



City of San Antonio

Agenda Memorandum

Agenda Date: October 9, 2024

In Control: Planning Commission Meeting

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 a Resolution recommending the extension of 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 Owner) of three tracts of land totaling approximately 794.5 acres, initiated voluntary annexation by petitioning the City of San Antonio (City) in April 2024. The Owner requested the voluntary annexation to bring the unincorporated area inside city limits and establish a Tax Increment Reinvestment Zone (TIRZ) over both the subject area and an adjacent area totaling 1,854.6 acres. The TIRZ will help to fund 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 SATomorrow Southeast Community Area Plan.

While portions of the Annexation Area are currently undeveloped, there are some established agricultural, residential, and light commercial land uses currently operating. 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 Owner is seeking annexation to gain access to City services such as police and fire services, as well as other City services already benefitting surrounding properties. The Annexation Area meets the statutory requirements for full purpose annexation as the area is within the City's ETJ and the area is adjacent and contiguous to the City's corporate limits. The Annexation Area will be in City Council District 3.

ISSUE:

This is the Planning Commission public hearing for consideration of a Resolution recommending the approval of 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 Owner, 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 will consider the Annexation and proposed plan amendment (PA-2024-11600040) on October 9, 2024. The Zoning Commission will consider the proposed zoning (Z-2024-10700067) for the Annexation Area on October 15, 2024.

The notice for the annexation public hearing will be published on November 14, 2024. The associated plan amendment and zoning case, along with action on the annexation will be considered by City Council on December 5, 2024. The effective date will be December 5, 2024.

The proposed schedule is summarized below:

Dates	Required Actions
October 9, 2024	Planning Commission

October 15, 2024	Zoning Commission
November 5, 2024	Annexation Ordinance Publication
December 5, 2024	City Council Public Hearing and Consideration
December 5, 2024	Effective Date of Annexation

ALTERNATIVES:

The denial of this Resolution would result in the property remaining in unincorporated Bexar County. Hence, the developer would not be able to develop the property as proposed and would have to find a different financing tool or not develop the property. In addition, the property would not be entirely covered by SAFD and SAPD or have any city related services and instead be partially served by the county service providers, including the Emergency Services District (ESD).

RECOMMENDATION:

Staff recommends approval of the Resolution recommending the proposed Annexation and related Service Agreement for City Council to consider at their December 5, 2024 meeting.