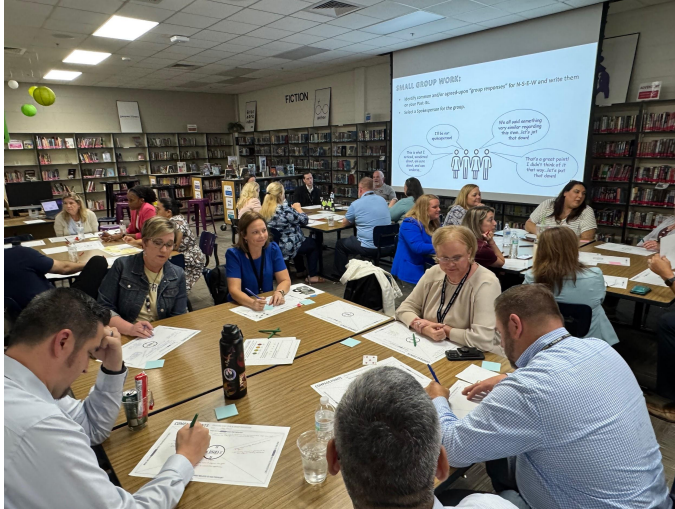


Consideration of Land and Real Property

Board Meeting
May 4, 2026

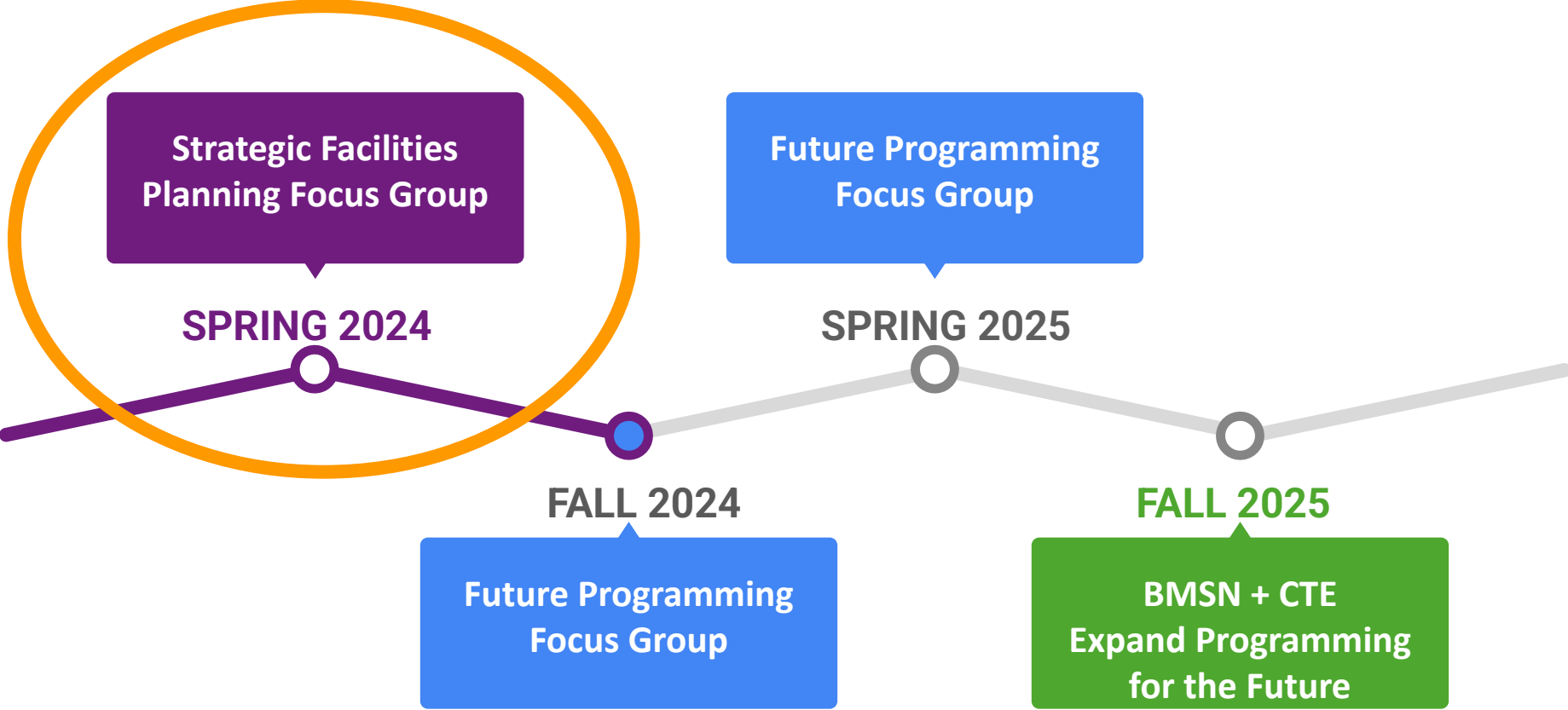
Purpose

- Review engagement of focus groups
- Outline priorities in planning for the future
- Discuss land acquisition



Engagement of Focus Groups

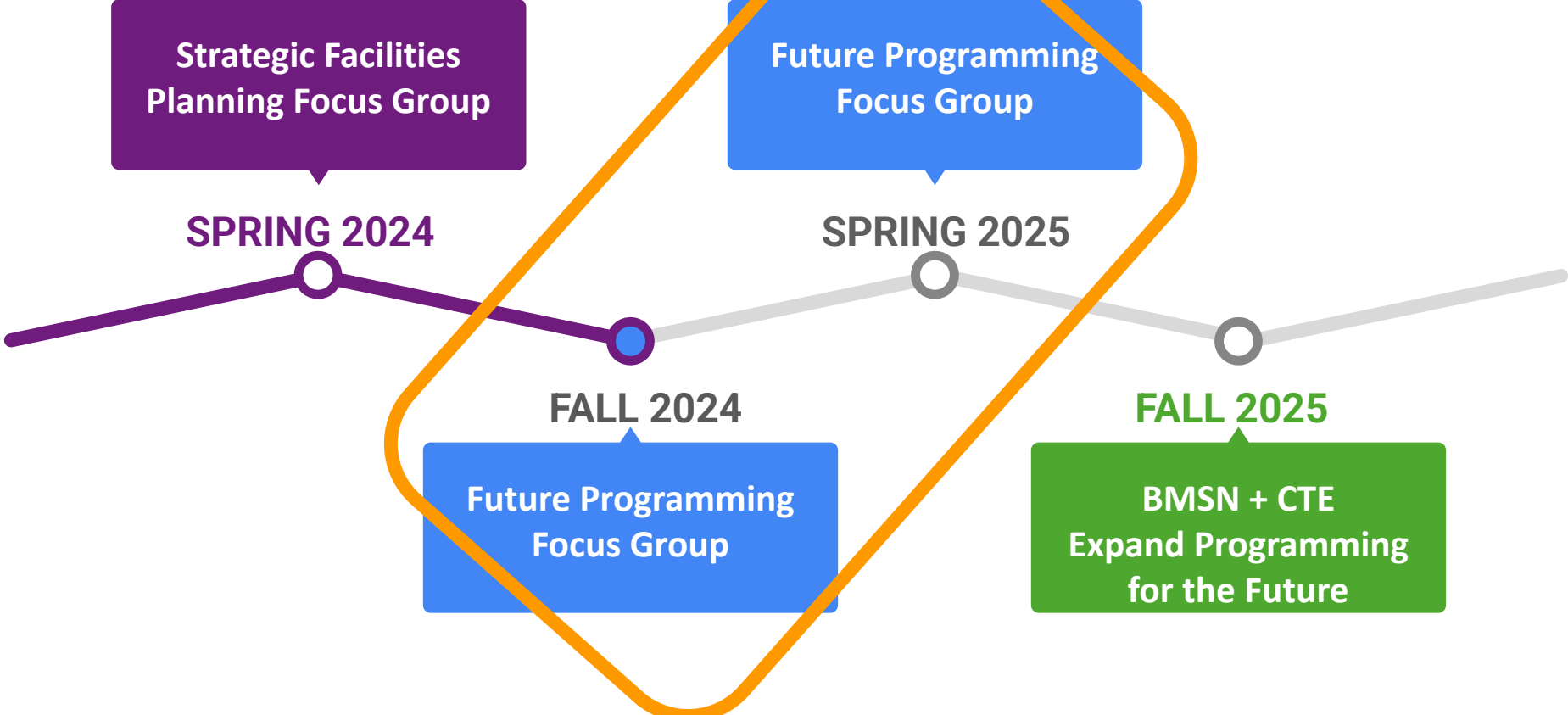
Focus Groups Convened



SFPFG Recommendations (April 2024):

- 1) Given the site constraints of BMSN, consider building a new BMSN and convene a team to explore how to leverage the current BMSN facility to meet long-term educational needs of BISD
- 2) Establish a preferred student capacity for middle schools at 1,200 students
- 3) Explore the expansion of current district land portfolio to provide options for the growing needs
- 4) Convene a long-range planning committee to consider district needs and timing of projects
- 5) Maximize existing facilities strategically to postpone the need for high school #3.

Focus Groups Convened



SFPFG Recommendations April 2024

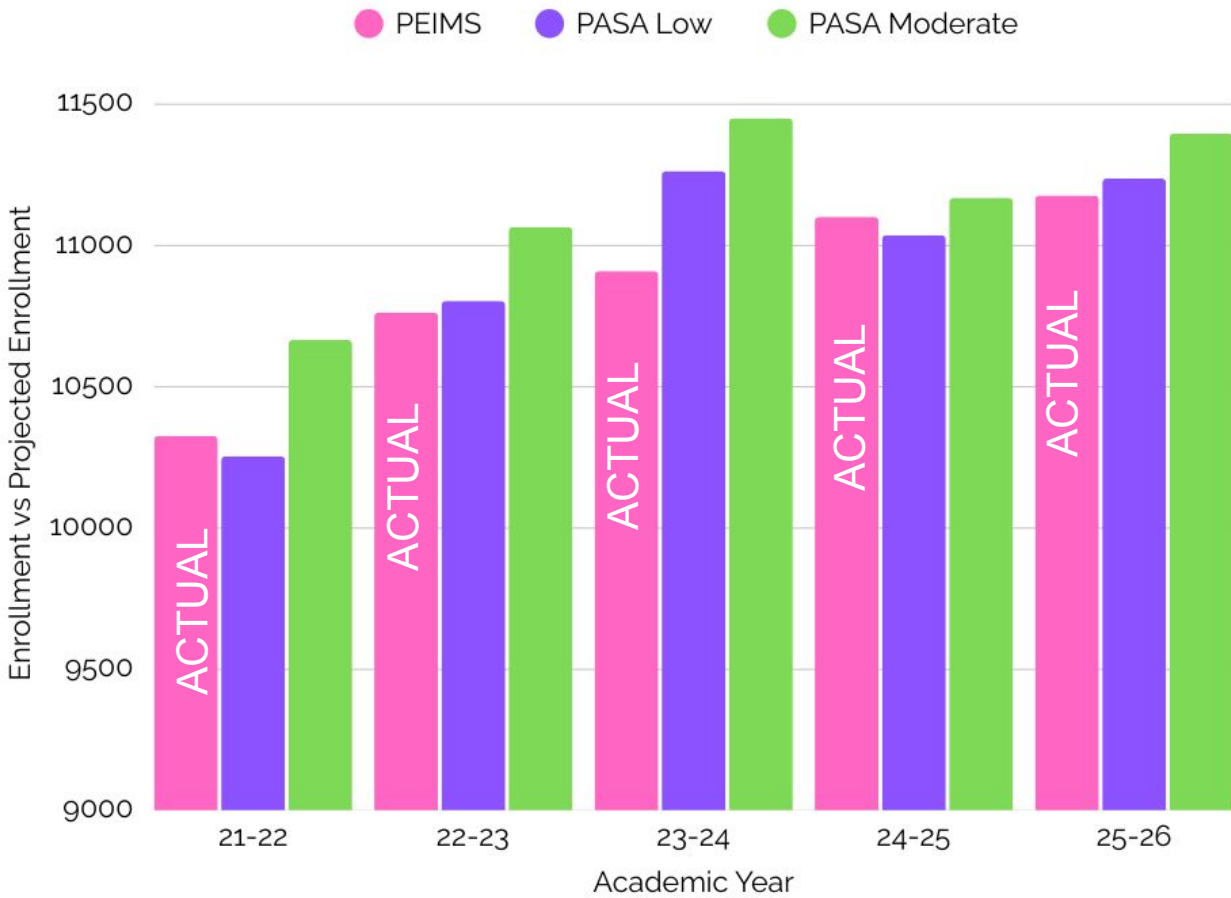
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FPFG Recommendations April 2025

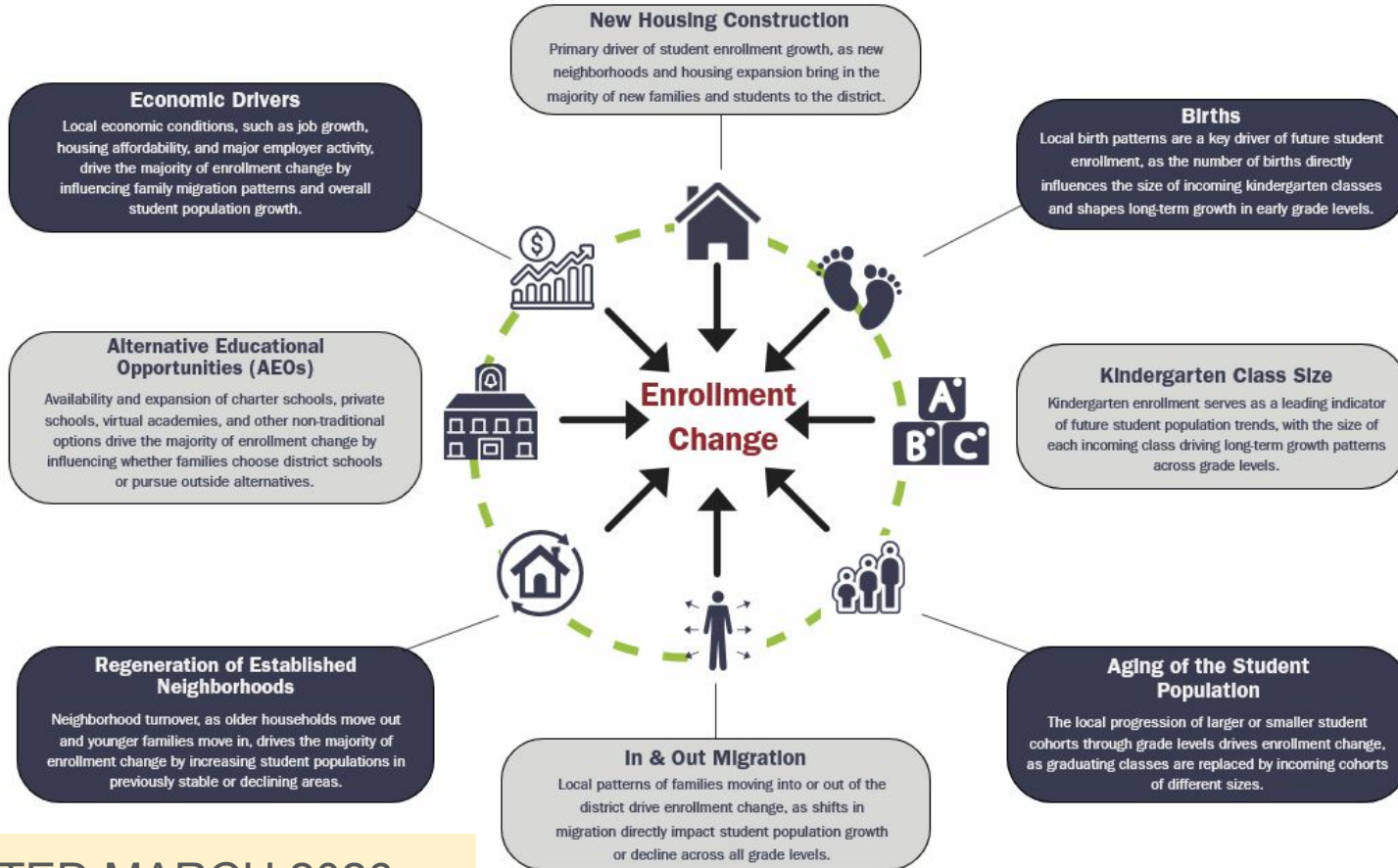
- 1) In alignment with SFPFG, leverage the current BMSN facility as an advanced career/CTE center
- 2) Examine CTE programming
 - a) Study student interest data
 - b) Study workforce data and projections
 - c) Determine courses, levels to be offered at a CTE site vs. home campus
- 3) Convene local business partners and stakeholders to inform programming and industry needs
- 4) Conduct facility assessment of BMSN
- 5) In alignment with SFPFG, establish middle school capacity at 1,200 students.

Planning for the Future

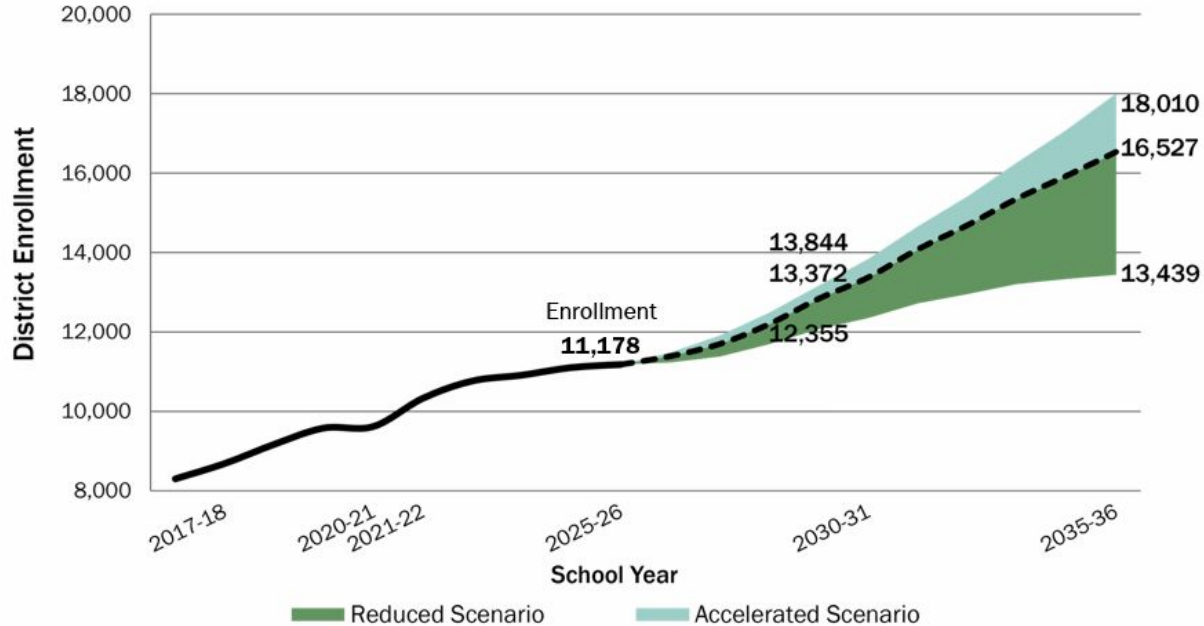
FIVE-YEAR ENROLLMENT: Actual vs. Projections



Student Projection Factors



Ten-Year Forecast Accelerated and Reduced Scenarios



Every year starts with a clean slate – not impacted by the previous year’s accuracy.

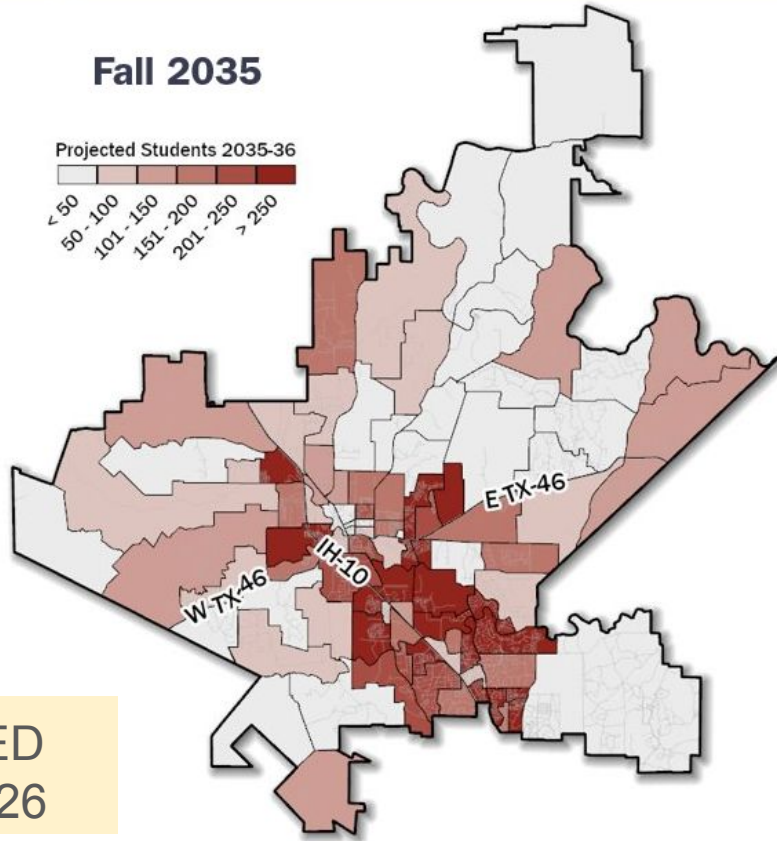
The Ten-Year Forecast represents the most likely scenario based on the best information available at the time of the study.

Accelerated and Reduced Scenarios are also feasible, assuming changing circumstances.

PRESENTED
MARCH 2026

The Accelerated and Reduced Enrollment Scenarios account for potential changes in factors affecting enrollment, such as fluctuations in mortgage rates, housing construction, new charter school plans, birth rates, and resulting kindergarten class sizes.

Projected EE-12th Grade Resident Students by Planning Unit



The adjacent map illustrates the projected number of resident students by planning unit for the 2035–36 school year. Each polygon represents a distinct planning unit, with the corresponding shading indicating the anticipated student population within that planning unit. The darker the shading, the more students who are projected to live there in 2035–36.

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MARCH 2026

CONSIDERATIONS: Selecting Sites

- **Sufficient Acreage**
 - Athletics
 - CTE
- **Utility Requirements**
 - On-site water quality requirements
 - Available power, water, sewer, etc
- **Traffic Considerations**
 - Multiple access to larger campuses
 - Parking requirements
- **Adequate Buildable Site**
 - Flat v. steep topography
 - Tree mitigation/preservation
- **Targeted Area per Demographic Trends**



Viola Wilson Elementary School

New ES:
15-20 Acres



Voss Middle School

New MS:
30-40 Acres



Champion High School

New HS:
60-90 Acres

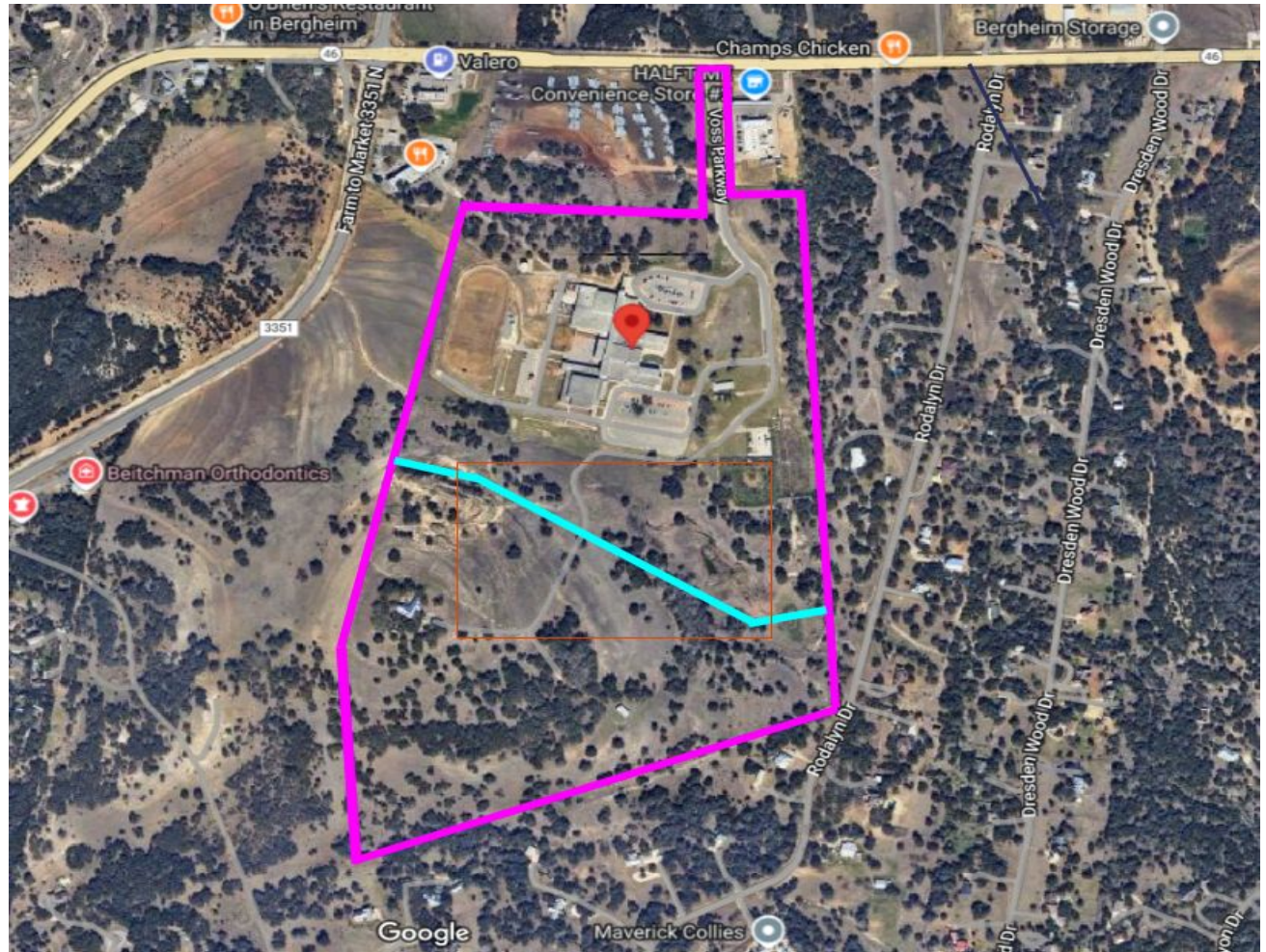
Voss MS: 74 ACRES

Consider:

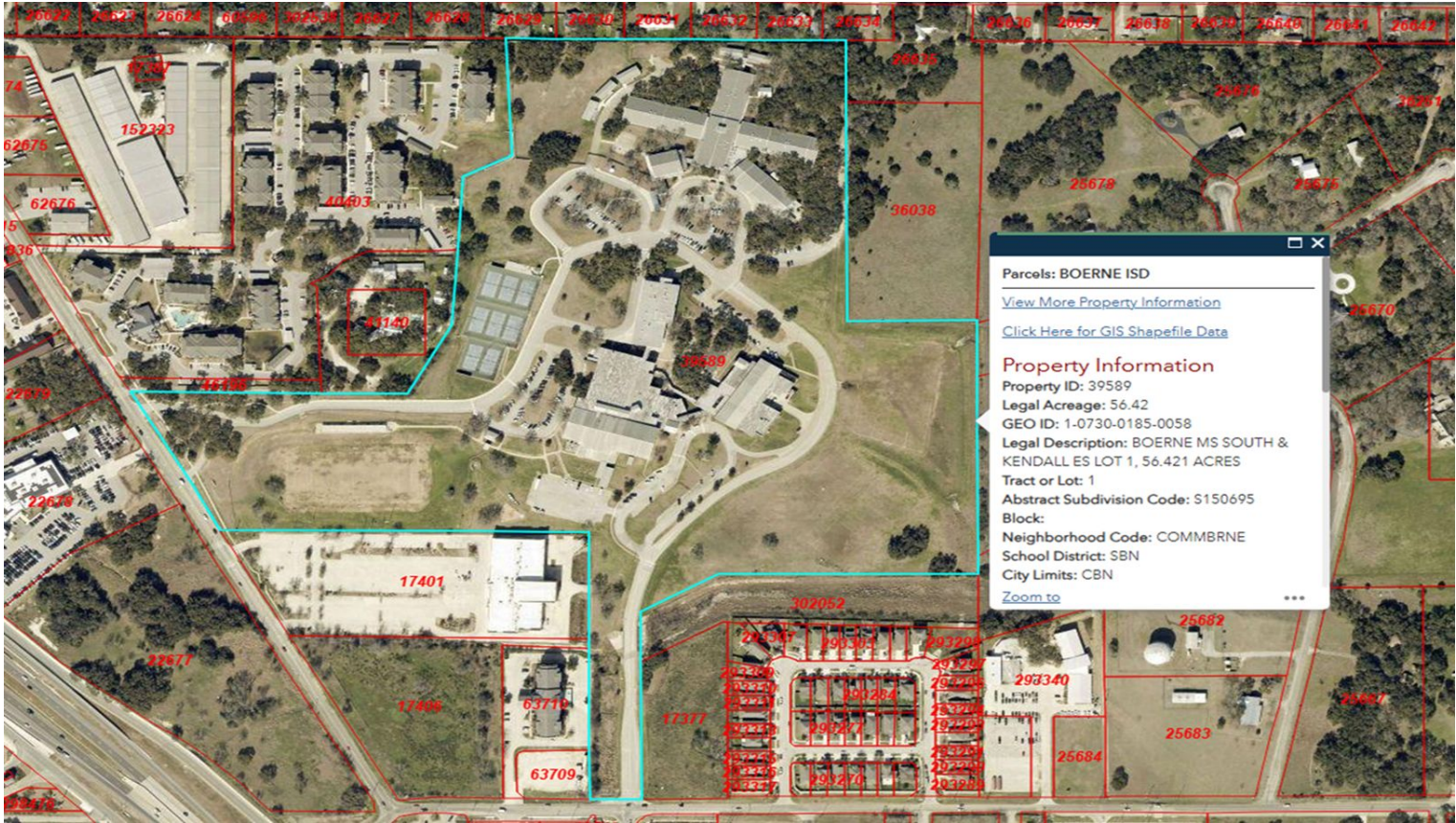
Elem = 15-20 acres

MS = 30-40 acres

HS = 60-90 acres

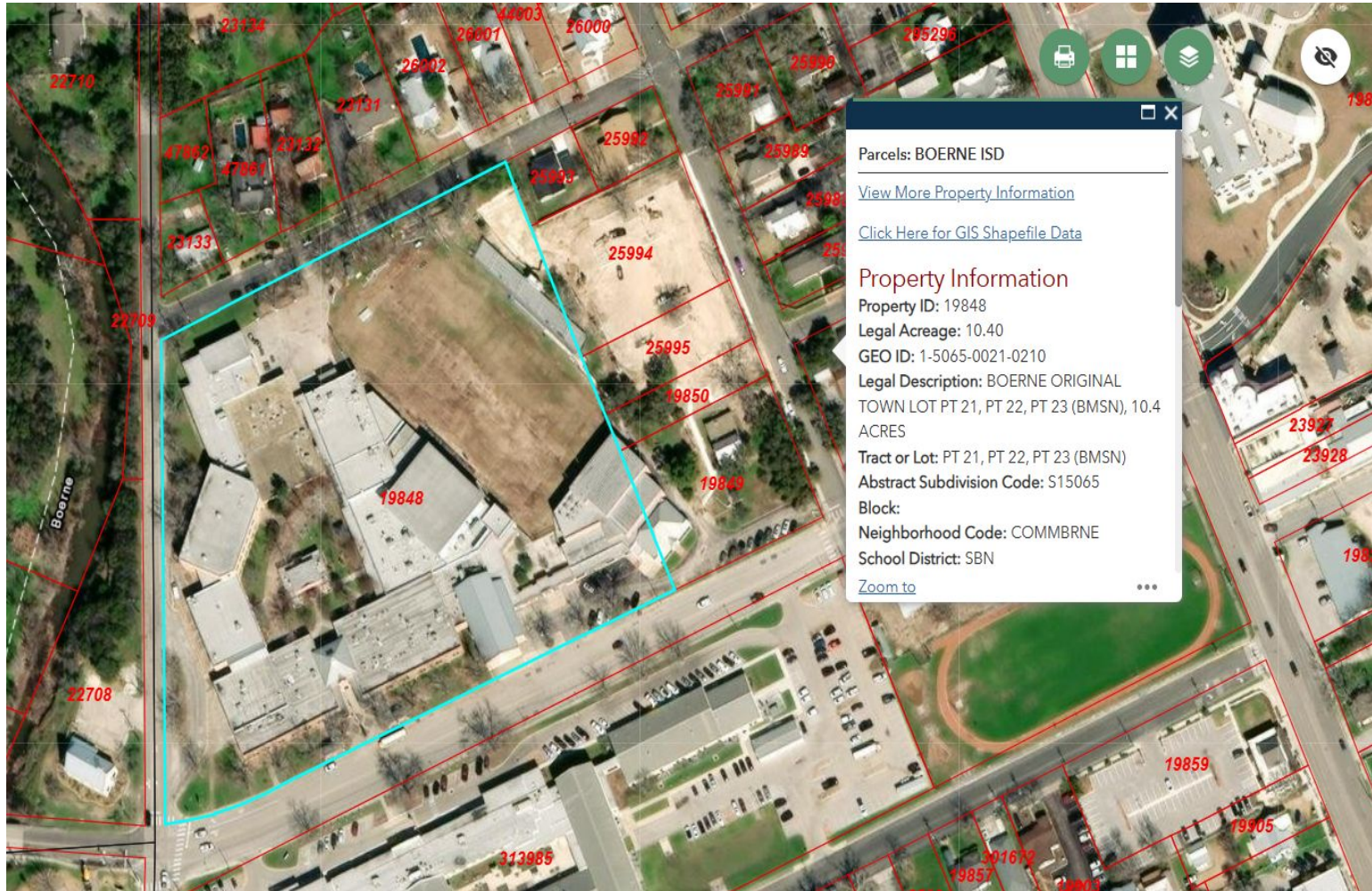


KES
& BMSS:
56.421
ACRES



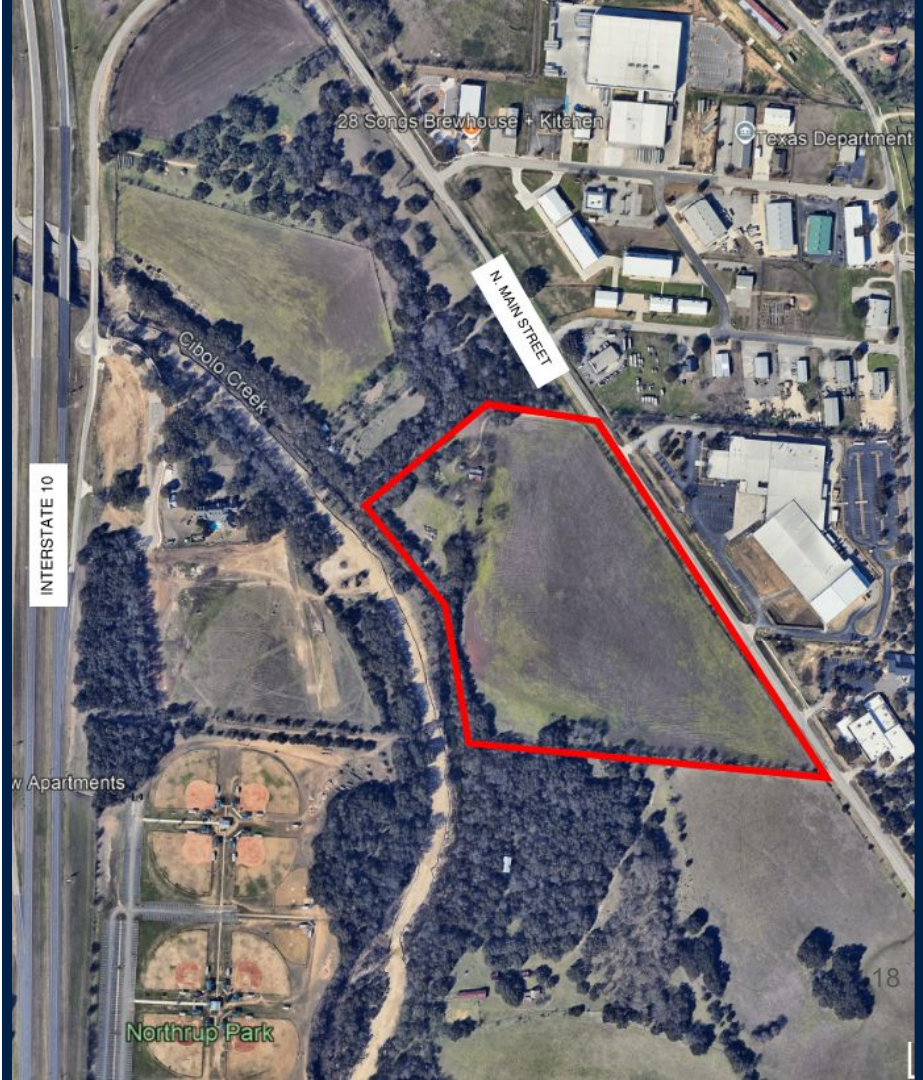
**BMSN:
10.4 ACRES**

Recommended
size for a middle
school site:
30-40 acres



Land Acquisition

Consideration:
Unplatted
31-acre site
located within
City of Boerne ETJ



Site Utilities

- Three-Phase electric along Main Street
- 6" gas line
- Property requires annexation within City of Boerne to access Boerne Utilities
 - 12" and 16" Water
 - 8" and 18" Sanitary Sewer



Process: Land Acquisition

- Determine needs based on multiple data points
- Evaluated multiple potential sites
- Conducted a comprehensive feasibility study
- Identified and assessed utility locations and service availability
- Coordinated with the City of Boerne for local input and compliance
- Engaged the Texas Department of Transportation for roadway and access considerations

Site Planning and Assessment

Environmental & Physical

- Topography
- FEMA Floodplain / Drainage Protection Zones
- Environmental Site Assessment
- Threatened/Endangered Species Evaluation
- Water Features and Delineation Study
- Tree Preservation and Landscape

Planning & Regulatory

- Archeological Desktop Review
- Zoning Compliance
- Master Development Plan
- Platting Requirements
- Permitting Process

Infrastructure & Access

- Site Access & Traffic
- Detention/Stormwater Quality
- Site Utilities (Water/Sewer)
- General Site Logistics

Discussion