



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 25

Agenda Date: February 20, 2025

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Proposed annexation of approximately 794.5 acres, generally located south of New Sulphur Springs Road, between Southeast Loop 410 and South Foster Road, as requested by the Landowner, and the associated Service Agreement.

SUMMARY:

Public hearing and consideration of an Ordinance extending the City limits by full purpose annexation of 218.3 acres out of CB 5151 and CB 5152, 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132, generally located south of New Sulphur Springs Road, between Southeast Loop 410 and South Foster Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southeast Bexar County, as requested by the Landowner, R City Developments, Inc., and the associated Service Agreement.

BACKGROUND INFORMATION:

R City Developments Inc. (the Landowner), the landowner of 1,854.6 acres of land (subject area), initiated voluntary annexation of approximately 794.5 acres by the City of San Antonio (City) in April 2024. The Landowner requested the voluntary annexation to bring the unincorporated area inside city limits and establish a Tax Increment Reinvestment Zone (TIRZ) over the entire 1,854.6 acres. The TIRZ is a public improvement funding mechanism that will help finance the

development and associated amenities. The voluntary annexation and TIRZ were petitioned and are being processed congruently, with an associated request to assign both “Urban Mixed-Use” and “Business/Innovation Mixed Use” land use to the 794.5 acres petitioned for annexation, and “MXD” Mixed-Use District with a maximum density of 40 dwelling units per acre zoning to the entire 1,854.6 acres. The Annexation Area will be incorporated into the SA Tomorrow Southeast Community Area Plan.

While the Annexation Area is currently undeveloped, there are some established agricultural, residential, and light commercial land uses currently operating in proximity. The proposal for the entire 1,854.6 acres is for a mixed-use development, and is inclusive of single-family residential, multi-family residential, commercial, and light industrial land use, distributed as indicated by the site plan prescribed by the “MXD” base zoning designation.

The petition is in accordance with Section 43.0671 of the Texas Local Government Code, whereby the City has the authority to annex an area if the landowner requests annexation. The newly annexed area will gain the benefits of being within the City, such as trash service, police, and fire service, and other City services already provided to surrounding properties. The Annexation Area meets the statutory requirements for full purpose annexation as the area is within the City's ETJ and is adjacent and contiguous to the City's corporate limits. The Annexation Area will be in City Council District 3.

Planning Commission recommended Approval of the proposed Annexation and associated Service Agreement at their October 9, 2024 hearing. Zoning Commission recommended Approval of the change of zoning request at their November 5, 2024 hearing.

ISSUE:

This is the City Council public hearing for consideration of an Ordinance approving the full purpose annexation of 218.3 acres out of CB 5151 and CB 5152, 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132, as requested by the Landowner. This annexation will bring the parcels of land into the City's limits, which is consistent with the City's Annexation and Growth Management Policy by which San Antonio considers annexation necessary to ensure logical planning boundaries and service delivery areas. The proposed annexation will expand San Antonio's municipal boundaries and the City's service. The Annexation Area will be part of City Council District 3.

This proposed annexation includes the adoption of a Service Agreement between the City and Landowner, which will address City services to be implemented and necessary capital improvements to be provided by the municipality after the area has been annexed. The Annexation Area will be served by the San Antonio Police Department (SAPD) East Patrol Substation, located at 3635 East Houston Street (Rosa Parks Way), San Antonio, TX 78219, and the San Antonio Fire Department (SAFD) will provide fire protection services and emergency medical services. In addition, the map of the Annexation Area and public hearing dates are available on the Planning Department's webpage.

State law requires that a municipality follow other annexation procedures, which includes the publication of a public hearing notice, one public hearing by the governing body and the adoption of the annexation ordinance and Service Agreement. The Planning Commission considered the Annexation and proposed Plan Amendment (PA-2024-11600040) on October 9, 2024. The Zoning Commission considered the proposed zoning (Z-2024-10700067) for the Annexation Area on November 5, 2024.

The notice for the annexation public hearing was published on January 20, 2025. The associated plan amendment and zoning case, along with action on the annexation will be considered by City Council on February 20, 2025. The effective date will be February 20, 2025.

The proposed schedule is summarized below:

Dates	Required Actions
October 9, 2024	Planning Commission
November 5, 2024	Zoning Commission
January 20, 2025	Annexation Ordinance Publication
February 20, 2025	City Council Public Hearing and Consideration
February 20, 2025	Effective Date of Annexation

ALTERNATIVES:

The denial of this Ordinance would result in the proposed Annexation Area remaining in unincorporated Bexar County. Hence, the Landowner would not be able to develop the subject area as proposed and would have to find a different financing tool or forgo development. The subject area would not receive City related services. Additionally, the subject area would not be entirely covered by San Antonio Fire Department (SAFD) or San Antonio Police Department (SAPD) but would instead be partially served by County service providers, including the Emergency Services District (ESD).

FISCAL IMPACT:

This item is to consider the resolution granting the City's consent to the annexation of 794.5 acres, generally located south of New Sulphur Springs Road, between Southeast Loop 410 and South Foster Road, as requested by the Landowner. This resolution enables the Landowner to pay a \$3,000 processing fee for the voluntary annexation, set by Ordinance 101399, which will be collected and deposited in the General Fund.

RECOMMENDATION:

Staff recommends approval of the Ordinance regarding the proposed Annexation and related Service Agreement.

