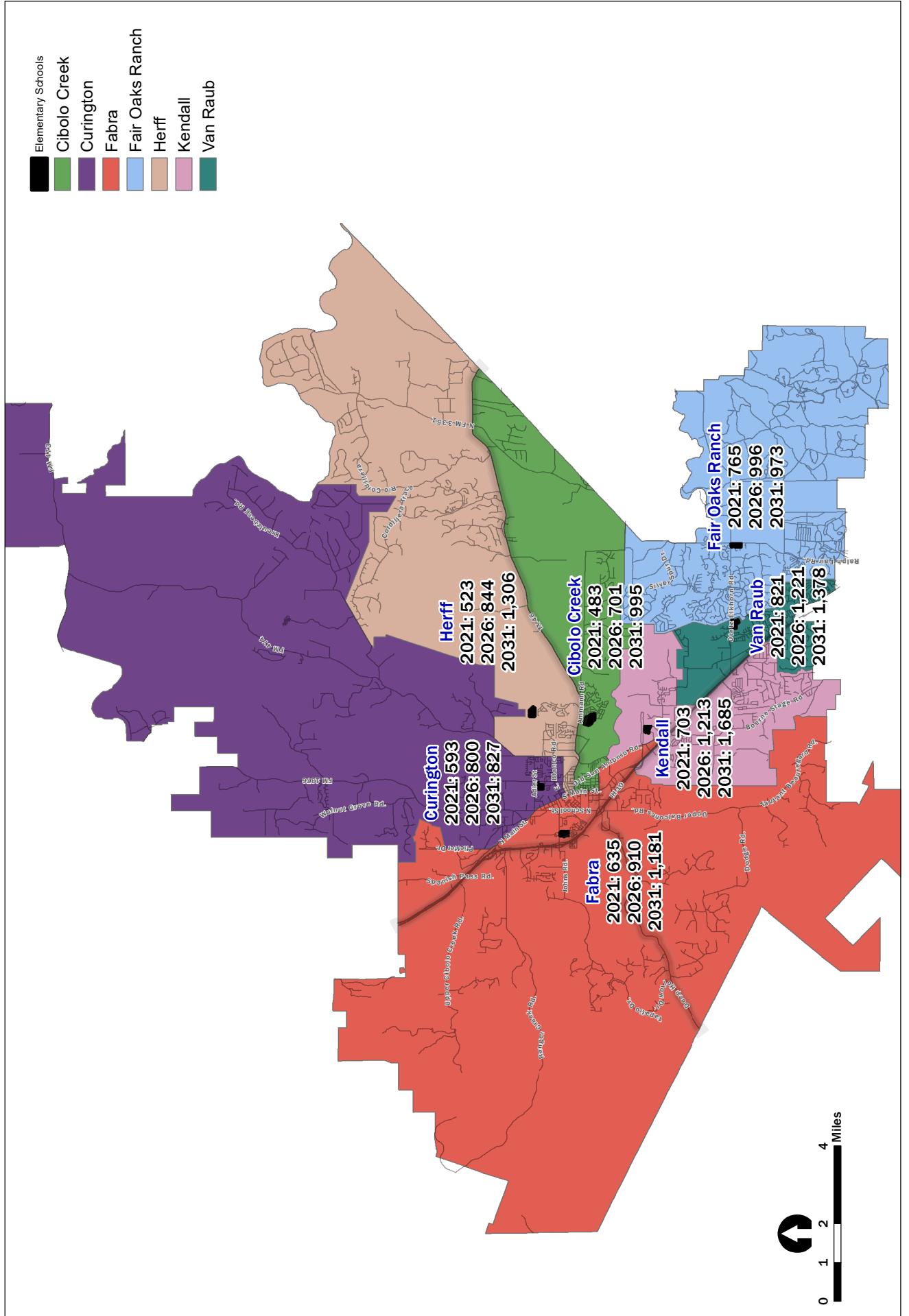


PU	2027-28				2028-29				2029-30				2030-31				2031-32			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	2	4	6	5	3	8	16	10	6	11	27	15	9	15	39	20	14	20	54
3	2	6	14	22	3	4	17	24	7	5	18	30	11	7	15	33	13	10	16	39
4	18	7	5	30	18	7	7	32	18	9	7	34	18	9	11	38	18	9	14	41
5	13	6	6	25	14	7	8	29	16	10	12	38	20	13	13	46	23	16	15	54
6	105	57	85	247	101	57	85	243	98	57	81	236	95	55	78	228	93	53	78	224
7	87	48	42	177	86	48	49	183	86	48	58	192	85	49	60	194	83	50	67	200
8	30	20	21	71	32	22	27	81	35	24	35	94	38	25	39	102	41	29	44	114
9	72	49	58	179	87	54	73	214	101	62	89	252	114	71	104	289	131	79	119	329
10	44	30	31	105	56	36	45	137	69	42	61	172	83	50	76	209	100	59	90	249
11	71	42	60	173	76	42	66	184	75	40	66	181	74	41	65	180	73	40	62	175
12	6	8	15	29	6	4	17	27	6	4	16	26	6	3	15	24	6	3	10	19
13	43	18	19	80	44	20	21	85	45	24	22	91	45	27	24	96	45	29	29	103
14	12	6	9	27	12	6	10	28	12	7	9	28	12	6	9	27	12	6	9	27
15	0	1	1	2	5	4	5	14	10	6	10	26	19	12	18	49	29	18	27	74
16	0	0	0	0	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	0	0	0	0
18	0	3	11	14	0	2	7	9	0	2	8	10	0	3	8	11	0	4	8	12
19	33	20	18	71	36	23	24	83	42	25	33	100	46	31	39	116	52	38	47	137
20	146	70	73	289	143	78	80	301	139	89	81	309	134	91	92	317	128	91	105	324
21	129	68	75	272	131	82	68	281	129	80	82	291	125	83	90	298	120	84	102	306
22A	71	43	55	169	86	50	68	204	92	54	76	222	100	58	86	244	110	66	95	271
22B	216	123	164	503	222	127	170	519	227	134	176	537	230	141	188	559	231	148	195	574
23	215	125	176	516	267	153	223	643	325	188	270	783	374	214	310	898	432	241	355	1,028
24	8	7	10	25	19	13	18	50	30	19	28	77	43	27	38	108	59	35	52	146
25A	231	125	174	530	254	146	193	593	253	147	206	606	253	146	204	603	254	144	207	605
25B	45	39	49	133	41	39	46	126	37	35	52	124	32	35	51	118	27	34	53	114
26	37	22	30	89	39	26	34	99	48	32	36	116	56	38	46	140	65	43	63	171
27	40	20	25	85	43	24	30	97	45	27	30	102	46	30	37	113	47	32	44	123
28	39	14	20	73	45	18	21	84	51	24	24	99	51	24	26	101	51	24	28	103
29	12	26	5	43	12	26	5	43	12	30	5	47	12	31	6	49	12	31	11	54
30	197	108	141	446	190	113	143	446	179	124	143	446	168	124	149	441	160	119	162	441
31	39	20	23	82	39	21	26	86	39	22	33	94	40	24	30	94	40	25	31	96
32	82	40	44	166	86	40	55	181	88	45	61	194	90	50	65	205	92	54	69	215
33	115	67	70	252	114	67	71	252	112	69	79	260	110	69	84	263	107	70	95	272
34	88	66	69	223	85	72	66	223	79	71	77	227	74	72	70	216	70	73	79	222
35	65	41	46	152	66	40	48	154	66	43	53	162	68	45	56	169	70	46	65	181
36	21	0	20	41	21	0	20	41	21	0	20	41	21	0	20	41	21	0	21	42
37A	224	135	172	531	220	129	178	527	215	136	175	526	208	139	175	522	202	141	188	531
37B	224	134	169	527	254	144	202	600	283	161	228	672	311	176	255	742	313	179	261	753
38	10	7	10	27	10	5	12	27	10	3	11	24	10	3	10	23	10	3	8	21
39	6	3	3	12	6	4	3	13	6	3	3	12	6	3	4	13	6	3	4	13
40	56	31	33	120	56	30	40	126	55	33	41	129	55	34	41	130	56	34	41	131
41	66	19	24	109	65	25	29	119	65	33	26	124	64	37	27	128	63	38	33	134
42	157	91	101	349	159	86	127	372	158	98	128	384	155	106	131	392	151	110	141	402
43	32	16	24	72	31	15	22	68	30	14	26	70	30	14	24	68	30	13	24	67
44	109	57	75	241	107	61	72	240	104	68	69	241	100	70	77	247	95	70	87	252
45	51	29	55	135	52	27	58	137	52	30	63	145	52	32	66	150	52	34	67	153
46	88	54	57	199	89	55	65	209	91	59	71	221	94	62	79	235	97	66	91	254
47	27	17	24	68	31	18	29	78	40	24	33	97	48	30	42	120	55	37	52	144
48	72	29	36	137	71	31	37	139	70	39	35	144	69	39	39	147	69	39	45	153
49	20	11	18	49	21	12	16	49	22	10	20	52	24	14	19	57	27	18	19	64
50	24	11	15	50	24	10	15	49	24	12	15	51	24	12	16	52	24	12	18	54
51	144	58	58	260	145	66	62	273	144	76	69	289	142	80	80	302	138	85	89	312
52	13	5	13	31	13	6	10	29	13	6	8	27	13	6	8	27	13	6	7	26
53	21	10	17	48	20	10	15	45	18	13	16	47	18	12	14	44	18	11	18	47
54	12	3	5	20	12	5	4	21	12	6	3	21	12	6	4	22	12	6	5	23
55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	6	2	0	8	6	3	0	9	6	3	1	10	6	3	2	11	6	3	3	12
57	18	8	6	32	18	7	9	34	18	9	9	36	18	9	11	38	18	9	14	41
58	31	29	41	101	35	27	41	103	37	25	45	107	38	26	48	112	38	30	48	116
59	19	6	11	36	19	7	13	39	19	9	10	38	19	9	7	35	19	9	11	39
60	32	16	17	65	32	18	17	67	32	18	16	66	32	18	22	72	32	18	25	75
61	9	7	3	19	9	5	4	18	9	3	7	19	9	3	8	20	9	3	8	20
62	6	4	7	17	6	4	5	15	6	3	7	16	6	3	6	15	6	3	5	14
63	71	47	65	183	72	50	66	188	73	44	69	186	75	45	68	188	75	47	71	193
64	7	8	19	34	6	7	19	32	6	6	15	27	6	4	13	23	6	3	13	22
65	7	8	9	24	12	8	11	31	16	9	15	40	20	12	19	51	24	15	25	64
66	423	241	329	993	493	277	397	1,167	568	322	460	1,350	641	364	517	1,522	721	408	589	1,718
67	80	44	58	182	89	47	67	203	97	54	71	222	105	59	76	240	112	64	87	263
68	53	17	25	95	54	21	26	101	58	31	18	107	61	32	26	119	63	34	34	131
69	27	14	14	55	28	15	20	63	28	20	21	69	31	22	24	77	34	24	26	84
70	23	17	23	63	26	21	25	72	29	21	33	83	33	23	38	94	38	27	41	106
71	38	22	40	100	40	20	39	99	41	23	37	101	42	27	33	102	43	31	35	109
72	24	45	41	110	27	43	41	111	28	44	47	119	28	47	44	119	28	51	43	122
73	20	9	7	36	24	14	11	49	28	19	15	62	33	20	23	76	38	22	29	89
74	57	32	41	130	78	45	61	184	102	60	80	242	128	74	104	306	153	89	126	368
75	6	8	6	20	6	4	9	19	6	3	11	20	6	3	7	16	6	3	8	17

Projected Resident Elementary School Students

Current through 2031-32 -- 2021-22 Attendance Zones

Boerne I.S.D.



Boerne I.S.D.
Projected Resident Students
2021-22 Elementary School Attendance Zones

	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Net Transfers 2021-22
Cibolo Creek												
Students Projected	483	537	564	613	646	701	762	828	895	959	995	-18
Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	54%	60%	63%	68%	72%	78%	85%	92%	99%	107%	111%	
Student Margin	417	363	336	287	254	199	138	72	5	-59	-95	
Curlington												
Students Projected	593	643	687	733	762	800	810	815	821	827	827	34
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	59%	64%	69%	73%	76%	80%	81%	82%	82%	83%	83%	
Student Margin	407	357	313	267	238	200	190	185	179	173	173	
Fabra												
Students Projected	635	681	722	777	832	910	969	1,020	1,072	1,122	1,181	-9
Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	71%	76%	80%	86%	92%	101%	108%	113%	119%	125%	131%	
Student Margin	265	219	178	123	68	-10	-69	-120	-172	-222	-281	
Fair Oaks Ranch												
Students Projected	765	849	878	929	949	996	1,007	1,007	998	987	973	-2
Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	85%	94%	98%	103%	105%	111%	112%	112%	111%	110%	108%	
Student Margin	135	51	22	-29	-49	-96	-107	-107	-98	-87	-73	
Herff												
Students Projected	523	584	640	702	748	844	928	1,021	1,114	1,207	1,306	16
Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	58%	65%	71%	78%	83%	94%	103%	113%	124%	134%	145%	
Student Margin	377	316	260	198	152	56	-28	-121	-214	-307	-406	
Kendall												
Students Projected	703	817	894	999	1,115	1,213	1,334	1,446	1,526	1,598	1,685	24
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	70%	82%	89%	100%	112%	121%	133%	145%	153%	160%	169%	
Student Margin	297	183	106	1	-115	-213	-334	-446	-526	-598	-685	
Van Raub												
Students Projected	821	915	975	1,063	1,135	1,221	1,269	1,306	1,338	1,361	1,378	-45
Capacity	900	900	900	900	900	900	900	900	900	900	900	
Percent Utilization	91%	102%	108%	118%	126%	136%	141%	145%	149%	151%	153%	
Student Margin	79	-15	-75	-163	-235	-321	-369	-406	-438	-461	-478	
Totals:												
Students Projected	4,523	5,026	5,360	5,816	6,187	6,685	7,079	7,443	7,764	8,061	8,345	
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	70%	77%	82%	89%	95%	103%	109%	115%	119%	124%	128%	
Student Margin	1,977	1,474	1,140	684	313	-185	-579	-943	-1,264	-1,561	-1,845	

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

**Boerne ISD
Elementary Transfers**



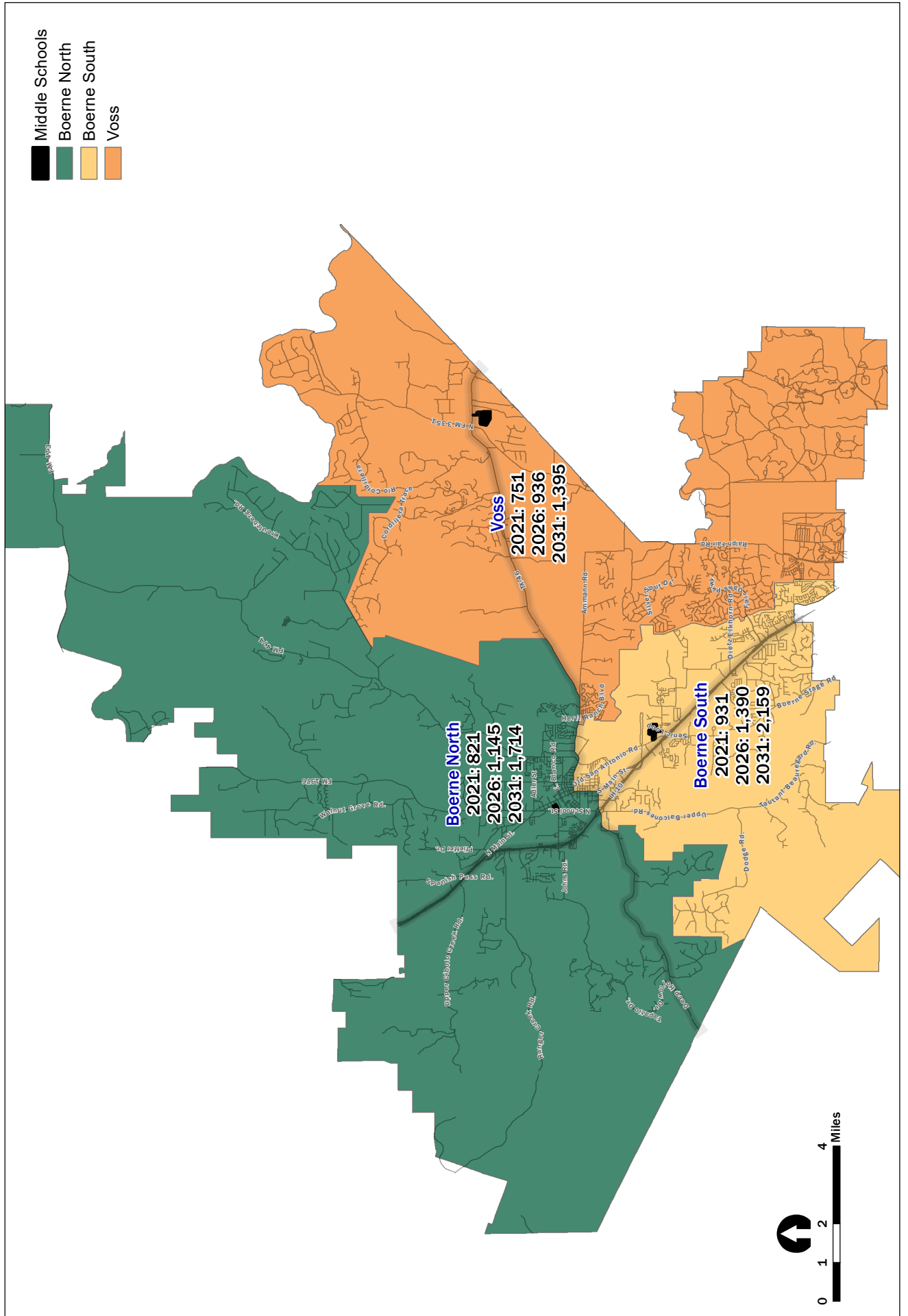
Attends		Cibolo Creek	Curington	Fabra	Fair Oaks Ranch	Herff	Kendall	Van Raub	Resides In	Transfers Out	Net Transfers
Resides In	Cibolo Creek	417	12	3	15	26	9	1	483	-66	-18
	Curington	6	563	13		10	1		593	-30	34
	Fabra	22	8	575	3	7	14	4	633	-58	-9
	Fair Oaks Ranch	4	1	2	723	10	21	4	765	-42	-2
	Herff	7	37	9	2	460	3	5	523	-63	16
	Kendall	9	5	11		22	646	10	703	-57	24
	Van Raub		1	11	20	4	33	752	821	-69	-45
Resides In & Attends		417	563	575	723	460	646	752			
Transfers In		48	64	49	40	79	81	24			
Attends		465	627	624	763	539	727	776			

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

Current through 2031-32 -- 2021-22 Attendance Zones

Boerne I.S.D.



Boerne I.S.D.
Projected Resident Students
2021-22 Middle School Attendance Zones

	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Net Transfers 2021-22
Boerne North												
Students Projected	821	840	866	938	1,080	1,145	1,280	1,356	1,504	1,611	1,714	5
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	63%	65%	67%	72%	83%	88%	98%	104%	116%	124%	132%	
Student Margin	479	460	434	362	220	155	20	-56	-204	-311	-414	
Boerne South												
Students Projected	931	979	1,064	1,120	1,295	1,390	1,591	1,759	1,931	2,053	2,159	-13
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	62%	65%	71%	75%	86%	93%	106%	117%	129%	137%	144%	
Student Margin	569	521	436	380	205	110	-91	-259	-431	-553	-659	
Voss												
Students Projected	751	781	826	842	924	936	1,054	1,114	1,245	1,324	1,395	8
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	63%	65%	69%	70%	77%	78%	88%	93%	104%	110%	116%	
Student Margin	449	419	374	358	276	264	146	86	-45	-124	-195	
Totals:												
Students Projected	2,503	2,600	2,756	2,900	3,299	3,471	3,925	4,229	4,680	4,988	5,268	
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	63%	65%	69%	73%	82%	87%	98%	106%	117%	125%	132%	
Student Margin	1,497	1,400	1,244	1,100	701	529	75	-229	-680	-988	-1,268	

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

**Boerne ISD
Middle School Transfers**

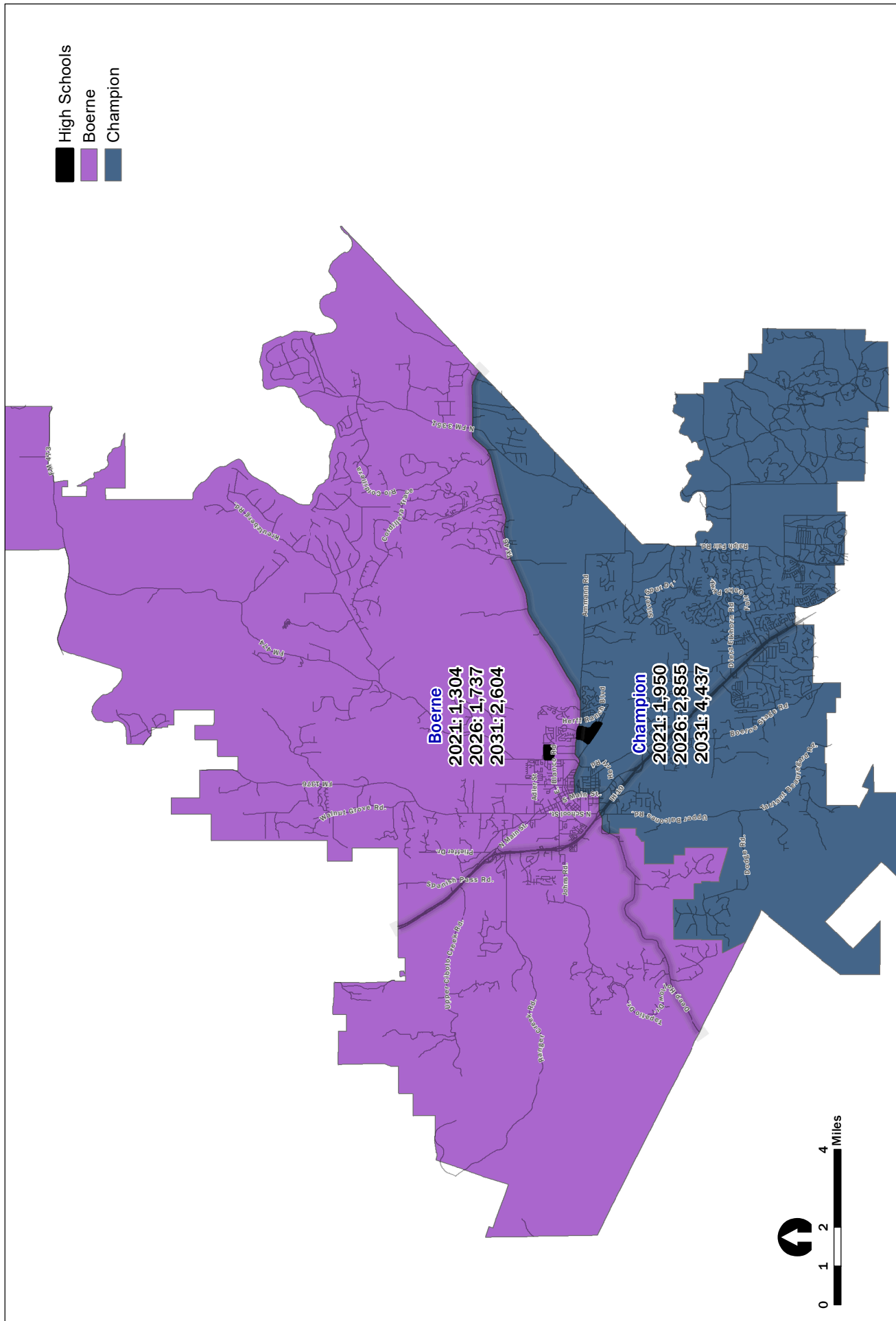


		Attends	Boerne North	Boerne South	Voss	Resides In	Transfers Out	Net Transfers
Resides In	Boerne North		786	10	24	820	-34	5
	Boerne South		19	895	17	931	-36	-13
	Voss		20	13	718	751	-33	8
	Resides In & Attends		786	895	718			
	Transfers In		39	23	41			
	Attends		825	918	759			

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 High School Students

Current through 2031-32 -- 2021-22 Attendance Zones
Boerne I.S.D.



Boerne I.S.D.
Projected Resident Students
2021-22 High School Attendance Zones

	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Net Transfers 2021-22
Boerne High School												
Students Projected	1,304	1,371	1,478	1,547	1,617	1,737	1,799	2,012	2,169	2,347	2,604	-7
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	72%	76%	82%	86%	90%	97%	100%	112%	121%	130%	145%	
Student Margin	496	429	322	253	183	63	1	-212	-369	-547	-804	
Champion High School												
Students Projected	1,950	2,069	2,272	2,450	2,596	2,855	2,999	3,324	3,669	3,989	4,437	7
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	81%	86%	95%	102%	108%	119%	125%	139%	153%	166%	185%	
Student Margin	450	331	128	-50	-196	-455	-599	-924	-1,269	-1,589	-2,037	
Totals:												
Students Projected	3,254	3,440	3,750	3,997	4,213	4,592	4,798	5,336	5,838	6,336	7,041	
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	77%	82%	89%	95%	100%	109%	114%	127%	139%	151%	168%	
Student Margin	946	760	450	203	-13	-392	-598	-1,136	-1,638	-2,136	-2,841	

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