

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

**ORDINANCE**

**ADOPTING A STRATEGIC PARTNERSHIP AGREEMENT WITH  
THE MEDINA STONEHILL SPECIAL IMPROVEMENT DISTRICT.**

\* \* \* \* \*

**WHEREAS**, City of San Antonio (City) provided its consent to the creation by Bexar County of the Medina Stonehill Special Improvement District (PID) and approved the execution of the Development Agreement with each of the owners of the PID properties on July 23, 2021; and

**WHEREAS**, the Bexar County Commissioner's Court created the PID on September 7, 2021; and

**WHEREAS**, as a condition of the City's consent, the Owners of the PID property and the City entered into a Development Agreement, which included the Owners agreeing to comply with City's development and land use regulations, voluntary annexation terms for the PID land and other provisions, and to enter into a Strategic Partnership Agreement (SPA) between the City and the Medina Stonehill PID; and

**WHEREAS**, the City of San Antonio and the Medina Stonehill Special Improvement District ("District") negotiated a Strategic Partnership Agreement ("Agreement"), attached hereto as **Exhibit "A"**, specifying the terms of limited and full-purpose annexation of approximately 568.359 acres, generally located northwest of the intersection of State Highway 211 and US Highway 90, in the extraterritorial jurisdiction ("ETJ") of the City of San Antonio ("City"), as depicted in **Exhibit "B"** and more fully described by metes and bounds in **Exhibit "C"** to 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 July 13, 2023; 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 August 2, 2023, and August 3, 2023; and

**WHEREAS**, the Board of Directors of the District (the “Board”) conducted two public hearings regarding the Agreement on May 17, 2023, and on May 18, 2023; and

**WHEREAS**, the Agreement was adopted by the Board of Directors of the District on May 18, 2023; 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 Medina Stonehill Special Improvement District, attached hereto as **Exhibit “A”**, specifying the terms of limited and full-purpose annexation of approximately 568.359 acres, generally located within the extraterritorial jurisdiction of the City, as depicted and legally described in **Exhibits “B”** and **“C”**, 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.** The statements set forth in the recitals of this ordinance are true, correct, and are incorporated as a part of this ordinance.

**SECTION 4.** 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** this 3<sup>rd</sup> day of August, 2023.

**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