

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 ESPADA SPECIAL IMPROVEMENT DISTRICT NUMBER 1.

* * * * *

WHEREAS, the City of San Antonio (“City”) provided its consent to the creation by Bexar County of the Espada Special Improvement District Number 1 (“District”) on December 13, 2007 which subsequently extended this consent on June 12, 2008; Bexar County created the District on October 21, 2008 and the City approved the execution of the Development Agreement on **March 18, 2010**; and

WHEREAS, as a condition of the City’s consent to amend the District’s boundaries the current Owners of the District property (“Owners”), Marmaxx Operating Corp. and Lennar Homes of Texas Land and Construction, and the City amended the 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 District on June 20, 2024; 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 426.794 acres, generally located southeast intersection of SE Loop 410 and US Highway 281 South, 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

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WHEREAS, the Board of Directors of the District (the “Board”) conducted two public hearings, regarding the Agreement on August 12, 2024, and November 13, 2024; and

WHEREAS, the Agreement was adopted by the Board on November 13, 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 Espada Special Improvement District Number 1, attached hereto as **ATTACHMENT “A”**, specifying the terms of limited and full-purpose annexation of approximately 426.794 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 Espada Special Improvement District Number 1 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 12th day of June 2025.

M A Y O R
Ron Nirenberg

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

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ATTACHMENT "A"
Strategic Partnership Agreement

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