

February 14, 2025

Board of Directors  
Straus Medina Special Improvement District

Re: Feasibility and Bond Authorization Report  
Straus Medina Special Improvement District

Dear Directors:

Pape-Dawson is pleased to present this Feasibility and Bond Authorization Report for the District.

**Location and Adjacent Developments**

The District, comprising approximately 276.547-acres of land, is within the City of San Antonio Extra Territorial Jurisdiction (ETJ) within Bexar County. Specifically, it is located south of the intersection of US HWY 90 and WT Montgomery, on the southwest side of San Antonio. The Straus Medina property is surrounded by WT Montgomery road to the southwest, the Medina River to the south, one undeveloped property (owned by others) to the east and north, two proposed school areas to the north and west, and a proposed single-family residential area to the northwest.

**Development Plan**

The land within the District is currently owned by Lennar Homes of Texas Land & Construction, LTD and Andiron Multistate 1, LLC. The District proposed land use is single-family as shown on Exhibit A. A Master Development Plan (MDP) showing the proposed land uses has been approved by the City of San Antonio and Bexar County.

**Existing Property**

The land within the district is mostly undeveloped with grass and mostly underbrush with some existing farm infrastructure. No plat has been recorded within the District.

**Proposed Land Use**

The District proposes approximately 820 single-family units (276.547-acres) with associated amenities.

Design and construction of wastewater systems are to follow the San Antonio Water System (for sewer infrastructure) Utility Service Regulations (USR) criteria. Design and construction of potable water systems are to follow the San Antonio Water System (for water infrastructure) Utility Service Regulations (USR).

1. Water Supply (WT Montgomery – Phase I):
  - a. Water Supply to Straus Medina is to be from San Antonio Water System (SAWS) Pressure Zone 930. To supply water to the property, the flow capacity of a 12-inch water main or equivalent is required. An existing 24-inch water main exists along WT Montgomery and will be the primary source of water for the project. The project requires approximately 80 Equivalent Dwelling Units (EDUs) from the San Antonio Water System for the phase I.
2. Water Supply (North of Straus Medina Tract – Phase II):
  - a. Water Supply to Straus Medina is to be from San Antonio Water System (SAWS) Pressure Zone 930. To supply water to the property, the flow capacity of a 12-inch water main or equivalent is required. An existing 8-inch water main exists along Parish Divide at a northern tract and will be the primary source of water for the project. The project requires approximately 1220 Equivalent Dwelling Units (EDUs) from the San Antonio Water System for the phase II.
3. Water Distribution System (WT Montgomery – Phase I):
  - a. The developer is required to install a new division valve (closed) on the existing 12-inch main crossing WT Montgomery 1.8 miles north of the Straus Medina Tract and then coordinate with San Antonio Water System (SAWS) to have the existing division valve located along WT Montgomery opened. Developer shall construct a 16-inch main along WT Montgomery to approach and border the entire frontage of the District. Developer then shall create a series of looped 8-inch mains throughout the District with no less than two connections to the proposed 16-inch border main on WT Montgomery.
4. Water Distribution System (North of Straus Medina Tract – Phase II):
  - a. The developer shall construct a 12-inch main from the existing 8-inch main to the Tract, then construct a 12-inch main from the proposed 12-inch main to traverse the District and create a looped system within the District by connecting to the proposed 16-inch main on WT Montgomery. Developer then shall connect remaining services to the proposed series of distribution systems mentioned above.
5. Wastewater Treatment Plant:

A new wastewater treatment plant will not be required for this project. This District lies within the San Antonio Water System (SAWS) Dos Rios Water Recycling Center (WRC) via existing wastewater mains.
6. Wastewater Collection System:
  - a. The District will drain into an existing 36" sanitary sewer main that traverses the tract.
  - b. The developer will be required to construct various minor on-site mains to connect to the above-mentioned sewer mains.

Storm drainage systems and roads are to be designed to comply with City of San Antonio and Bexar County regulatory standards, as well as compliance with the City of San Antonio Unified Development Code (UDC).

1. Storm Drainage System:

Stormwater runoff from Straus Medina is to be collected by curb inlets, sidewalk boxes, earthen open channels, and storm drains and is to be conveyed to Lucas Creek and Medina River. The storm water runoff flowing to the north drains directly into Lucas Creek. Storm water runoff flowing to the south drains directly to Medina River

2. Proposed Road Facilities:

The roadway plan for the District includes a secondary arterial roadway and numerous residential streets to serve the proposed single-family subdivision.

Straus Medina proposes the following roadways and traffic improvements.

- a. 5,280-feet of Secondary Arterial road (98-foot right-of-way min.).
- b. Intersection, turn lane, and roadway improvements at the proposed secondary arterial intersection with proposed residential driveways.
- c. Miscellaneous signage and striping improvements at WT Montgomery and Luckey River intersection.

**Proposed Park and Recreational Facilities**

Proposed park and recreational facilities for the District include pocket parks, green spaces, sidewalks, landscaping and irrigation, recreational facilities and equipment, and associated street, parking, access, and security lighting. Approximately 130.69-acres of open space/parkland is proposed. The open space/parkland is to be eventually dedicated to the public, the district, or the homeowner's association.

**Bond Authorization Requirement**

The necessary bond authorization to be voted for water, sanitary sewer, drainage facilities, road facilities, park and landscaping facilities have been analyzed using inflation and adjusted costs. Assuming future contingencies and possible annexations, and an annual inflation rate of 6 percent for 10 years, it is our opinion that a bond amount of **\$327,070,342** should be authorized. Attachments A through D detail the estimated construction costs associated with the proposed water, sewer, drainage, roadway, and parks/landscaping. This amount should be adequate to cover the costs associated with the facilities currently projected to develop the District as well as additional costs associated with the possible annexation, inflation, and refunding bond issues. The recommended Bond Authorization amounts are as follows:



	Roads	Sewer, Water, and Drainage	Parks	Economic Development
<b>Bond Issue Requirement</b>	\$82,566,678	\$62,198,600	\$66,614,950	\$10,000,000
<b>Refunding Bonds</b>	\$41,283,339	\$31,099,300	\$33,307,475	\$0
<b>Total</b>	\$123,850,017	\$93,297,900	\$99,922,425	\$10,000,000

We recommend that the District call an election to authorize bond sales in the amount of \$327,070,342.

Sincerely,  
Pape-Dawson Engineers

*Dane Wright*

Dane Wright, P.E., CFM  
Associate Vice President



Attachments

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**ATTACHMENT A**

<b>ROADWAY CONSTRUCTION COSTS</b>		<b>BOND AUTHORIZATION REQUIREMENT</b>	<b>AMOUNT</b>
<b>Roadway Construction</b>		<b>ROAD BONDS</b>	
<b>SUMMARY OF ESTIMATED PROJECT COSTS</b>			
1.	Streets and Traffic Improvements	\$	16,810,000
2.	Gas, Electric, and Streetlights	\$	4,920,000
3.	Right-of-Way Dedication (\$60,000/Ac)	\$	712,727
4.	Environmental Studies	\$	500,000
5.	Right-of-Way Landscaping (20 Percent of Streets)	\$	3,362,000
6.	Platting and Permitting Fees	\$	143,500
7.	Contingencies (20% of Above Items)	\$	5,289,645
	Subtotal	\$	31,737,873
8.	Engineering (15% of Construction)	\$	4,760,681
9.	Geotechnical Engineering (3% of Construction)	\$	952,136
10.	Escalation of Construction Cost (10 yrs @ 6% of Items 1-7)	\$	25,099,824
<b>TOTAL CONSTRUCTION COSTS</b>		<b>\$</b>	<b>62,550,513</b>
<b>NON-CONSTRUCTION COSTS</b>			<b>AMOUNT</b>
A.	Legal Fees (3%)	\$	1,876,515
B.	Fiscal Fees (2%)	\$	1,251,010
C.	Interest Costs		
1.	Capitalized Interest (2yr @ 5.5%)	\$	6,880,556
2.	Developer Interest (2yr @ 5.5%)	\$	6,880,556
D.	Bond Discount (3%)	\$	1,876,515
E.	Issuance Costs (1%)	\$	625,505
F.	Bond Report Engineering (1%)	\$	625,505
<b>TOTAL NON-CONSTRUCTION COSTS</b>		<b>\$</b>	<b>20,016,164</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>		<b>\$</b>	<b>82,566,678</b>
<b>TOTAL REFUNDING BONDS</b>		<b>\$</b>	<b>41,283,339</b>
<b>TOTAL BOND AUTHORIZATION REQUIREMENT</b>		<b>\$</b>	<b>123,850,016</b>

**ATTACHMENT B****BOND AUTHORIZATION REQUIREMENT  
SEWER, WATER, AND DRAINAGE BONDS  
SUMMARY OF ESTIMATED PROJECT COSTS**

<b>SEWER, WATER AND DRAINAGE CONSTRUCTION COSTS</b>		<b>AMOUNT</b>
<b>Sewer, Water, and Drainage Construction</b>		
1. Water Facilities	\$	5,881,775
2. Sewer Facilities	\$	8,200,000
3. Drains	\$	6,150,000
4. Contingencies (20% of Above Items)	\$	4,046,355
Subtotal	\$	24,278,130
5. Engineering (15% of Construction)	\$	3,641,719
6. Escalation of Construction Cost (10 yrs @ 6% of Items 1-4)	\$	19,200,303
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$</b>	<b>47,120,152</b>
<b>NON-CONSTRUCTION COSTS</b>		
A. Legal Fees (3%)	\$	1,413,605
B. Fiscal Fees (2%)	\$	942,403
C. Interest Costs		
1. Capitalized Interest (2yr @ 5.5%)	\$	5,183,217
2. Developer Interest (2yr @ 5.5%)	\$	5,183,217
D. Bond Discount (3%)	\$	1,413,605
E. Issuance Costs (1%)	\$	471,202
F. Bond Report Engineering (1%)	\$	471,202
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$</b>	<b>15,078,449</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$</b>	<b>62,198,600</b>
<b>TOTAL REFUNDING BONDS</b>	<b>\$</b>	<b>31,099,300</b>
<b>TOTAL BOND AUTHORIZATION REQUIREMENT</b>	<b>\$</b>	<b>93,297,900</b>

**ATTACHMENT C**

**BOND AUTHORIZATION REQUIREMENT  
PARKS BONDS  
SUMMARY OF ESTIMATED PROJECT COSTS**

<b>PARKS CONSTRUCTION COSTS</b>		<b>AMOUNT</b>
<b>Parks Facilities</b>		
1. Park and Open Space Improvements/Pavilions, etc.	\$	3,000,000
2. Landscape	\$	3,000,000
3. Irrigation	\$	1,000,000
4. Trails	\$	2,000,000
5. Fencing	\$	1,000,000
6. Parkland (130.69-Acres @ \$20,000/Acre)	\$	2,613,800
7. Community Amenity Center	\$	7,500,000
8. Contingencies (20% of Above Items)	\$	4,022,760
Subtotal	\$	24,136,560
9. Engineering (15% of Construction)	\$	3,620,484
10. Landscape Design (15% of Construction)	\$	3,620,484
11. Escalation of Construction Cost (10 yrs @ 6% of Items 1-8)	\$	19,088,343
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$</b>	<b>50,465,871</b>
<b>NON-CONSTRUCTION COSTS</b>		<b>AMOUNT</b>
A. Legal Fees (3%)	\$	1,513,976
B. Fiscal Fees (2%)	\$	1,009,317
C. Interest Costs		
1. Capitalized Interest (2yr @ 5.5%)	\$	5,551,246
2. Developer Interest (2yr @ 5.5%)	\$	5,551,246
D. Bond Discount (3%)	\$	1,513,976
E. Issuance Costs (1%)	\$	504,659
F. Bond Report Engineering (1%)	\$	504,659
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$</b>	<b>16,149,079</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$</b>	<b>66,614,950</b>
<b>TOTAL REFUNDING BONDS</b>	<b>\$</b>	<b>33,307,475</b>
<b>TOTAL BOND AUTHORIZATION REQUIREMENT</b>	<b>\$</b>	<b>99,922,424</b>

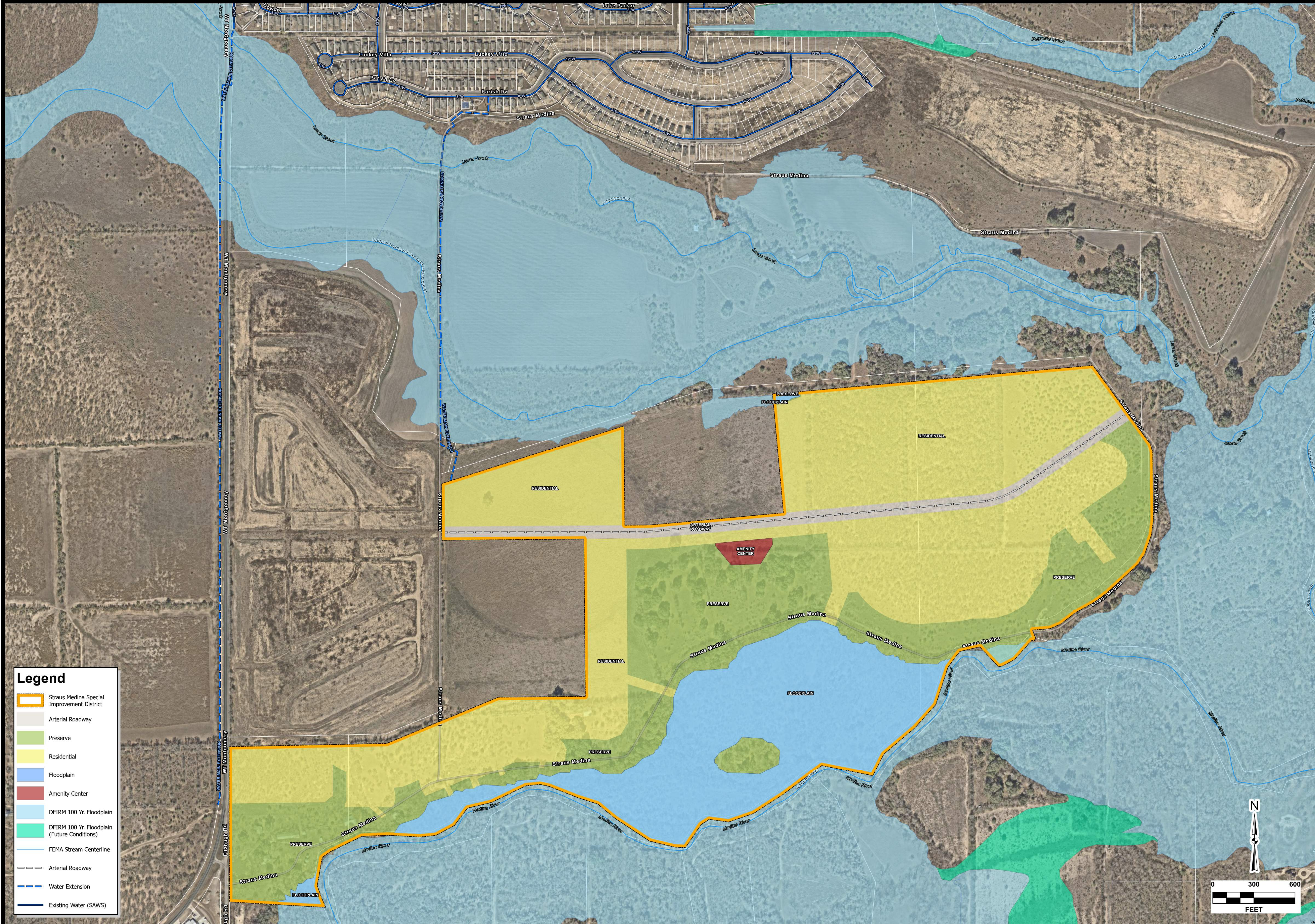
**ATTACHMENT D**

**BOND AUTHORIZATION REQUIREMENT  
ECONOMIC DEVELOPMENT  
SUMMARY OF ESTIMATED PROJECT COSTS**

<b>ECONOMIC DEVELOPMENT BONDS</b>		<b>AMOUNT</b>
<b>ECONOMIC DEVELOPMENT BOND</b>		
1. Economic Development	\$	10,000,000
2. Contingencies (20% of Above Items)	\$	0
Subtotal	\$	10,000,000
3. Engineering (15%)	\$	0
4. Escalation of Cost (10 yrs @ 6% of Items 1-2)	\$	0
<b>TOTAL COSTS</b>	<b>\$</b>	<b>10,000,000</b>
<b>NON-CONSTRUCTION COSTS</b>		
A. Legal Fees (3%)	\$	0
B. Fiscal Fees (2%)	\$	0
C. Interest Costs		
1. Capitalized Interest (2yr @ 5.5%)	\$	0
2. Developer Interest (2yr @ 5.5%)	\$	0
D. Bond Discount (3%)	\$	0
E. Issuance Costs (1%)	\$	0
F. Bond Report Engineering (1%)	\$	0
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$</b>	<b>0</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$</b>	<b>10,000,000</b>
<b>TOTAL REFUNDING BONDS</b>	<b>\$</b>	<b>0</b>
<b>TOTAL BOND AUTHORIZATION REQUIREMENT</b>	<b>\$</b>	<b>10,000,000</b>



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## Legend

- Straus Medina Special Improvement District
- Arterial Roadway
- Preserve
- Residential
- Floodplain
- Amenity Center
- DFIRM 100 Yr. Floodplain
- DFIRM 100 Yr. Floodplain (Future Conditions)
- FEMA Stream Centerline
- Arterial Roadway
- Water Extension
- Existing Water (SAWS)

NO.	REVISION	DATE

**PAPE-DAWSON**  
**ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

## STRAUS MEDINA SPECIAL IMPROVEMENT DISTRICT BEXAR COUNTY, TEXAS

PLAT NO.	--
JOB NO.	13055-28
DATE	Feb 2025
DESIGNER	ADC
CHECKED	AS
DRAWN	SD
SHEET	1.0