

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

**RESOLUTION**

**PROVIDING THE CITY OF SAN ANTONIO'S CONSENT TO AN EXPANSION OF THE BOUNDARIES OF THE TALLEY ROAD SPECIAL IMPROVEMENT DISTRICT.**

\* \* \* \* \*

**WHEREAS**, the City Council passed Resolution No. 2018-11-29-0052R consenting to the creation of the Talley Road Special Improvement District ("PID") on November 29, 2018, which at the time the original petition was filed with Bexar County consisted of a total of 232.314 acres of land; and

**WHEREAS**, in consideration of the City's consent to the creation of the PID, the City and the then-Owner of the property entered into a development agreement setting forth terms and conditions with respect to the development of the property within the PID; and

**WHEREAS**, subsequent to the City Council's passage of the above resolution of consent and approval of the development agreement, the current Owner of the property submitted a petition to Bexar County to expand the boundaries of the PID by adding an additional 204.83 acre parcel of land which is currently owned by S & P Land Holdings, LLC, and is more particularly described in the field notes and map attached hereto as **Exhibit "A"**; and.

**WHEREAS**, the current Owner of the property has provided the City with a preliminary master development plan as well as detailed project plans for the proposed development including construction of public infrastructure and development costs for the 204.83 acre parcel to be added to the PID; and

**WHEREAS**, in consideration of the City's consent to the expansion of the PID boundaries, the current Owner of the property has agreed to amend the development agreement to provide that all of the terms and conditions of the development agreement which applied to the original 232.314 acres of the PID property will apply to the additional 204.83 acre parcel if the expansion of the PID boundaries is approved; and

**WHEREAS**, all findings made by the City Council with respect to the purpose and scope of the City's consent relating to the creation of the PID reflected in the recitals of Resolution No. 2018-11-29-0052R are hereby incorporated as if fully set forth herein; **NOW THEREFORE:**

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

**SECTION 1.** The City of San Antonio hereby consents to the expansion of the boundaries of the Talley Road Special Improvement District created by Bexar County on December 4, 2018, and the inclusion of an additional 204.83 acre parcel of land to the PID, which is more particularly described and shown on the attached **Exhibit "A"**.

JYW  
04/18/2019  
Item No.

**SECTION 2.** The City Council of the City of San Antonio resolves that the City's consent to the expansion of the PID boundaries is conditioned upon the current Owner's execution of an amended development agreement providing that all terms and conditions that applied to the City's consent to the original 232.314 acre PID property will also apply to the additional 204.83 acre parcel if the expansion of the PID boundaries is approved.

**SECTION 3.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 18<sup>th</sup> day of April, 2019.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney