

**RESOLUTION NO.**

**RECOMMENDING THE EXTENSION OF THE CITY LIMITS BY THE FULL PURPOSE ANNEXATION OF NUMEROUS PROPERTIES TOTALING APPROXIMATELY 4,205.72 ACRES OF LAND, SUBJECT TO EXPIRING DEVELOPMENT AGREEMENTS, LOCATED OUTSIDE OF AND CONTIGUOUS TO THE CITY OF SAN ANTONIO MUNICIPAL BOUNDARY WITHIN THE CITY OF SAN ANTONIO EXTRATERRITORIAL JURISDICTION (ETJ) IN SOUTH BEXAR COUNTY, AS CONSENTED TO BY THE PROPERTY OWNERS, PURSUANT TO EXECUTED DEVELOPMENT AGREEMENTS AND UNDER THE AUTHORITY GRANTED BY CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE ASSOCIATED PLAN FOR MUNICIPAL SERVICES.**

**WHEREAS**, Chapter 212 of the Texas Local Government Code provides that a city may make a written contract with an owner of land that is located in the City’s extraterritorial jurisdiction to provide for annexation of the land as a whole or in parts and to provide for the terms of annexation, if annexation is agreed to by the parties; and

**WHEREAS**, the owners of the Properties previously entered into Agricultural Development Agreements (“Agreements”) with the City of San Antonio whose terms provided that upon violation or expiration of the terms the City may initiate the annexation process and the annexation of the Property will be deemed to be with the consent of the owner; and

**WHEREAS**, pursuant to the terms of these Agreements, upon the expiration of their respective Agreements, the owners of the properties have consented to the annexation of their respective Properties (“Annexation Areas”); and

**WHEREAS**, the proposed annexations are consistent with the City of San Antonio’s Annexation Policy by which San Antonio considers annexation necessary to ensure logical planning boundaries and service delivery boundaries; and

**WHEREAS**, the Annexation Areas are contiguous to the City of San Antonio limits and within San Antonio’s Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, the Charter of the City of San Antonio requires the Planning Commission to make a recommendation to City Council on the proposed annexation; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing and considered the full purpose annexation of the properties, totaling approximately 4,205.72 acres, located outside of the south side of the city, contiguous to the City of San Antonio municipal boundary and within south Bexar County on October 11, 2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE**

**CITY OF SAN ANTONIO:**

**SECTION 1:** The San Antonio Planning Commission recommends the approval of the full purpose annexation of approximately 4,205.72 acres, all located outside of the south side of the city, which are contiguous to the City of San Antonio municipal boundary and within the City of San Antonio’s ETJ in Bexar County, as consented to by the property owners, and legally described and depicted in “**Attachment A and Attachment B,**”, pursuant to the provisions of Chapter 212 of the Texas Local Government Code.

**SECTION 2:** The San Antonio Planning Commission further recommends approval of the Plan for Municipal Services for all owners of the Properties to be annexed which is attached as “**Attachment C**” to be provided to owners of said Properties after annexation.

**PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF OCTOBER 2023.**

Attest:

Approved:

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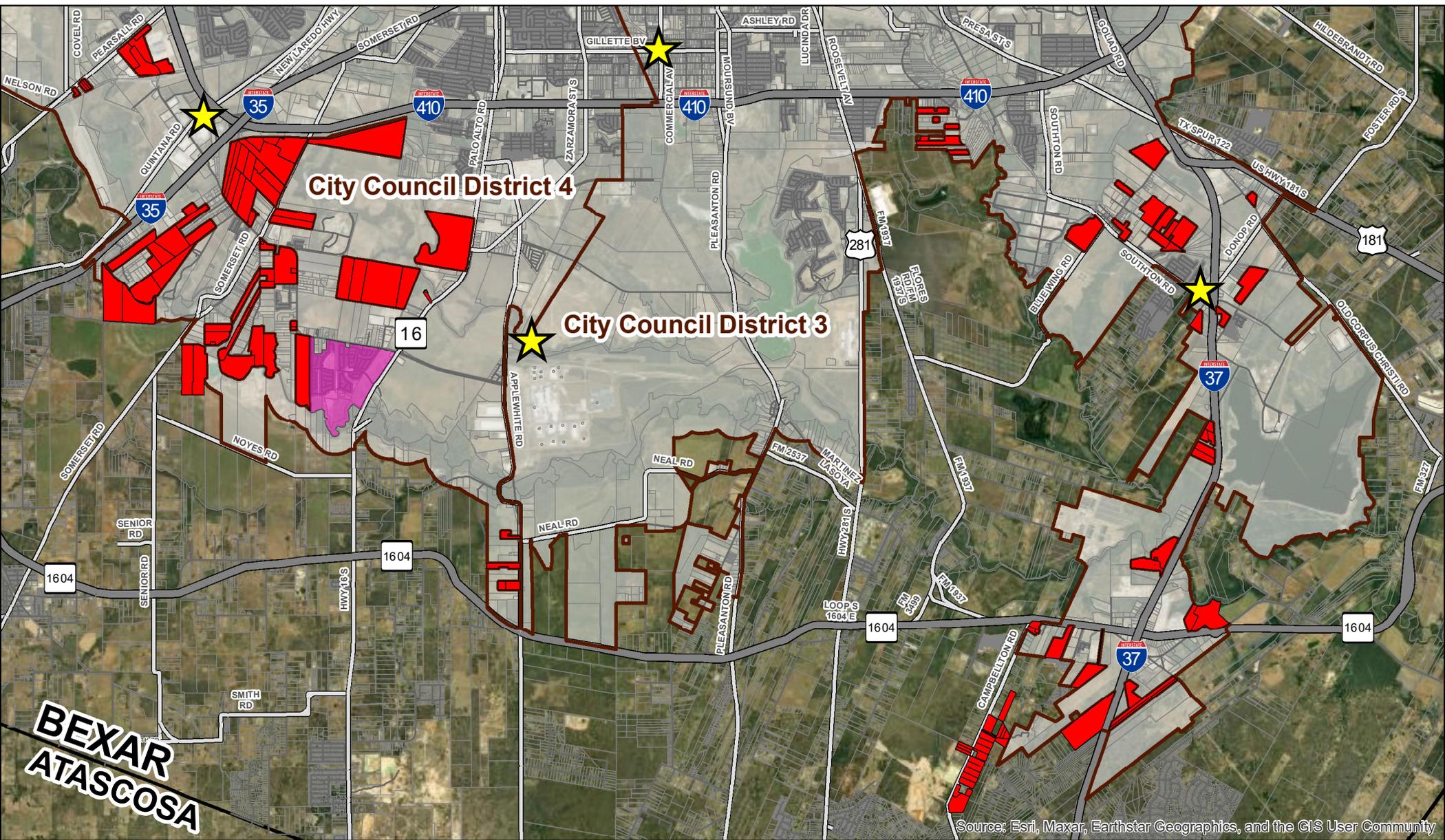
Executive Secretary  
San Antonio Planning Commission

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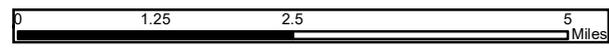
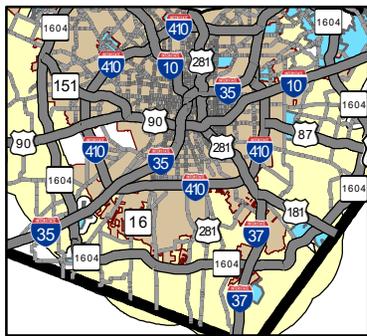
Matthew Proffitt, Chair  
San Antonio Planning Commission

**“ATTACHMENT A”  
“MAP”**

# Ag Development Agreement Properties (SSA) - Expiring in 2024



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



### Legend

Major Highways	COSA Council Districts
Minor Highways	COSA Limits
Streets	BCAD Parcels
SAFD Stations	Limited Purpose Annex (Inside City Limits)
	Proposed Annexation Parcels

**“ATTACHMENT B”**  
**“PROPERTY LIST”**

**ATTACHMENT "B"**  
**Proposed Annexation Property List**

#	Prop ID	Situs	Legal Description	Legal Acres
1	155737	10135 ESPADA RD	CB 4002-1 P-8	6.07
2	155747	10537 ESPADA RD 2	CB 4002-1 P-10 (2.459 AC), P-10A (2.539 AC), P-10E (2.521 AC), P-10F (2.47 AC), P-10G(2.315 AC), P-10H (2.488 AC) & CB 4283 P-23 (14.94 AC)	29.73
3	155760	10741 ESPADA RD	CB 4002-1 P-14	8.00
4	157368	12705 OLD CORPUS CHRISTI HWY	CB 4007 P-165 ABS 11	54.90
5	157684	OLD CORPUS CHRISTI HWY	CB 4007 P-555B ABS 11 REFER TO: 81700-316-0014	7.56
6	157691	12455 BLUE WING RD	CB 4007 P-249 ABS 11 REFER TO: 81800-015-2778	70.26
7	157842	17770 DONOP RD	CB 4007-9 P-296G ABS 11	17.12
8	157864	17270 DONOP RD	CB: 4007-9 P-310 ABS: 11 REFER TO: 04007-009-3101	1.00
9	157865	17270 DONOP RD	CB: 4007-9 P-310 ABS: 11 REFER TO: 04007-009-3100	16.12
10	160278	5247 LABUS RD	CB 4010 P-43D (68.907 Ac) & P-45B (6.843 Ac) ABS 2	75.75
11	160286	4775 E LOOP 1604	CB 4010 P-45 ABS 2	21.26
12	160388	20927 LAMM RD	CB 4010 P-66C ABS 2	33.44
13	160406	21159 IH 37 S	CB 4010 P-70 (60.693AC), P-70C (16.722AC), P-70E(18.663AC), P-97(32.200AC) ABS 2 NO LABEL # OR SERIAL	128.28
14	160473	20927 LAMM RD	CB 4010 P-102 ABS 2	17.70
15	160486	20707 LAMM RD	CB 4010 P-111B ABS 2 (FORMERLY P-67)	24.51
16	163154	6887 VON ORMY RD	CB 4014 P-87A & P-87E A-617 CB 4300 P-27 ABS 614 40.994	87.75
17	163155	6887 VON ORMY RD	CB 4014 P87D ABS 617 97.994 CB 4300 P-27A ABS 614 2.006	100.00
18	175310	12658 SOUTHTON RD	CB 4069 BLK 1 LOTS PTS 1-6, P-100, P-100A, P-100B, P-100E (PT OF ABND RD), BLK 2 LOT PTS 1- 6, BLK 4 LOT S PTS OF 1-6, BLK 5 LOT 1-6, BLK 19 LOTS 4-5 & S IRR 110.85 FT OF 1-3, W IRR 30.0 FT OF 6 & S 76.0 FT OF 7, BLK 13 LOT S 4-5	15.99
19	175389	4485 MICKEY RD	CB4069-B BLK7 E 600 FT & S3 33.69 FT OF NW 542.4 FT OF T R7 REF TO: 04069-028-0023	47.79
20	175390	4415 MICKEY RD	CB 4069B BLK 7 LOT SW IRR 428 FT OF TR-8 ARB TR-8A	24.97
21	175399	4556 MICKEY RD	CB 4069B BLK LOT NW IRR 1165.48 FT OF BLK 4 ARB P-4	10.00
22	175401	4450 MICKEY RD	CB 4069B P-2 PT OF BLK 4 & 9 REFER TO: 04069-029-0049	2.00
23	175406	4450 MICKEY RD	CB 4069B P-2 & P-3,PT OF BLK 4 & BLK 9 REFER TO: 04069-029-0044	18.00
24	175462	11735 BLUE WING RD	CB 4069B BLK 15 LOT NE 320.18 FT OF 27 & NE 316.13 FT OF 28 THRU 30	10.29
25	178891	19515 INTERSTATE 37 S	CB: 4136 P-5, P-13 & P-14 ABS: 129 REFER TO: 04136-000-0052	1.00

**ATTACHMENT "B"**  
**Proposed Annexation Property List**

#	Prop ID	Situs	Legal Description	Legal Acres
26	178893	19515 INTERSTATE 37 S	CB: 4136 P-5, P-13 & P-14 ABS: 129 REFER TO: 04136-000-0050	31.72
27	178907	19515 INTERSTATE 37 S	CB 4136 P-8C ABS 129	35.88
28	180842	20260 CAMPBELLTON RD	CB 4167-1 P-20B (3.354 AC) & P-69A (0.063 AC) ABS 8 RE: 04167-000-0202	3.42
29	180843	20260 CAMPBELLTON RD	CB 4167-1 PT P-20B ABS 8 RE: 04167-000-0201	1.00
30	180855	20260 CAMPBELLTON RD	CB 4167-1 P-21D (.565 AC) , P-20G(.161AC), P-20H(.566AC), P-20J (.08AC), P-69 (8.252AC), & P-69B (.165A) ABS 8	9.79
31	180877	4026 MATHIS	CB 4167-2 P-34 ABS 8	21.75
32	181227	3628 S LOOP 1604	CB 4167A BLK 1 LOT 1 (IVY SUBD) REFER MH 81100-101-0010 & 81300-101-0010	40.00
33	181235	3800 S LOOP 1604	CB 4167A BLK 1 LOT 9 (IVY SUBD)	40.00
34	182627	19781 APPLEWHITE RD	CB 4188 P-2K ABS 168 REFER TO: 04187-000-0027	3.00
35	182630	19781 APPLEWHITE RD	CB 4187 PT OF P-2C ABS 169 REFER TO: 04187-000-0023	10.64
36	182693	19409 APPLEWHITE RD	CB 4187 P-14 ABS 169 (7.765), CB 4188 P-7 ABS 168 (9.166) (P-14&P-7 FORMERLY P-3 &2A)	16.93
37	182701	19755 APPLEWHITE RD	CB 4188 P-2K ABS 168 refer to: 04187-000-0023	6.37
38	184618	14348 SOMERSET RD	CB 4204 P-8 ABS 579	20.00
39	184639	14742 SOMERSET RD	CB: 4204 P-11	63.36
40	188982	2150 E CHAVANEAUX RD	CB 4283B P-12 ABS 769	14.94
41	188987	2201 E CHAVANEAUX RD	CB 4283B TR 4 ARB P-14C ABS 769	2.10
42	188995	10725 ESPADA RD	CB 4283B P-20 ABS 769	2.98
43	189229	11419 SOMERSET RD	CB: 4295 P-25 ABS: 12 CB: 4301 P-25 ABS: 6 REFER TO: 14569-000-0228	1.00
44	189231	12311 SOMERSET RD	CB 4295 P-28A (0.73 AC) & 29A (8.306 AC) ABS 12; CB 4301 P-26A (17.429 AC) ABS 6 2	26.47
45	189234	12311 SOMERSET RD	CB 4295 P-29 ABS 12 (4.686AC & CB 4301 P-26 ABS 6 (43.5 AC REFER TO: 04295-000-0290	48.19
46	189241	12425 SOMERSET RD	CB 4295 P-32B ABS 12 (32.7956 AC) CB 4301 P-30B ABS 6 .627 AC	33.42
47	189243	12423 SOMERSET RD	CB 4295 P-32D ABS 12	33.42
48	189259	12591 STATE HIGHWAY 16 S	CB 4295 P-36F ABS 12 2008 RESURVEY PER DEED 12995/2475	230.14
49	189298	HOWARD ST	CB 4296 P-1 ABS 374 1.0 AC CB 4298 P-4 ABS 421 59.0 AC	60.00
50	189299	S STATE HWY 16	CB 4296 P-2, 2A & 2B ABS 374 159.6 AC CB 4298 P-18 ABS 421 6.4 AC	166.00
51	189304	14223 STATE HWY 16	CB 4296 P-3 ABS 374	57.44
52	189332	14065 STATE HIGHWAY 16 S	CB 4297 P-1D ABS 13	4.31
53	189409	13820 QUESENBERRY RD	CB 4298 P-1D ABS 421	10.00
54	189417	WATSON RD	CB 4298 P-2 (81.434 ACRES) ABS 421	81.43

**ATTACHMENT "B"**  
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#	Prop ID	Situs	Legal Description	Legal Acres
55	189429	HOWARD ST	CB 4298 P-4A ABS 421	56.20
56	189465	14720 QUESENBERRY RD	CB 4298 P-11 ABS 421 14.41 AC & CB 4300 P-24 ABS 614 37.64 AC	52.05
57	189466	14720 QUESENBERRY RD	CB 4298 P-12 ABS 421	52.53
58	189477	14835 WATSON RD	CB 4298 P-14 ABS 421	100.10
59	189490	13134 QUESENBERRY RD	CB: 4298 P-21 REFER TO: 04298-000-0211	2.07
60	189491	13134 QUESENBERRY RD	CB: 4298 P-21 REFER TO: 04298-000-0210	8.00
61	189525	13628 QUESENBERRY RD	CB 4298 P-43 (10AC) & P-43A (5.0AC) ABS 421 (FORMERLY P-1C & P-1F)	15.00
62	189961	FISCHER RD	CB 4300 P-1 ABS 614	59.42
63	189962	FISCHER RD	CB 4300 P-1A ABS 614	59.42
64	189982	QUESENBERRY RD	CB 4300 P-20A ABS 614	6.00
65	189983	QUESENBERRY RD	CB 4300 P-20 ABS 614 2013)	17.58
66	189984	QUESENBERRY RD	CB 4300 P-20B ABS 614	6.00
67	190027	13651 QUESENBERRY RD	CB 4300 P-18 ABS 614 REFER TO: 80200-000-0180 & 81900-008-0180	19.50
68	190191	FISCHER RD	CB 4301 P-23C ABS 6	24.40
69	190196	FISCHER RD	CB 4301 P-23H ABS 6	24.40
70	190197	12311 SOMERSET RD	CB 4301 P-28 ABS 6 REF TO: 04301-000-0283	53.81
71	190199	12311 SOMERSET RD	CB 4301 P-28 ABS 6 (IMPT ONLY) REFER TO: 04301-000-0281	1.00
72	190225	12750 FISCHER RD	CB 4301 P-38 G ABS 6	1.31
73	190226	12750 FISCHER RD	CB 4301 P-38F ABS 6	8.70
74	190229	12495 FISCHER RD	CB 4301 P-39B ABS 6	25.61
75	190230	12461 FISCHER RD	CB 4301 P-39D ABS 6	25.61
76	190248	12071 FISCHER RD	CB 4301 P-48C ABS 6	21.81
77	190275	12933 CAMPGROUND RD	CB 4301 TR-4 ARB P-56C 11.91 TR-5 ARB P-56D 11.328 & TR-6 ARB P-56-E ABS 6 11.329	34.57
78	190319	S IH 35	CB 4301 P-69 ABS 6	50.72
79	190324	FISCHER RD	CB 4301 P-72A ABS 6	73.32
80	190327	FISCHER RD	CB 4301 P-72B ABS 6	25.00
81	190332	11893 FISCHER RD	CB 4301 P-75 ABS 6 REFER TO: 80200-020-1118	9.64
82	192275	7318 OLD PEARSALL RD	CB: 4310A LOT: 3 SOUTHWEST COM'L PARK SUBD.	2.72
83	192276	7322 OLD PEARSALL RD	CB: 4310A LOT: 4 SOUTHWEST COM'L PARK SUBD.	2.60
84	192277	7326 OLD PEARSALL RD	CB: 4310A LOT: 5 SOUTHWEST COM'L PARK SUBD.	2.47
85	192285	7414 OLD PEARSALL RD	CB: 4310A LOT: 8 SOUTHWEST COM'L PARK SUBD.	3.19
86	349829	21969 CAMPBELLTON RD	CB 5722 BLK LOT S 1/2 OF 26 LABEL#PFS0891452/PFS0891453/PFS0891454 & REFER TO:82300-008-0133	5.00

**ATTACHMENT "B"**  
**Proposed Annexation Property List**

#	Prop ID	Situs	Legal Description	Legal Acres
87	349830	21969 CAMPBELLTON RD	CB 5722 BLK LOT N 200 FT OF 27 REFER TO: 05722-000-0261 REFER TO: 80300-000-0262 & 81200-000-0261	5.00
88	553924	4662 SW LOOP 410	NCB 14568 P-14D (31.254 AC), P-19 (58.457), CB 4295 P-4D (14.936 AC), P-19 (179.643 AC) ABS 12 (SOMERSET RD ANNEXATION)	284.29
89	553927	SW LOOP 410	NCB 14569 LOT P-22 14.778 CB 4301 P-22 ABS 6 17.166 (SOMERSET RD ANNEXATION)	31.94
90	553928	SW LOOP 410	ANCEL 69 LOT P-22A 18.853 CB 4301 P-22A ABS 6 13.176 (SOMERSET RD ANNEXATION)	32.03
91	553931	11419 SOMERSET RD	NCB 14569 LOT P-22F & 24 CB4295 P-24,25,26& 27,CB4301 P-22E,24&25 RE:042950000250	98.77
92	553932	SW LOOP 410	NCB 14569 P-23 (6.883 AC), P-23A (6.313 AC), P-23C (1.145 AC), P-23D (1.75 AC), CB 4295 P23 (41.437 AC), P-23A (1.65 AC), P-23B (8.693 AC), CB 4301 P-22B (6.647 AC), P-22D (4.694 AC) 20	79.21
93	553938	FISHER RD	NCB 14569 BLK LOT P-23J (1.03AC); CB 4301 P-23D (13.019AC), P-39C (11.981AC) ABS 6	26.03
94	624444	S IH 37	NCB 16622 LOT P-142D (16.718AC) & CB4007-6 P-142D (63.124AC) ABS11	79.84
95	624498	S IH 37	NCB 16627 LOT P-234 15.281 CB 4007-5 P-234 ABS11 17.289 (SALADO/DOS RIOS #2 ANNEXTN)	32.57
96	1013275	CAMPBELLTON RD	CB 4167-3 P-55 ABS 8	6.95
97	1131602	18911 APPLEWHITE RD	CB 4188 P-1 ABS 163 (3.7); CB 4187 P-1E ABS 169 (6.547 AC)	10.25
98	1135936	SW LOOP 410	CB 4301 P-115 (40.891) , P-115A (0.286), P-115B (2.033) & P-115D (0.268) ABS 6	43.48
99	1149903	SW LOOP 410	CB 4301 BLK LOT P-115E PER PLAT 9612/179-188	9.04
100	1149904	SW LOOP 410	CB 4301 BLK LOT P-115F PER PLAT 9612/179-188	25.73
101	1149905	9333 SW LOOP 410	NCB 14493 BLK 1 LOT N 500FT OF 3 & CB 4301 W IRR OF 3	160.50
102	1151905	QUESENBERRY RD	CB 4300 P-26A ABS 614	67.37
103	1153677	12311 SOMERSET RD	PT OF CB 4295 P-29 ABS 12 & CB 4301 P-26 ABS 6 H/S REFER TO: 04295-000-0291	1.00
104	1186237	IH 37 S	CB 4007-5 P-233E ABS 11	12.06
105	1208093	FISHER RD	NCB 14569 BLK LOT P-98 (1.0393AC); CB 4301 P-23F (10.1503AC), P-23K (11.3806AC) & P-39E (3.4598AC) ABS 6	26.03
106	1222600	S IH 35	CB 4301 P-72D ABS 6	15.00
107	1233953	21977 CAMPBELLTON RD	CB 5722 BLK LOT S 200 FT OF 27 REFER TO:81900-000-0270	4.99
108	1245175	OLD SOMERSET RD	CB: 4204 P-30 (54.91 AC) & P-12C (14.0 AC)	68.91
109	1252916	4415 MICKEY RD	CB 4069B BLK 7 LOT W IRR 130 FT OF 7 (5.55 AC) & E IRR 266.15 FT OF 8 (17.164 AC)	22.71
110	1290201	21854 CAMPBELLTON	CB 4167-2 P-45F (4.0 AC) & P-46F (7.0 AC) (TRACT 5) MH REFER 81300-000-0450	11.00

**ATTACHMENT "B"**  
**Proposed Annexation Property List**

#	Prop ID	Situs	Legal Description	Legal Acres
111	1290202	22088 MATHIS RD	CB 4167-2 P-45G (5.0 AC) & P-46G (5.10 AC) (TRACT 6) REFER MH 81300-000-0451	10.10
112	1297522	21508 CAMPBELLTON RD	CB 4167-2 P-41A (17.702 AC) & P-45H (.288 AC) ABS 8 ((AKA TRACT 1))	17.99
113	1297551	21806 CAMPBELLTON RD	CB 4167-2 P-41 (7.78 AC) ,P-45K (1.82 AC) & P-46H (1.4 AC) ABS 8 ((AKA TRACT 3))	11.00
114	1297552	CAMPBELLTON RD	CB 4167-2 P-45Z (4.18 AC) & P-46 (6.82 AC) ABS 8 ((AKA TRACT 4)) REFER MH 81800-000-0452	11.00
115	1297921	WATSON RD	CB 4298 P-58 ABS 421 MH REFER 80600-000-0085	3.07
116	1302041	14611 WATSON RD	CB 4298D (DENOVA SUBD), BLOCK 5 LOT 1	1.87
117	1304622	CAMPBELLTON RD	CB 4167-2/3 P-47A (6.61 AC) & P-48A (4.40 AC) ABS 8 ((AKA TRACT 7))	11.00
118	1305162	CAMPBELLTON RD	CB 4167 P-47 (6.69 AC), P-48 (4.41 AC) (AKA TRACT 8) ABS 8	11.10
119	1305163	22100 CAMPBELLTON RD	CB 4167 P-48E (4.38 AC), P-54 (6.72 AC) (AKA TRACT 9) ABS 8	11.10
120	1305164	CAMPBELLTON RD	CB 4167 P-48F (3.95 AC), P-54A (6.15 AC) (AKA TRACT 10) ABS 8	10.10
121	1305165	CAMPBELLTON RD	CB 4167 P-48G (3.32 AC), P-54B (7.72 AC) (AKA TRACT 11) ABS 8 REFER MH 81800-000-0484	11.00
122	1335022	21646 CAMPBELLTON RD	CB 4167-2 P-41C (.83 AC) ,P-45Y (.50 AC) & P-43A (8.68 AC) ABS 8 ((AKA TRACT 2A))	10.01
123	1336805	4345 MICKEY RD	CB 4069B BLK 11 TR-11 (48.0 AC) & BLK 12 LOTS 23 (5.0 AC), 24A (.32 AC), 40 (3.88 AC)	57.20
124	1336823	CAMPBELLTON RD	CB 4167-2 P-41B (1.3 AC) ,P-45J (.78 AC) & P-43 (5.84 AC) ABS 8 ((TRACT 2D))	7.92
125	1336824	CAMPBELLTON RD	CB 4167-2 P-43B (TRACT 2C)	3.66
126	1336825	MATHIS LN	CB 4167-2 P-43C (TRACT 2B)	4.27
127	1354222	13609 WATSON RD #1	CB 4298 P-2A (3.0 ACRES) ABS 421	3.00
128	1365313	12311 SOMERSET RD 3	CB 4295 P-28B (0.10 AC) & 29B (.39 AC) ABS 12; CB 4301 P- 26B (12.631 AC) ABS6	13.12
129	1368031	CAMPBELLTON RD	CB 4167-3 P-55F (4.02 AC) ABS 8	4.02
130	1368032	CAMPBELLTON RD	CB 4167-3 P-55G (32.292 AC) ABS 8	32.29
131	1368319	SOMERSET RD	CB 4204 P-9 (2.0 AC) ABS 579 (TRACT 2)	2.00
132	1368320	SOMERSET RD	CB 4204 P-9A (27.978 AC) ABS (TRACT 1)	27.98
133	1393734	DONOP RD	CB 4007-9 P-296M(2.75AC) & P-311A(4.35AC) ABS ABS 11	7.10
134	1393735	DONOP RD	CB 4007-9 P-296J(1.39AC) & P-311B(5.71AC) ABS 11	7.10
135	1393736	DONOP RD	CB 4007-9 P-311(4.35AC) ABS 11	7.10
	TOTAL			4,205.72

**“ATTACHMENT C”**  
**“PLAN FOR MUNICIPAL SERVICES”**

**City of San Antonio**  
**Plan for Municipal Services for Southside Development Agreement Expiration**  
**Properties**

**Introduction**

The City ("City") of San Antonio, Texas, is making this Plan for Municipal Services ("Plan") available pursuant to Chapter 43 of the Texas Local Government Code. This Plan relates to the annexation by the City of multiple parcels of land, approximately 4,205.72 acres (equivalent to 6.571 square miles), designated as the "Annexation Area." These parcels are generally located South of Loop 410, between Pearsall Road and U.S. Highway 181 South in the City's extraterritorial jurisdiction (ETJ), in South Bexar County. The detailed description of the Annexation Area can be found in Attachment A and Attachment B. This annexation is a result of the conclusion of various Development Agreements between the property owners and the City.

**ARTICLE 1. INTENT**

It is the intent of the City that services under this Plan will provide full municipal services as required and defined by the Texas Local Government Code. The City reserves the right guaranteed to it by the Texas Local Government Code, to amend this Plan if the City Council determines that changed conditions or subsequent occurrence or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws to make this Plan unworkable or obsolete or unlawful.

**ARTICLE 2. GENERAL SERVICES**

In general, this Plan includes three service components: *(1) Annexation Service Requirements, (2) Additional Services and (3) a Capital Improvement Program.* As used in this Plan, providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities, and other public and private non-profit service organizations to provide such services by contract in whole or in part. It may also include separate plans or agreements with associations or similar entities. Services are provided and fees are assessed in accordance with City of San Antonio Municipal Code, as may be amended.

**1. Annexation Services** – The following services will be provided in the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted.

**A. Police Protection** – The San Antonio Police Department (SAPD) will provide protection and law enforcement services in the newly annexed area upon the effective date of annexation. These services include:

- Routine patrols and responses;

- Handling of complaints and incident reports;
- Special units, such as traffic enforcement, criminal investigations, covert operations, K-9 Unit, Family Assistance Crisis Teams, Bomb Squad, and Special Weapons and Tactics Team (SWAT); and
- Any other services or programs provided to the residents of San Antonio at the time of annexation.

The Annexation Area will be served by the South Substation, located at 711 West Mayfield Road, San Antonio, TX 78211 and by the East Substation, located at 3635 East Houston Street, San Antonio, TX 78219. The City currently has six Police Substations which are under the command of Police Captains. Each Substation is responsible for a Patrol "Service Area," which are divided into Patrol Sections. Police Sergeants have supervisory responsibilities over the Patrol Sections, which are subdivided into "Patrol Districts."

Patrol districts are staffed with at least one officer, 24 hours a day, seven (7) days a week. Generally, there is no specific number of officers that can be assigned to a patrol district. Many times, multiple officers are assigned to single districts. The "Patrol Districts" are geographically defined areas established for several reasons, including but not limited to:

- Serving as a manpower distribution tool based on call volume, population, area size, and geographic variables;
- Providing a means of establishing primary responsibility to individual officers, during their tour of duty, for various activities within a specific geographic area; and
- Providing an efficient and effective means of assigning, identifying, and locating officers, within a generalized area, using currently available technology.

The factors mentioned above will also determine the need for hiring additional patrol officers, ensure all patrol districts are adequately and continually staffed, and maintain an average response time comparable to other areas of the city.

Police services are initiated by on-sight officer activity, citizen requests, and any other means available. The most common means by which officers receive their assignments is through direct supervisory command and radio/computer transmissions by police dispatchers. SAPD San Antonio Fear Free Environment Unit (SAFFE) officers will be available to meet as requested to discuss police issues.

**B. Fire Protection and Emergency Medical Service (EMS)** – The San Antonio Fire Department (SAFD) will provide fire protection services and EMS to the Annexation Area consistent with the provision of services in like areas of San Antonio. Service will be provided using fire engines, ladder trucks, full-time and peak period EMS ambulances, Medical Officers, and Chief Officers.

**C. Solid Waste Collection and Environmental Service Fees** – The City's Solid Waste Management Department will provide solid waste collection services to single-family residences accessible from a public road at a level equivalent to those Property Owners within the current City limits beginning two years after the date of annexation. Non-traditional residential property or subdivisions with limited accessibility such as Planned

Unit Developments (PUD), Infill Development Zones (IDZ), gated communities, etc. with five (5) units or more may be eligible for service by exception in accordance with Chapter 14 of the City Municipal Code. Services are provided and fees are assessed in accordance with Chapter 14 of the City Municipal Code, as may be amended. Fees for services are assessed monthly on CPS Energy Utility bills.

Monthly Fees are set annually by City Council and subject to change:

- Environmental Services Fees – Upon annexation, all residential and non-residential properties will be assessed a monthly Environmental Service Fee of \$3.24 per unit. The Environmental Fee is comprised of a \$1.74 Solid Waste Environmental Fee and a \$1.50 Parks Environmental Fee. These fees are intended to defray municipal expenses necessary to cleaning up illegally dumped waste, collecting, and disposing of dead animals, performing regulatory maintenance on closed landfills, providing environmental services to the City's park system, and equitably sharing costs for neighborhood clean-ups benefiting residents and businesses that do not pay a monthly solid waste processing fee.
- Solid Waste Fee – Beginning two (2) years after annexation, a monthly solid waste fee will be assessed to single-family residences receiving City solid waste collection services. Garbage containers are provided in three sizes. The monthly fee is in accordance with the size of garbage container selected by the resident. Recycling, organics, brush, and bulky trash collection are also provided.

**D. Operation and Maintenance of Water and Wastewater Facilities** – San Antonio Water System (SAWS) will maintain and operate the public water and wastewater facilities that are within its certified service area. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. The facilities will be maintained and operated in accordance with standard SAWS policies and procedures, and under the provisions of the SAWS Utility Service Regulations for the extension of facilities.

*SAWS Monthly Rates* – The SAWS rate structure is designed to provide balance between residential and business rates and to encourage conservation with rates that increase at higher levels of consumption. The current rates were approved by City Council. SAWS customers, after annexation, will pay the lower Inside City Limit rate as opposed to the Outside City Limit rate.

*SAWS Water Conservation Programs & Rebates* – SAWS water conservation education programs and rebates are available to SAWS residential and commercial customers. Educational resources regarding drought-tolerant plants are available at: [www.GardenStyleSA.com](http://www.GardenStyleSA.com).

With commercial customers accounting for 5.6% of the customer base and 38.7% of SAWS' annual water sales in gallons, there is great potential for water savings through commercial conservation programs. Commercial customers also have access to water conservation education and incentives. There are programs to make irrigation systems more efficient and

customer rebates for big projects that address operational efficiencies. Detailed information on these and other programs can be found on the SAWS website at: [www.saws.org](http://www.saws.org).

**E. Operation and Maintenance of Roads and Streets, including Street Lighting** – The Public Works Department (PWD) is responsible for the maintenance and repair of the City streets, bridges, and/or alley infrastructure within its jurisdiction. Curbs, sidewalks, driveways approaches, curb ramps and other street infrastructures are constructed in accordance with the City and the Americans with Disability Act (ADA) standards. Service requests or community concerns for PWD’s response, such as potholes, street base and pavement repairs are initiated by contacting the City's 311 call center or online services. These services include:

- Emergency Pavement Repair
- Street Base and Pavement Repair
- Preventative Street Maintenance
- Guard Post and Guard Rail Maintenance
- De-icing and Snow Removal Services
- Emergency Street Closure Services
- Street Re-striping Marking Services

*Infrastructure Management Program (IMP)* is a five-year rolling program which focuses on the maintenance of City infrastructure. Services needs are identified city-wide and are scheduled for street maintenance, alley maintenance, drainage maintenance, sidewalks, traffic signals, pavement marking and Advance Transportation District (ATD) projects. The IMP provides a structured City program schedule, the potential for additional multiple year contract awards, and improved utility coordination. During the City’s annual budget process, the IMP is presented to City Council for approval. Amendments may occur throughout the year due to coordination with utilities or unforeseen conditions, such as inclement weather. The goal of the IMP is to provide the best possible maintenance for the City.

*Transportation Systems Management & Operations* will provide regulatory signage services in the Annexation Area. Traffic signal stops and all other regulatory studies are conducted in conjunction with growth of traffic volumes. Traffic signs, signals, and markings are installed in conformance with the Texas Manual on Uniform Traffic Control Devices. Faded, vandalized, or missing signs are replaced as needed. "Call back" service is provided 24 hours a day, 365 days a year for emergency repair of critical regulatory signs. Requests for signage may be completed through the City’s 311 call center or online services.

*Storm Water Engineering and Operations* is housed within the PWD. The Storm Water team is responsible for drainage services, as well as the installation, operation, and maintenance of drainage infrastructure throughout San Antonio.

*The Storm Water Utility Fee* is intended to cover capital and maintenance expenses associated with drainage projects and fund operational services related to the Municipal Separate Storm Sewer System (MS4) Permit as required by Federal regulations. More information about the storm water rate plan is available at the City’s PWD website at: <https://www.sanantonio.gov/PW/Projects/Storm-Water-Fee>.

The storm water utility fee is billed by SAWS on behalf of the City. Services are currently provided by the SAWS, in accordance with the SAWS's approved business plan and as limited by applicable codes, laws, ordinances and special agreements. The fee will be assessed for the Annexation Area as the storm water will drain into the existing City facilities.

*Street lighting* – The planning of public streetlights is coordinated by the City's Development Services Department (DSD). CPS Energy will maintain public street lighting in accordance with the City's policies. The City assumes the cost of electricity for public streetlights.

**F. Operation and Maintenance of Parks, Playgrounds and Swimming Pools** – Maintenance responsibilities for municipally owned parks in the Annexation Area are the responsibility of the City. Any proposed or existing privately owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the Annexation Area are the responsibility of the Owner(s).

**G. Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service** – Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the Annexation Area, an appropriate City department will provide maintenance services for them.

**2. ADDITIONAL SERVICES** – Certain services, in addition to the above services, will be provided within the Annexation Area. They are as follows:

**A. Code Compliance** – The Code Compliance Division of DSD enforces City codes and regulations to protect the health, safety, and general welfare of the community. Current enforcement is provided to the following and is not limited to:

- Vacant dangerous premises and structures,
- Junked vehicles,
- Weeded vacant lots,
- Zoning (San Antonio City Code Chapter 35, Unified Development Code),
- Property maintenance,
- Minimum housing, including unsanitary premises,
- Front yard parking,
- Alley and right-of-way violations,
- Monthly inspections of salvage/junk yards,
- Monitoring and enforcing materials received at salvage/junk yards, and
- Enforcement of garage sale permits
- The Code and ordinances enforced by DSD are subject to changes by the City Council

**B. Zoning** – City Staff has initiated the zoning process for a permanent zoning classification of all properties. The Zoning Commission will conduct at least one public hearing and make a recommendation to the City Council regarding the proposed zoning. The City Council will consider the proposed zoning districts concurrently with the annexation of the area at a public hearing. Zoning will be effective upon the effective date of annexation.

**C. Building Permits** – Incomplete construction may require building permits and/or inspections

from the DSD in accordance with City codes and the tables below:

Vacant Lot Only; Construction not yet begun	Complete set of plans required
Foundation Only, up to 25%	Complete set of plans required; Engineer's letter required on foundation
Foundation and Partial Framing over 25% but not over 50% complete	Complete set of plans required minus foundation plans; Engineer's letter required on foundation
Foundation and Partial Framing over 50% complete	No plans required; fill out application only and declare percentage completed
Foundation, framing, sheetrock, mechanical, electric, plumbing, etc. Approximately 75% to 99% completed. Needs textone, flatwork, fence, finals only, etc.	No plans required; fill out application only for meter and CPS release

	<b>No slab poured</b>	<b>Slab poured</b>	<b>Frame, no sheetrock</b>	<b>Sheetrocked</b>
<b>Building</b>	100%	75%	50% Frame Inspection Required	25% Frame Inspection Required
<b>Plumbing</b>	100%	66% Rough-in required 100% gas permit	66% Rough-in required 100% gas permit	33% Plumbing final and 50% gas permit
<b>Electrical</b>	100%	100%	100% Rough-in required	50% Final Inspection
<b>Mechanical</b>	100%	100%	100% Rough-in required	Equipment only. Permit for air handler, cooling coil and condenser required
<b>Plans</b>	Yes 100%	Yes 100%	No (0%) (Steel frame – engineer's sealed plans on site)	No (0%) (Steel frame – engineer's sealed plans on site)

For new construction initiated after annexation of the area, permits, plan reviews, and inspections for all applicable codes will be obtained and successfully passed. A demolition permit is required before partial or complete demolition of a structure is performed. Other field inspections may be

applicable for new commercial construction depending on the specific use and/or location of the project.

Permits may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX. In addition, as part of the permitting process, the applicant will be required to adhere to the City's Tree and Landscape requirements. The One-stop Development Services counter has been created to assist the public with any development questions that relate to building, plan review, street and sidewalk construction and storm water related issues.

**D. Certificate of Occupancy** – The Owners acknowledges that any new construction on the property completed after the effective date of annexation will require a Certificate of Occupancy from the City. In accordance with the adopted International Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy. Certificates of Occupancy may be applied for at the Cliff Morton Development and Business Services Center.

**E. Library Services** – The nearest libraries to the Annexation Area are the Cortez Library, 2803 Hunter Boulevard, San Antonio, TX 78224 and Mission Library, 3134 Roosevelt Avenue, San Antonio, TX 78214. The San Antonio Public Library locations provide the following services:

- Library materials for adults, young adults and children including books, periodicals, compact disks, DVD, videos, audio books, and electronic books;
- Programming for adults, young adults, and children such as regularly scheduled story time;
- Book discussion groups and other topics of interest to the community; and
- Access to the website, databases, and other computer programs, is available seven days a week through the San Antonio Public Library web address: [www.mysapl.org/digital](http://www.mysapl.org/digital).

Professional staff is available to assist library customers with reference and reader's advisory questions and public meeting room space are available. More information is available at the San Antonio Public Library Website: [www.mysapl.org](http://www.mysapl.org).

**F. Health Department Services** – Metro Health currently provides certain public health services to include communicable disease control, emergency preparedness and response, and health education to individuals residing in the Annexation Area through an interlocal agreement with Bexar County-University Health Systems. Upon full purpose annexation the following additional services will become available:

- Investigation of public health related complaints including food borne illness, recreational water quality, and public swimming pools and spas, and the investigation of toxic exposures;
- Permitting and routine sanitation inspections of food establishments, schools, day cares, swimming pools and mobile living parks;
- Enforcement of the City's smoking ordinance in public places;
- Access to community health clinics; and
- Referrals to medical assistance program benefits.

For more information, visit the Metro Health website at: <https://www.sanantonio.gov/health>.

**G. Animal Care Services** – The newly annexed area will receive the same level of service as within the current San Antonio City Limits. These services include, but may not be limited to, animal enforcement and control, educational and public outreach, low-cost animal related resources as microchips and spay/neuter services, and community cat program services.

**H. Other Services** – City Departments with jurisdiction in the Annexation Area will provide services according to City policy and procedure.

**3. CAPITAL IMPROVEMENTS PROGRAM** – The City will initiate the construction of capital improvements as may be necessary for providing municipal services to the Annexation Area. The schedule for the construction of capital projects that may be necessary for the delivery of municipal services will be agreed upon by the City and the Owners in accordance with Subchapter C-3 of Chapter 43, Local Government Code.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. If the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

**A. Police Protection** – No capital improvements are necessary currently to provide police services.

**B. Fire Protection** – No capital improvements are necessary to provide fire services.

**C. Emergency Medical Service (EMS)** – No capital improvements are necessary currently to provide EMS services.

**D. Solid Waste Collection** – No capital improvements are necessary at this time to provide solid waste collection services.

**E. Roads and Streets** – No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.

**F. Parks, Playgrounds and Swimming Pools** – No capital improvements are necessary at this time to provide parks and recreation services.

**G. Library Services** – No capital improvements are necessary at this time.

**H. Capital Improvements Planning** – The Annexation Area will be included with other territory within the municipality in connection with planning for new or expanded facilities and/or services. All other capital improvements will be considered through the six-year

Capital Budget that represents the City's long-range physical infrastructure development and improvement plan. Major funding sources are General Obligation Bonds, Certificates of Obligation, Storm Water Revenue Bonds, and Community Development Block Grants as applicable. Capital projects are placed in inventory by the City Council representative through input from community plans, existing neighborhood plans, community associations, neighborhood requests and other community processes.

### **ARTICLE 3. AMENDMENT: GOVERNING LAW**

This Plan may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and will be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

### **ARTICLE 4. FORCE MAJEURE**

In case of an emergency, such as Force Majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the Annexation Area for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the Annexation Area of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions, and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Plan.

### **ARTICLE 5. SUMMARY OF THE WATER AND WASTEWATER UTILITY SERVICE REGULATIONS**

The following information is a summary of the SAWS Utility Service Regulations, adopted in 2023, for the extension of water and/or wastewater facilities as incorporated by reference in the latest version of the Unified Development Code.

Water and wastewater service is only provided to lots that have been properly subdivided and platted or are a legal lot. For property that is required by subdivision regulations to construct water or wastewater facilities connecting to the SAWS system, funding and construction of those facilities will remain the responsibility of the developer. If the specific undeveloped property does not have SAWS water or wastewater service fronting the property, the Property Owners (Owners) may make an application for an extension of service to SAWS Director of Development Engineering for review. If the Director determines that adequate capacity is available, or will be, and if the project does not include SAWS cost participation or reimbursement, and if the proposed

facilities are a logical extension of SAWS water and/or wastewater system and the requested extension meets the requirements of SAWS Utility Service Regulations, the extension size, capacity, and routing may be approved by the Director. Funding and construction of the facilities will be the responsibility of the developer.

Depending on the size of the new facilities and other conditions, with SAWS Board of Trustees approval, SAWS may reimburse the developer for a portion of the cost of constructing certain facilities. With Board approval, SAWS may reimburse costs associated with the oversize capacity of water and wastewater mains. The actual calculation of the cost participation and reimbursement amounts, including limits and the schedules for the payments, are included in SAWS Utility Service Regulations as incorporated by reference in the UDC.

For lots that have water or wastewater lines in the street fronting the lot, the Owners may receive water or wastewater service by applying for a tap permit and paying any required fees. The new customers will be required to pay the impact fees and all connection fees.

For a property served by septic system, the Property Owner remains responsible for the operation and maintenance of the septic system. If the septic system fails, the Owner must repair the system or pay to extend SAWS wastewater facilities to the property. Under certain circumstances the Metro Health Department and/or applicable regulatory agency for septic tanks may require the Owner to connect to SAWS public wastewater facilities.

#### **ARTICLE 6. EFFECTIVE DATE**

This Plan will be in effect and commence on the effective date of the annexation, unless otherwise stated. The Plan will not have a term limit, as Annexation into the City of San Antonio provides for municipal services beginning on the effective date with no finality.