

PIPE CREEK COMMUNITY ASSOCIATION (PCCA)

“STRONGER TOGETHER”

COMMITTEE: MANAGE DEVELOPMENT & GOVERNANCE

SUB-COMMITTEE: PROS AND CONS – INCORPORATION OF PIPE CREEK

MEETING LEADER: _____Denise Gober, Mike Easterling

MEETING SCRIBE: _____Denise Gober

Capture discussion topics, issues and any decisions on recommendations

DATE: October 9, 2025

Pipe Creek Dance Hall

SOURCES OF INFORMATION:

TEXAS LOCAL GOVERNMENT CODE: TITLE 2. ORGANIZATION OF MUNICIPAL GOVERNMENT, CHAPTER 5. TYPES OF MUNICIPALITIES IN GENERAL, SUBCHAPTER A. TYPES OF MUNICIPALITIES

TEXAS LOCAL GOVERNMENT CODE: TITLE 2. ORGANIZATION OF MUNICIPAL GOVERNMENT, SUBTITLE A. TYPES OF MUNICIPALITIES, CHAPTER 6. TYPE A GENERAL-LAW MUNICIPALITY, SUBCHAPTER A. INCORPORATION AS TYPE A GENERAL-LAW MUNICIPALITY

TEXAS LOCAL GOVERNMENT CODE: TITLE 2. ORGANIZATION OF MUNICIPAL GOVERNMENT, SUBTITLE A. TYPES OF MUNICIPALITIES, CHAPTER 7. TYPE B GENERAL-LAW MUNICIPALITY

TEXAS LOCAL GOVERNMENT CODE: TITLE 2. ORGANIZATION OF MUNICIPAL GOVERNMENT, SUBTITLE A. TYPES OF MUNICIPALITIES, CHAPTER 8. TYPE C GENERAL-LAW MUNICIPALITY, SUBCHAPTER A. INCORPORATION AS TYPE C GENERAL-LAW MUNICIPALITY

2024 TEXAS STATUTES, LOCAL GOVERNMENT CODE, TITLE 2. ORGANIZATION OF MUNICIPAL GOVERNMENT, SUBTITLE A TYPES OF MUNICIPALITIES, CHAPTER 6, TYPE A GENERAL-LAW MUNICIPALITY, SECTION 6.002 INCORPORATION PROCEDURE – “same as prescribed for a Type B General-Law Municipality

2024 TEXAS STATUTES, LOCAL GOVERNMENT CODE, TITLE 12 PLANNING AND DEVELOPMENT, SUBTITLE C PLANNING AND DEVELOPMENT PROVISION APPLYING TO MORE THAN ONE TYPE OF LOCAL GOVERNMENT, SECTION 394.015 FILING OF ARTICLE OF INCORPORATION: ISSUANCE OF CERTIFICATE OF INCORPORATION

TEXAS LOCAL GOVERNMENT CODE: TITLE 2. ORGANIZATION OF MUNICIPAL GOVERNMENT, SUBTITLE C. MUNICIPAL BOUNDARIES AND ANNEXATION, CHAPTER 42. EXTRATERRITORIAL JURISDICTION OF MUNICIPALITIES, SUBCHAPTER 1. GENERAL PROVISIONS

NEWEST INCORPORATED CITY IN TEXAS: STARBASE, TEXAS, MAY 20, 2025, MAYOR BOBBY PEDEN, Type: Commission, Cameron County, home of SpaceX facilities

RESEARCH TEXAS MUNICIPAL LAW, INCORPORATION ATTORNEYS

<https://guides.sll.texas.gov/texas-law/local-ordinances>

WHAT ARE OTHER SOURCES OF INFORMATION AND ASSISTANCE?

- Free sources of legal help?

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https://www.justanswer.com/sip/texas-law?r=ppc|ga|27|Law-SQR-Search-BMM|Legal-Texas|&JPKW=+legal+help+in+texas&JPDC=S&JPST=&JPAD=669018085572&JPMT=b&JPNW=g&JPAF=txt&JPRC=1&JPCD=&JPOP=&cmpid=2032113735&agid=75768227659&fiid=&tgtid=kwd-779938305770&ntw=g&dvc=c&gad_source=1&gad_campaignid=2032113735&gbraid=0AAAAAD-iiX3FrCurzvH6rwQjY4cGFX5LJ&gclid=Cj0KCQjw3OjGBhDYARIsADd-uX7NGIHfJLA v5BC-1pr0DBOKOwxompl--8ViPGTzHpO-65MP1e_dG1AaAhvwEALw_wcB

WHY SHOULD PIPE CREEK BE INCORPORATED? WHAT TYPE IS BEST TODAY, TOMORROW? TRANSITION FROM ONE TYPE TO ANOTHER? WHAT IS THE COST TO INCORPORATE?

PROS:

- Potential encroachment by Helotes? San Antonio?
- Establish boundaries that legally define fire boundaries? Zip code (if need a new one to address population growth in Lakehills and/or Pipe Creek area – who determines when a new one is needed? Or a larger Post Office, etc?)
- Other?

CONS:

- Requires education of voters, as many will assume that Pipe Creek, INC. would be a taxing entity
- Who determines the boundaries of the voters? Would it require Lakehills, the County Commissioners to approve them?
- Other?
- What happens if Pipe Creek does not incorporate in the next 5 years?

WHAT OTHER SUB-COMMITTEES MUST OUR GROUP COORDINATE WITH?

- Maps: where are the current Helotes and San Antonio Extra Territorial Districts?
- Managed Development and Governance
- Other?

WHAT FACTORS DETERMINE THE TIMING OF INCORPORATION?

- Helotes' expansion plans? How do we find out?
- Other?

OTHER TASKS IDENTIFIED?

- 1 – Organize and support a strong community association- PCCA
- 2 – Find other communities that are in the beginning stage of incorporation
- 3 – Pipe Creek Talks with a subject matter expert

WAY AHEAD: Next Steps – Who Works on Each Task? When are they due?