

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**AUTHORIZING THE CITY OF SAN ANTONIO'S EXECUTION OF A  
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN  
ANTONIO AND JEN TEXAS 36 LLC., LANDOWNER OF  
APPROXIMATELY 276.657 ACRE PROPERTY GENERALLY LOCATED  
SOUTHEAST OF MONTGOMERY ROAD AND STRAUS MEDINA ROAD  
IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY SAN  
ANTONIO, BEXAR COUNTY, TEXAS.**

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**WHEREAS**, JEN Texas 36 LLC (Landowner) owns approximately 276.657 acres of land referred to as the Straus Medina Special Improvement District, generally located southeast of Montgomery Road and Straus Medina Road in the extraterritorial jurisdiction ("ETJ") of the City of San Antonio ("City"), more particularly described and depicted in **Exhibit "A"** enclosed in **Attachment "A"** attached hereto and incorporated herein for all purpose; and

**WHEREAS**, on September 16, 2024, the Applicant/Landowner filed a petition with Bexar County ("County") to create a Public Improvement District ("PID") to be named the Straus Medina Special Improvement District ("District") under Chapter 382 of the Local Government Code and requested the City's consent to the creation of the District, and the County's delegation of certain powers and duties with respect thereto, which the County granted by resolution on October 29, 2024; and

**WHEREAS**, in order to protect the City's planning goals and infrastructural interests in the ETJ, as a condition of the City's consent to the County's creation of the PID, the City Council determined that it is prudent to require the Landowner to enter into a Development Agreement ("Agreement") containing mutually agreeable terms relating to the development of the District property, assessment of taxes within the District, voluntary annexation at the end of the term of the Agreement; municipal services to be provided by the City within the District in the event of annexation; and a Strategic Partnership Agreement ("SPA") for limited and full purpose annexation and revenue sharing by City of sales and use taxes imposed within commercial areas of the District pursuant to Chapters 43 and 212 of the Local Government Code; and

**WHEREAS**, in addition to compliance with the terms of the Agreement referenced herein, the Landowner is required to pay a Special District Application Fee of \$7,500.00; a Special District Operations Assessment in the amount of \$175.00 per residential lot and/or multifamily unit platted and constructed as specified in the Agreement which Landowner's estimate to be approximately one hundred thirty thousand, seven hundred twenty-five and No/100 (\$130,725) U.S. dollars; and reimburse all costs paid by the City for the recording of the Development Agreement in the property records of Bexar County; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager, or his designee, is authorized to execute a Development Agreement (“Agreement”) between the City of San Antonio and JEN Texas 36 LLC, containing the terms and conditions governing the development of the Straus Medina Special Improvement District (“District” or “PID”) property, preserving the extraterritorial status of the District property during the term of the Agreement, establishing the Agreement as a voluntary petition for annexation providing the City with the option of annexing the District property in the event of default of the Agreement by the Landowner, subsequent Landowners or end-buyers of properties developed within the District or upon the termination date of the Agreement; agreeing to the assessment of taxes within the District, providing for municipal services to be provided to the District property in the event of annexation; and providing for a Strategic Partnership Agreement for limited purpose annexation and revenue sharing by City of sales and use taxes imposed within commercial areas of the District, which will be attached in substantial form to the Agreement; and all other terms and conditions the City Manager finds to be in the City’s best interest. A copy of said Agreement is attached hereto as **Attachment “A”**.

**SECTION 2.** The City Council of the City of San Antonio ordains that its consent to Bexar County’s creation of the Straus Medina PID will remain in effect so long as the Landowner complies with the terms of the Agreement.

**SECTION 3.** The City Council approves the assessment and collection of a Special District Application Fee in the amount of \$7,500.00; a Special District Operations Assessment in the amount of \$175.00 per residential lot and/or multifamily unit platted and constructed as more fully set forth in this Ordinance and the Agreement; and the reimbursement by the Landowner of costs to be paid by the City for the recording of the Development Agreement and the SPA in the property records of Bexar County be deposited as specified in this Ordinance.

**SECTION 4.** Funds received for this ordinance for Special District application fee will be deposited in Fund 11001000, Internal Order 223000000260 and General Ledger 4401844.

**SECTION 5.** Funds received for this Ordinance for Special District Operations Assessment fees will be deposited in Fund 11001000, Internal Order 250000000000 and General Ledger 6301130.

**SECTION 6.** Funds received for reimbursement of costs for legal recordings fees will be deposited in Fund 11001000, Internal Order \_\_\_\_\_ and General Ledger \_\_\_\_\_.

**SECTION 7.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager’s designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 8.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED ON THIS 16<sup>TH</sup> DAY OF JANUARY, 2025.**

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney

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XX  
06/20/2024  
Item No.

**ATTACHMENT “A”**

Development Agreement

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