

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

RESOLUTION

GRANTING THE CITY OF SAN ANTONIO'S CONSENT TO THE ANNEXATION OF 56.65 ACRES OF LAND BY THE BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF STATE HIGHWAY 211 AND US HIGHWAY 90 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO IN BEXAR COUNTY.

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WHEREAS, on December 3, 2020 the City Council adopted Resolution 2020-12-03-005R, consenting to the creation of the Briggs Ranch Special Improvement District, a Public Improvement District ("PID") consisting of 866.977 acres of land originally owned by Convergence Brass, LLC, ("Convergence"); and

WHEREAS, as a condition of the city's consent to the creation of the PID, the owner executed a development agreement ("original agreement") which is recorded in the real property records of Bexar County under No. 20210016779 containing the terms and conditions associated with the city's consent, including providing for future annexation of the PID property and revenue sharing of sales and use tax in commercial areas of the PID; and

WHEREAS, after the PID was officially created by the County, and after entering into the original agreement, Convergence conveyed 62.4 acres of the property within the PID to C-W Briggs and Obichi IV, Ltd. by deed number 20210244146 filed in the real property records of Bexar County; and

WHEREAS, thereafter, C-W Briggs and Obichi IV, Ltd. acquired 56.65 acres of land outside of the PID property which they then conveyed, along with the 62.4 acres within the PID property to Pulte Homes of Texas, L.P. ("Pulte Homes"); and

WHEREAS, on July 11, 2022, Convergence and Pulte Homes, the current owners of the property within and outside of the PID, submitted a petition, attached as **Attachment "I"**, requesting the City's consent to the expansion of the PID boundaries to include the additional 56.65 acres owned by Pulte Homes, more fully described in **Exhibit "B" to Attachment "I"**, bringing the total area of land within the PID to 923.627 acres; and to the delegation of the powers by the County to the District originally delegated to the PID to the additional 56.65 acres; and

WHEREAS, the owners have agreed to amend the original agreement to expand the boundaries of the PID to include the additional 56.65 acres of land and to apply all of the terms and conditions of the City's consent to the creation of the PID under the original agreement to the additional 56.65 acres; and

WHEREAS, it is the owners' and city's intent that the only amendments to be made to the original

agreement are those contained in the amended agreement and that all provisions of the original agreement shall now apply to the entire 923.627 acres of land to be included in the PID after the annexation of the 56.65 acres; and

WHEREAS, in addition to the owner’s execution of the amended agreement, owners agree to remit payment to the city for a PID application fee in the amount of \$7,500.00; a Special District Operations Assessment in the amount of \$175 per residential lot paid annually based on the number of units erected within the area annexed by the PID, as verified by staff, which the owners estimate to be approximately \$44,450.00; and for reimbursement of all costs paid by the city for recording the amended agreement and related documents in the Bexar County property records; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council of San Antonio hereby consents to the annexation of approximately 56.65 acres of land as described in **Exhibit “B”** to **Attachment “I”** by the Briggs Ranch Special Improvement District (“PID”) and the expansion of the boundaries of the PID to approximately 923.627 acres, more particularly depicted in **Exhibit “2”** of **Attachment “I”**.

SECTION 2. The City Council of the City of San Antonio resolves that its consent to the annexation of land and expansion of the PID’s boundaries as set forth in this Resolution is conditioned upon the current owners’ execution of an amended development agreement providing that all terms and conditions that applied to the City’s consent to the original PID property (866.977 acres) will also apply to the additional 56.65 acres being annexed by the PID and the payment of all fees as set forth in Section 1 of this Resolution.

PASSED AND APPROVED on this 20th day of October, 2022.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FOR

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

ATTACHMENT “I”

Petition for Expansion

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