

# **Straus Medina Public Improvement District (PID)**

**City Council Agenda Items No. 20 and 21**

**January 16, 2025**

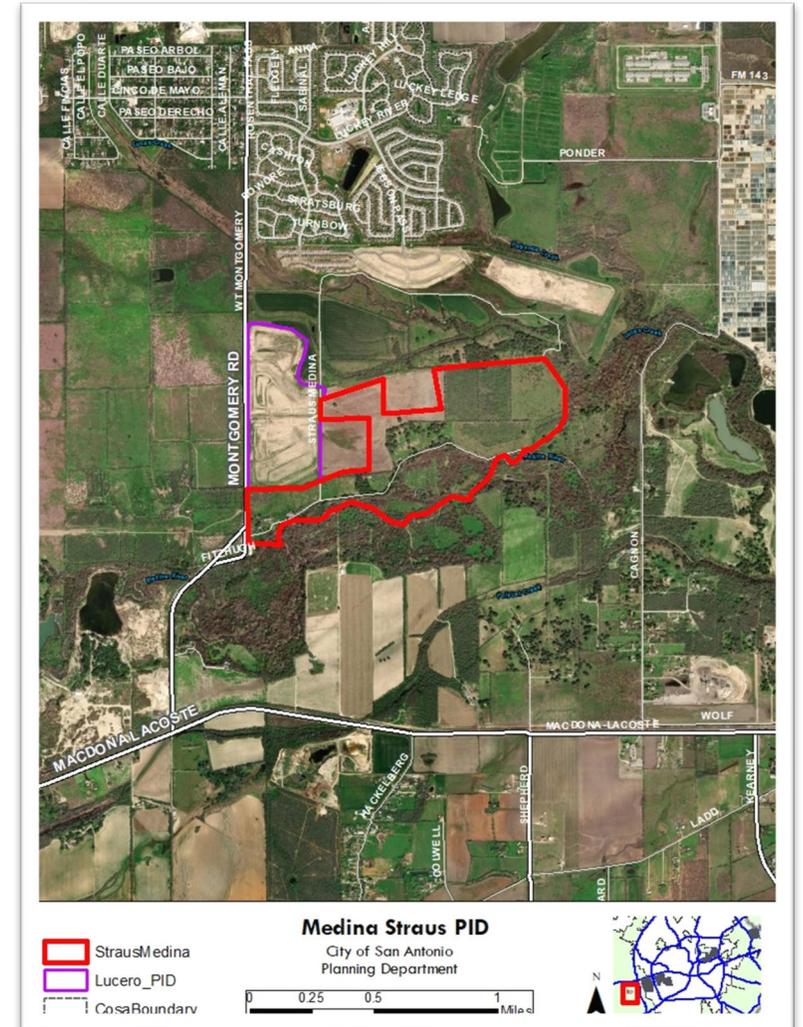
**Bridgett White, AICP**

**Director, Planning Department**



# Straus Medina PID

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



# Consent & DA Terms



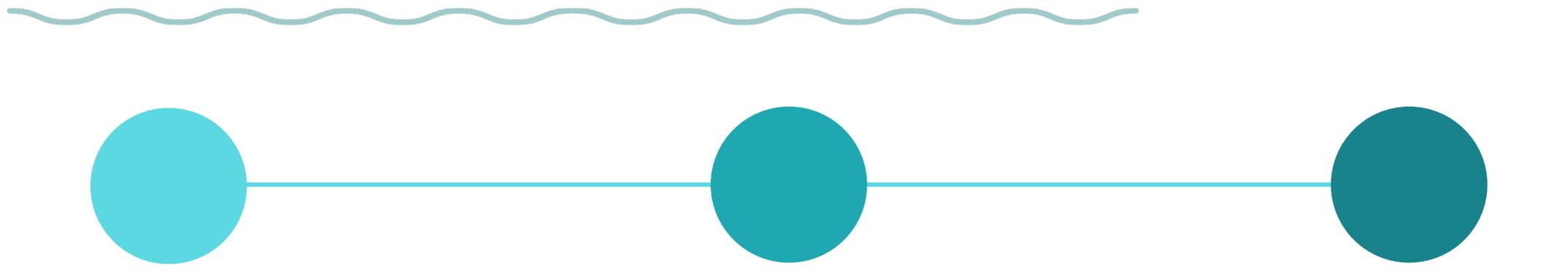
## City's Consent to PID Creation:

- 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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