

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

ORDINANCE

**APPROVING A STRATEGIC PARTNERSHIP AGREEMENT
WITH THE LUCERO SPECIAL IMPROVEMENT DISTRICT.**

* * * * *

WHEREAS, the City of San Antonio ("City") provided its consent to the creation by Bexar County of the Lucero Special Improvement District ("District") and approved the execution of the Development Agreement with the Owner of the District property (Owner), LGI Homes-Texas, LLC on June 20, 2024; and

WHEREAS, as a condition of the City's consent, the Owner of the District property and the City entered into a Development Agreement, which included the Owner 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 Lucero 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 111.274 acres, generally located south of the intersection of West Highway 90 and WT Montgomery 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 September 13, 2024; 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 March 18, 2026 and March 19, 2026; and

WHEREAS, the Board of Directors of the District (the "Board") conducted two public hearings, regarding the Agreement on February 7, 2025 and November 12, 2025; and

WHEREAS, the Agreement was adopted by the Board on November 12, 2025; 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 Lucero Special Improvement District, attached hereto as **ATTACHMENT "A"**, specifying the terms of limited and full-purpose annexation of approximately 111.274 acres located within the ETJ of the City, as depicted and legally described in **Exhibits "B" and "C"**, 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 Lucero 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 19th day of March 2026.

M A Y O R
Gina Ortiz-Jones

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney