



City of San Antonio

Agenda Memorandum

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

Agenda Date: October 26, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Proposed annexation of approximately 246.94 acres, generally located south of Fischer Road, between IH 35 S and Somerset Road, as requested by the landowners, 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 246.94 acres out of CB 4300, generally located south of Fischer Road, between IH 35 S and Somerset Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) and southwest Bexar County, as requested by the landowners, Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC, and the associated Service Agreement.

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, Texas Local Government Code (LGC) required the City to 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). Prior to Full Purpose Annexation, the subject 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 if the property owner continued the use as described in the terms of the agreement.

Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC, the landowners (the Owners) of two tracts of land, totaling approximately 246.94 acres, requested annexation by the City of San Antonio. Currently, there is a small RV/MH Park located on the properties. The proposed development is a Mixed-Use Recreational Park for enhanced RV/MH/Camping. The proposed development will also add “glamping” facilities, including amenities like resort pools, splash pad, BBQ areas, walking paths, clubhouses/pavilions, sports courts, and dog parks. The Owners are seeking this annexation to gain the advantages of being within the City, such as, police and fire services, and other City services which already benefit surrounding properties. The Annexation Area meets the statutory requirements for full purpose annexation, by the City since it (1) is within the City's ETJ; and (2) is adjacent and contiguous to the City's corporate limits. The Annexation Area will be in City Council District 4.

ISSUE:

This is the Planning Commission public hearing and consideration of a Resolution recommending the approval of full purpose annexation of 246.94 acres out of CB 4300, as requested by the Owners. This annexation will bring the parcels of land into the City's limits, which is consistent with the City's Annexation 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 areas to include the Annexation Area. It will be part of City Council District 4.

This proposed annexation includes the adoption of a Service Agreement between the City and Owners, 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) South Substation, located at 711 West Mayfield Road, San Antonio, TX, 78211 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 notice for the annexation public hearing will be published on November 18, 2022. The City Council public hearing

and consideration is scheduled for December 1, 2022. The effective date will also be December 30, 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 Planning Commission will consider the annexation and plan amendment on October 26, 2022. The Zoning Commission will consider the proposed zoning for the annexation area on November 1, 2022. The draft ordinance will be published on November 1, 2022. The associated plan amendment (PA-2022-11600081) and zoning case (Z-2022-10700215), along with action on the annexation will be considered by City Council on December 1, 2022. Below is a proposed schedule for the Annexation Area.

<u>Dates</u>	<u>Required Actions</u>
October 26, 2022	Planning Commission
November 1, 2022	Zoning Commission
December 1, 2022	City Council Public Hearing and Consideration
December 30, 2022	Effective Date of Annexation

ALTERNATIVES:

The denial of this Resolution would result in the property 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 associated Service Agreement for City Council to consider at their December 1, 2022 meeting.