

Straus Medina Public Improvement District (PID)

City Council Agenda Items No. 20 and 21

January 16, 2025

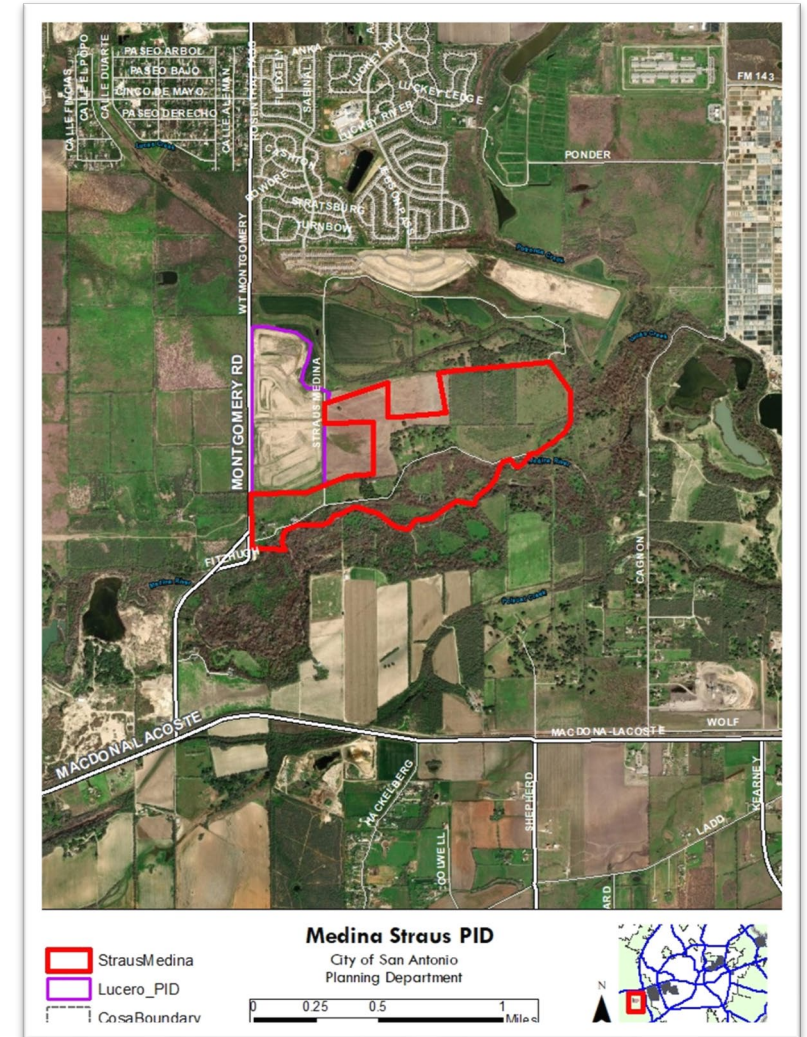
Bridgett White, AICP

Director, Planning Department



Straus Medina PID

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|----------------------------------|---|
| Applicant Owners | Jen Texas 36 LLC. |
| Property Acreage Location | <ul style="list-style-type: none"> • 276.657 acres • Southeast of Montgomery Rd and Straus Medina Rd |
| Project | <ul style="list-style-type: none"> • 747 Single-family residential lots • 130.6 acres of conservation land • Water: SAWS • Septic Systems |
| Proposed Improvements | Individual Lot Improvements, Water & Sewer Improvements, Drainage, Utilities, Streets, Landscaping, and Parks/Open Space |
| Costs | Approximately \$43.5 M |
| Revenue | Approximately \$28 M |



Consent & DA Terms



City's Consent to PID Creation:

- County's delegation of road district powers
- Provision of water, wastewater and drainage infrastructure
- No exercise of eminent domain powers
- No power to annex, expand, divide or exclude land within PID boundaries

Development Agreement:

- Not exceed City's tax rate
- Non-annexation for 30 years
- Agreed to voluntary annexation petition by owner and services upon annexation
- Agreed to comply with all municipal regulations and laws applicable to all properties in City's ETJ
- New application provisions and fees

Proposed Timeline



December 11, 2024

Planning
Commission Hearing

January 16, 2025

**San Antonio
City Council**

February 2025

Bexar County
Commissioners
Court

Recommendation



Staff recommends Approval of:

- A Resolution granting the City's consent to the creation by Bexar County of the Straus Medina PID in the City's ETJ
- An Ordinance authorizing a 30-year Development Agreement between the City and the PID's Property Owners.

Planning Commission recommended approval of the above items at their meeting on December 11, 2024.

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