



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

---

**Agenda Item Number:** {{item.number}}

**Agenda Date:** March 23, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Proposed annexation of one property totaling 40.00 acres, generally located east of the intersection of Campbellton Road and South Loop 1604, legally described as Lot 1, Block 1, CB 4167A and/or Bexar County Appraisal District (BCAD) Property ID 181227, as requested by the property owner.

**SUMMARY:**

Public hearing and consideration of a resolution recommending the approval of a proposed annexation of one property totaling 40.00 acres, generally located east of the intersection of Campbellton Road and South Loop 1604, legally described as Lot 1, Block 1, CB 4167A and/or Bexar County Appraisal District (BCAD) Property ID 181227, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southeast Bexar County, as requested by the property owners.

**BACKGROUND INFORMATION:**

The City of San Antonio (City) initiated Limited Purpose Annexation of the south side area in 2014, and then completed Full Purpose Annexation of the area in 2016. As part of both annexation processes, the Texas Local Government Code (LGC) required the City offer Development Agreements to properties which had the applicable appraisal for ad valorem tax purposes as land for agricultural or wildlife management use or as timber land ("agricultural") as designated by the Bexar Appraisal District (BCAD).

In 2013, 2014, and 2016, prior to the final Full Purpose Annexation of other properties in the South San Antonio Area, numerous properties entered into Development Agreements with the City of San Antonio. These agreements allowed their continued agricultural use, or other use as specified by the LGC, and guaranteed the extraterritorial status for the property as long as the property owner continued the use as described in the terms of the agreement.

The Property Owner of the Subject Property had previously entered into an agriculture development agreement with the City not to be annexed, but now wishes to petition for annexation in anticipation of future development is pursuant to Section 43.016 of the Texas LGC. Additionally, the Subject Property meets the statutory requirements for Full Purpose Annexation, by the City, as they: (1) are within the City's ETJ; and (2) are adjacent and contiguous to the City's corporate limits.

The Subject Property is currently undeveloped and generally located east of the intersection of Campbellton Road and South Loop 1604, in the ETJ adjacent to City Council District No. 3. The intended developer ("Developer") would like to develop the Subject Properties for a single-family residential project. The Property Owner and Developer are seeking this annexation to 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.

## **ISSUE:**

This is the Planning Commission public hearing and consideration of a resolution recommending the approval of the proposed annexation of the property generally located east of the intersection of Campbellton Road and South Loop 1604. As requested by the property owner, the proposed annexation will expand San Antonio's municipal boundaries and the public service areas to include the properties. They will be part of City Council District 3.

The Service Agreement 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) South Patrol Substation, located at 711 West Mayfield Boulevard, 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 date is 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 notice for the public hearing will be

published on April 14, 2022. The City Council public hearing and consideration is scheduled for May 5, 2022. The effective date will be June 5, 2022.

Additionally, the City Charter of San Antonio requires consideration by the Planning Commission, and the publishing of the annexation ordinance 30 days prior to the final adoption. The draft ordinance will be published on April 7, 2022. The Zoning Commission will hear and consider the proposed plan amendment and zoning for the annexation area on April 5, 2022. The associated zoning case will be considered by City Council on May 5, 2022 after action on the annexation. Below is a proposed schedule for the Annexation Area.

Dates	Required Actions
March 23, 2022	Planning Commission
April 5, 2022	Zoning Commission
May 5, 2022	City Council Public Hearing and Consideration
June 5, 2022	Effective Date of Annexation

#### **ALTERNATIVES:**

The denial of this resolution would result in the properties remaining in unincorporated Bexar County. Hence, they would not be covered by SAFD, SAPD or have any city related services and instead be served by the county service providers, including the Emergency Services District (ESD) and subject to the ESD's taxing jurisdiction.

#### **RECOMMENDATION:**

Staff recommends approval of the resolution recommending the proposed Annexation and related Service Agreement for City Council to consider at their May 5, 2022 meeting.