



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 32

**Agenda Date:** December 1, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

Proposed annexation of approximately 246.94 acres out of CB 4300, addressed at 5706 Coleman Way and 13592 Campground Road, 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 an Ordinance extending the City limits by full purpose annexation of 246.94 acres out of CB 4300, addressed at 5706 Coleman Way and 13592 Campground Road, generally located south of Fischer Road, between IH 35 S and Somerset Road, which are 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 an ad valorem appraisal for agricultural, wildlife management, or timber land (“agricultural”) use as designated by the Bexar County Appraisal District (BCAD). The owners of the properties with those agricultural values 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 of the properties if the landowners 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 246.94 acres (annexation area) out of CB 4300, addressed at 5706 Coleman Way and 13592 Campground Road, generally, south of Fischer Road, between IH 35 S and Somerset Road, requested annexation by the City of San Antonio. Currently, there is a small Recreational Vehicle/Mobile Home (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 expanded campground facilities and amenities, including, resort pools, splash pad, BBQ areas, walking paths, clubhouses/pavilions, sports courts, and dog parks.

The Owners are seeking this annexation in order to obtain City services, including, police and fire services, which already benefit surrounding properties that were previously annexed. The subject properties meet the statutory requirements for full purpose annexation by the City since they (1) are within the City's ETJ and (2) are adjacent and contiguous to the City's corporate limits. The Owners have also applied for a plan amendment and corresponding zoning which will allow the proposed development. The proposed annexation area will be in City Council District 4 upon annexation.

## **ISSUE:**

This is the City Council public hearing and consideration of an Ordinance approving the proposed full purpose annexation of 246.94 acres out of CB 4300, addressed at 5706 Coleman Way and 13592 Campground Road, generally, south of Fischer Road, between IH 35 S and Somerset Road, as requested by the landowners. This annexation will bring the area 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 was 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 considered the annexation and plan amendment on October 26, 2022. The Zoning Commission considered the proposed zoning for the annexation area on November 1, 2022. The draft ordinance was 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.

<b>Dates</b>	<b>Required Actions</b>
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 Ordinance would result in the property remaining in unincorporated Bexar County. 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.

#### **FISCAL IMPACT:**

A \$3,000 processing fee for the voluntary annexation, set by Ordinance 101399, will be collected and deposited in the General Fund. This ordinance requires no operating or capital budget resources to support this voluntary annexation.

#### **RECOMMENDATION:**

Staff recommends approval of the Ordinance regarding full purpose annexation of two properties totaling 246.94 acres out of CB 4300, addressed at 5706 Coleman Way and 13592 Campground Road, generally located south of Fischer Road, between IH 35 S and Somerset Road, as requested by the landowners, Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC, the approval to execute the associated Service Agreement, and establish an effective date of annexation.

On October 26, 2022, Planning Commission held a public hearing regarding the annexation and

plan amendment and recommended approval. On November 1, 2022, Zoning Commission held a public hearing regarding the zoning and recommended approval.