

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

**ORDINANCE**

**ADOPTING A STRATEGIC PARTNERSHIP AGREEMENT WITH  
THE STONE GARDEN SPECIAL IMPROVEMENT DISTRICT.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio (“City”) provided its consent to the creation by Bexar County of the Stone Garden Special Improvement District (“District”) and approved the execution of the Development Agreement with the Owners of the District property (Owners), Davis-McCrary Property Trust & Lennar Homes of Texas Land & Construction, Ltd. on August 31, 2023; and

**WHEREAS**, as a condition of the City’s consent, the Owners of the District property and the City entered into a Development Agreement, which included the Owners agreeing to comply with the City’s development and land use regulations, voluntary annexation terms for the District land and other provisions, and to enter into a Strategic Partnership Agreement between the City and the Stone Garden Special Improvement District; and

**WHEREAS**, the City and the District negotiated a Strategic Partnership Agreement (“Agreement”), attached hereto as **ATTACHMENT “A”**, specifying the terms of limited and full-purpose annexation of approximately 423.15 acres, generally located northeast of the intersection of Old Corpus Christi Road and of Richter Road, in the extraterritorial jurisdiction (“ETJ”) of the City of San Antonio, as depicted in **Exhibit “A”** and more fully described by metes and bounds in **Exhibit “B”** within **ATTACHMENT “A”** attached hereto; and

**WHEREAS**, the Agreement establishes terms and conditions upon which (i) the City will annex the land within the District for limited purposes and full purposes; (ii) allow the City to impose a sales tax and use tax within the boundaries of the part of the District that is annexed for limited purposes, and (iii) limitations on the District’s ability to incur debt, liabilities, or obligations without prior approval of the municipality; and

**WHEREAS**, the City provided notices for two public hearings concerning adoption of the Agreement published in a newspaper of general circulation in the District and in the City on May 22, 2025; and

**WHEREAS**, the Agreement was made available prior to the public hearings in accordance with the requirements of the Local Government Code; and

**WHEREAS**, the City conducted two public hearings regarding the Agreement with the District on June 11, 2025, and June 12, 2025; and

**WHEREAS**, the Board of Directors of the District (the “Board”) conducted two public hearings, regarding the Agreement on May 10, 2024, and September 18, 2024; and

**WHEREAS**, the Agreement was adopted by the Board on September 18, 2024; and

**WHEREAS**, the City and the District have complied with all procedural requirements in accordance with Section 43.0751 of the Local Government Code for the adoption of the Agreement; **NOW THEREFORE**,

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

**SECTION 1.** The City Council hereby adopts and approves the Strategic Partnership Agreement with the Stone Garden Special Improvement District, attached hereto as **ATTACHMENT “A”**, specifying the terms of limited and full-purpose annexation of approximately 423.15 acres located within the extraterritorial jurisdiction of the City, as depicted and legally described in **Exhibits “C” and “D”**, within **ATTACHMENT “A”** attached hereto.

**SECTION 2.** The City Manager or designee is hereby authorized to execute the Strategic Partnership Agreement and any and all documents necessary to fulfill the purpose and intent of this Ordinance.

**SECTION 3.** This Ordinance does not have any fiscal impact to the City. The City will prepare a financial impact study when the City annexes the commercial properties in the Stone Garden Special Improvement District for limited purposes.

**SECTION 4.** The statements set forth in the recitals of this ordinance are true, correct, and are incorporated as a part of this ordinance.

**SECTION 5.** This ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

**PASSED AND APPROVED** on this 12<sup>th</sup> day of June 2025.

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

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney

JYW/ml  
06/12/25  
Item No. ##

**ATTACHMENT "A"**  
Strategic Partnership Agreement

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