

# Proposed Annexation and Zoning of Numerous Properties totaling 392.3 acres on the south side of the City's ETJ

City Council A Session  
Agenda Items #36 and #Z-1  
December 10, 2020

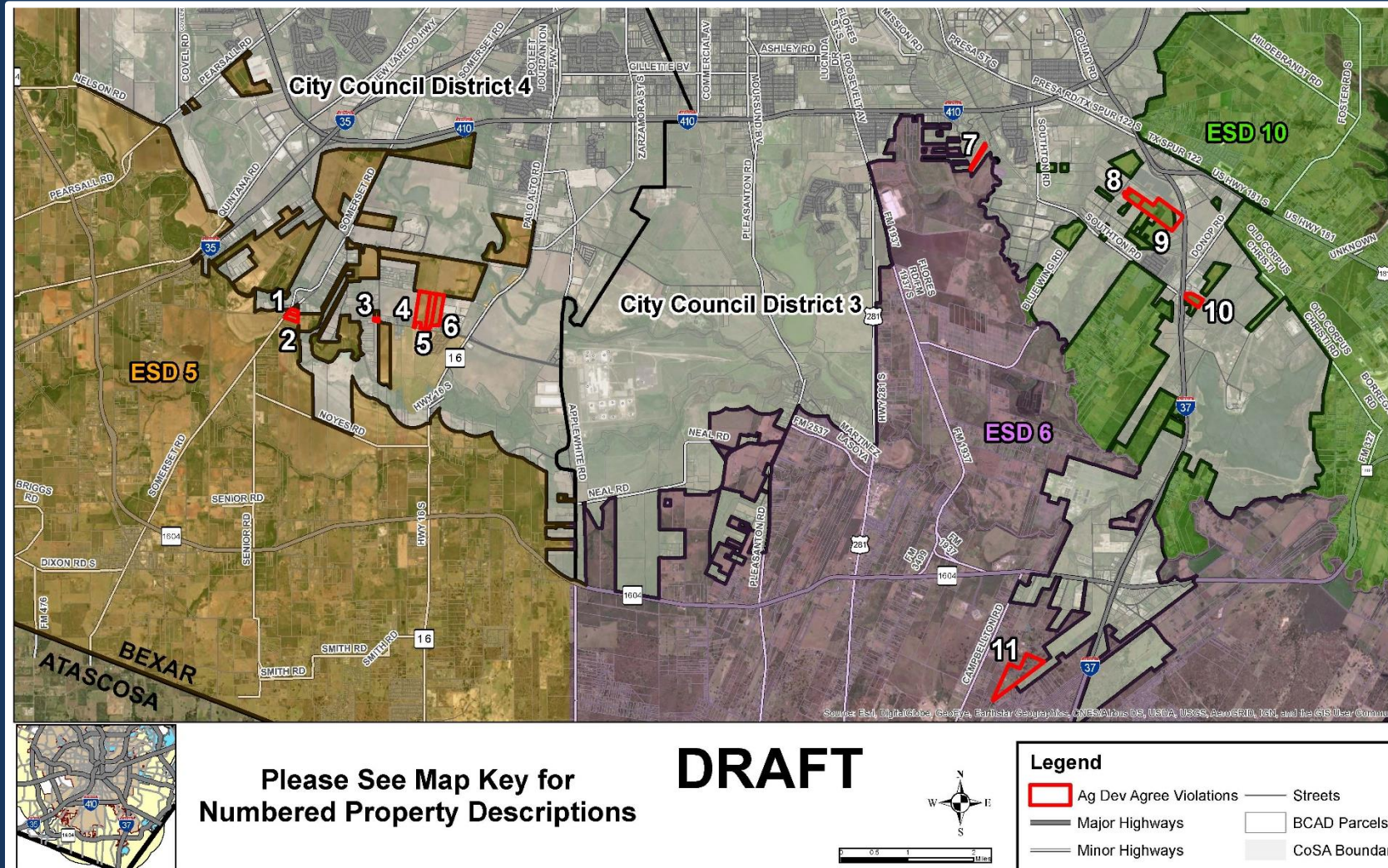
Rudy Nino, AICP  
Assistant Director, Planning Department



# Properties with Dev. Agreement Violations - 2020

Map ID	Owner Name 1	PropID	Site Address	LglDesc	LglAcres	Notes
1	DE LOS SANTOS OSCAR	1245174	SOMERSET RD, TX	CB 4204 P-29	6.00	No longer ag property
2	DE LOS SANTOS OSCAR	1297715	SOMERSET RD, TX	CB 4204 P-29C	10.00	No longer ag property
3	FRIESENHAHN DAVID & LINDA	189458	13886 WATSON RD, VON ORMY, TX 78073	CB 4298 P-8C ABS 421	2.07	No longer ag property
4	FRIESENHAHN NORBERT W ET AL	189430	14850 WATSON RD, VON ORMY, TX 78073	CB 4298 P-5 (31.52) & P-5C (4) ABS 421	60.60	Future Subdivision
5	ELITE GAD INVESTMENTS INC	189436	14970 WATSON RD, VON ORMY, TX 78073	CB 4298 P-5G ABS 421	31.52	Future Subdivision
6	FRIESENHAHN NORBERT &	189318	14970 WATSON RD, VON ORMY, TX 78073	CB 4296 P-9 ABS 374 (12.59) CB 4298 P-5E (19.21) ABS 421	31.80	Future Subdivision
7	GARZA DELIA	155813	10950 ESPADA RD, SAN ANTONIO, TX 78214	CB 4002-1 W IRR 2240.49' OF TR-8 ARB P-25 MH REFER 80700-001-3385	8.42	No longer ag property
8	BLUE WING TRAILS LTD	157648	11418 BLUE WING RD, SAN ANTONIO, TX 78223	CB 4007 P-328 ABS 11	23.21	Future Subdivision
9	BLUE WING TRAILS LTD	624452	S IH 37, SAN ANTONIO, TX 78223	NCB 16623 LOT P-327 12.150 CB 4007-6 P-327 AB 11 84.769 (SALADO/DOS RIOS #2 ANNEXTN)	96.92	Future Subdivision
10	MILLER FAMILY TRUST	157421	S IH 37, ELMENDORF, TX 78112	CB 4007 P-232 ABS 11	17.41	Alamo Fireworks Stand
11	BRIGHT LAKES REAL ESTATE LLC	181237	22190 MATHIS RD, ELMENDORF, TX 78112	CB 4167A BLK 1 LOT 11 NO LABEL# OR SERIAL#	104.35	No longer ag property
Total Acres					392.30	

# Properties with Dev. Agreement Violations - 2020



# Notification Timeline

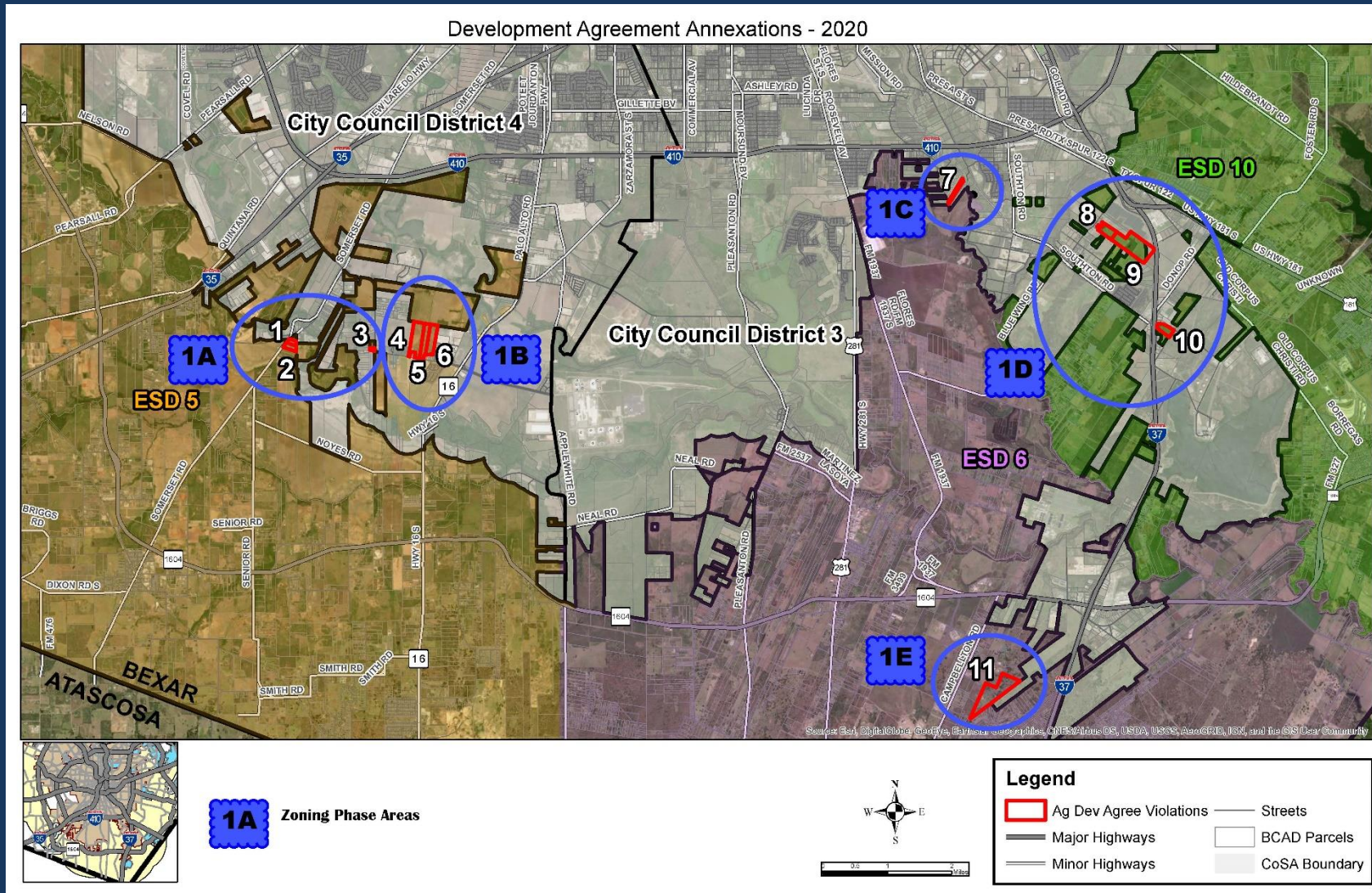
<b>Dates</b>	<b>Actions</b>
<b>December 2017, June 2018, June 2019, and May 2020</b>	Mailed Courtesy Letters to all Development Agreement Properties regarding possible violations
<b>October 16, 2020</b>	Mailed Certified Annexation Letters to Property Owners with violations to Development Agreement and Municipal Service Plans
<b>November 6, 2020</b>	Mailed Zoning Letters to Property Owners of Voided Development Agreements and Property Owners within 200 feet of subject property
<b>November 10, 2020</b>	Published Ordinance in Newspaper
<b>November 27, 2020</b>	Publish Public Hearing Notice Online and in Newspaper

# Plan for Municipal Services

- Development Agreement includes terms for annexation by the City
- Plan for Municipal Services includes:
  - Police, fire, solid waste, recycling, streets, sidewalks, parks, libraries, and capital improvements.



# Development Agreement Violations Property Annexations (Zoning) Map



# Development Agreement Violations

## Proposed Zones

- **FR Farm and Ranch District (35-310.17)**

To preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

- **DR Development Reserve (Sec. 35-352)**

Temporary zoning classification for newly-annexed property. Uses permitted within a "DR" zoning district shall be the uses permitted in the "R-6" zoning district unless and until the property is rezoned to another zoning district.

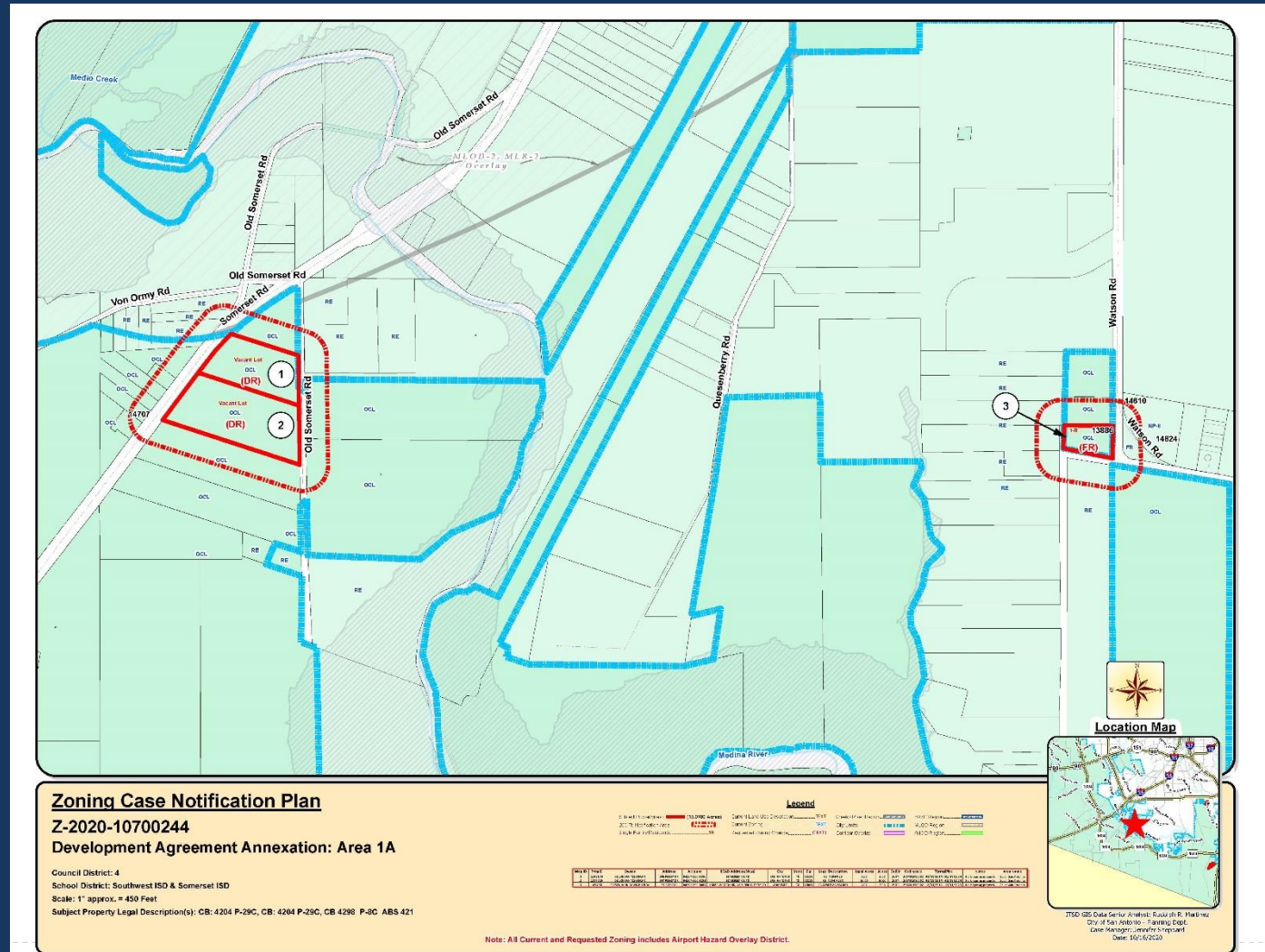
- **NP-15 Neighborhood Preservation District (Sec. 35-353)**

Uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single family detached dwelling units. (15,000 sq. ft. minimum lot size for NP-15)

# Z-2020-10700244

## Area 1A

- 18.07 Acres
- Somerset Road & Watson Road
- 36 Notices Mailed
- 0 in Favor
- 0 in Opposition
- Currently Outside of City Limits
- Proposed “Development Reserve” and “Farm & Ranch”





# Z-2020-10700244

## Area 1B

- 123.92 Acres
- Watson Road
- 23 Notices Mailed
- 0 in Favor
- 0 in Opposition
- Currently Outside of City Limits
- Proposed "NP-15 Neighborhood Preservation District"



**Zoning Case Notification Plan**  
**Z-2020-10700244**  
**Development Agreement Annexation: Area 1B**

Council District: 4  
School District: Southwest I.S.D.  
Scale: 1" approx. = 300 Feet  
Subject Property Legal Description(s): CB: 4298 P-5, P-5C ABS 421, CB: 4298 P-5G ABS 421, CB: 4296 P-9 ABS 374, CB: 4296 P-5E ABS 421

**Legend**

Color	Symbol	Description
Red	Red dashed line	Proposed NP-15 District Boundary
Blue	Blue dashed line	City Limits Boundary
Green	Green dashed line	Neighborhood Boundary
Yellow	Yellow dashed line	Other District Boundary
Black	Black dashed line	Property Line
Blue	Blue solid line	Water
Grey	Grey solid line	Right-of-Way
White	White solid line	Other

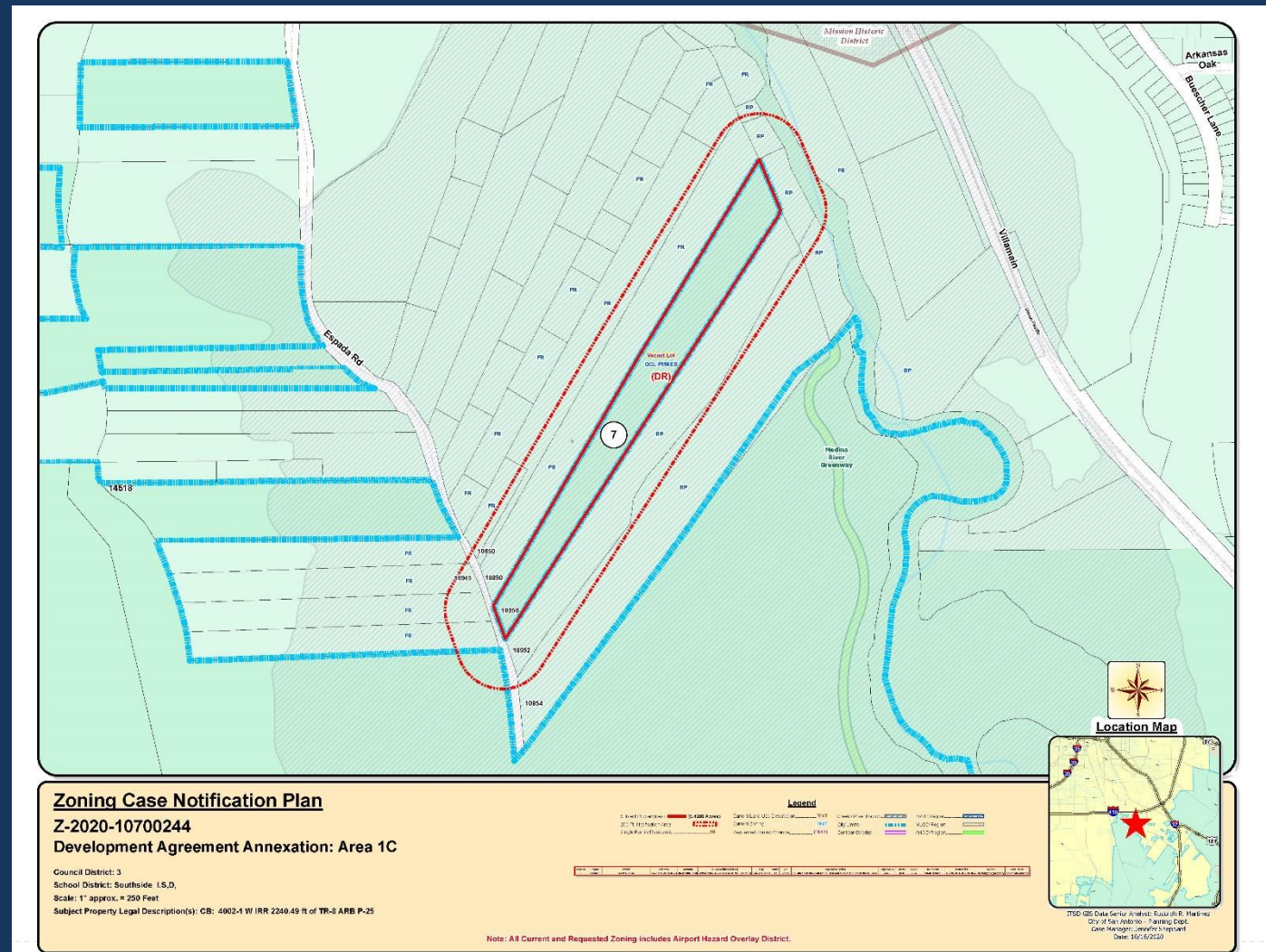


Note: All Current and Requested Zoning includes Airport Hazard Overlay District.

# Z-2020-10700244

## Area 1C

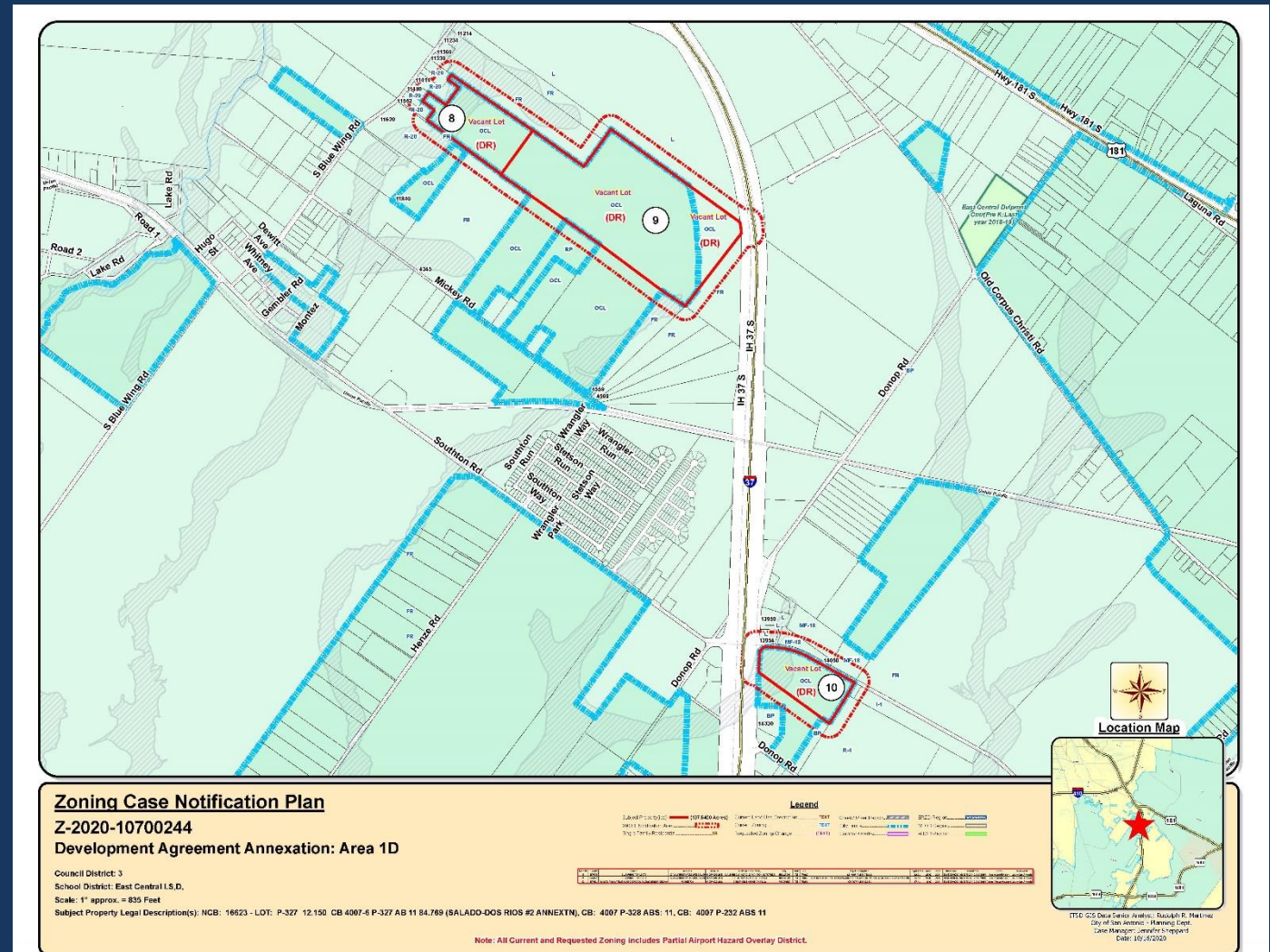
- 8.42 Acres
- Espada Road
- 19 Notices Mailed
- 0 in Favor
- 0 in Opposition
- Currently Outside of City Limits
- Proposed “Development Reserve”



# Z-2020-10700244

## Area 1D

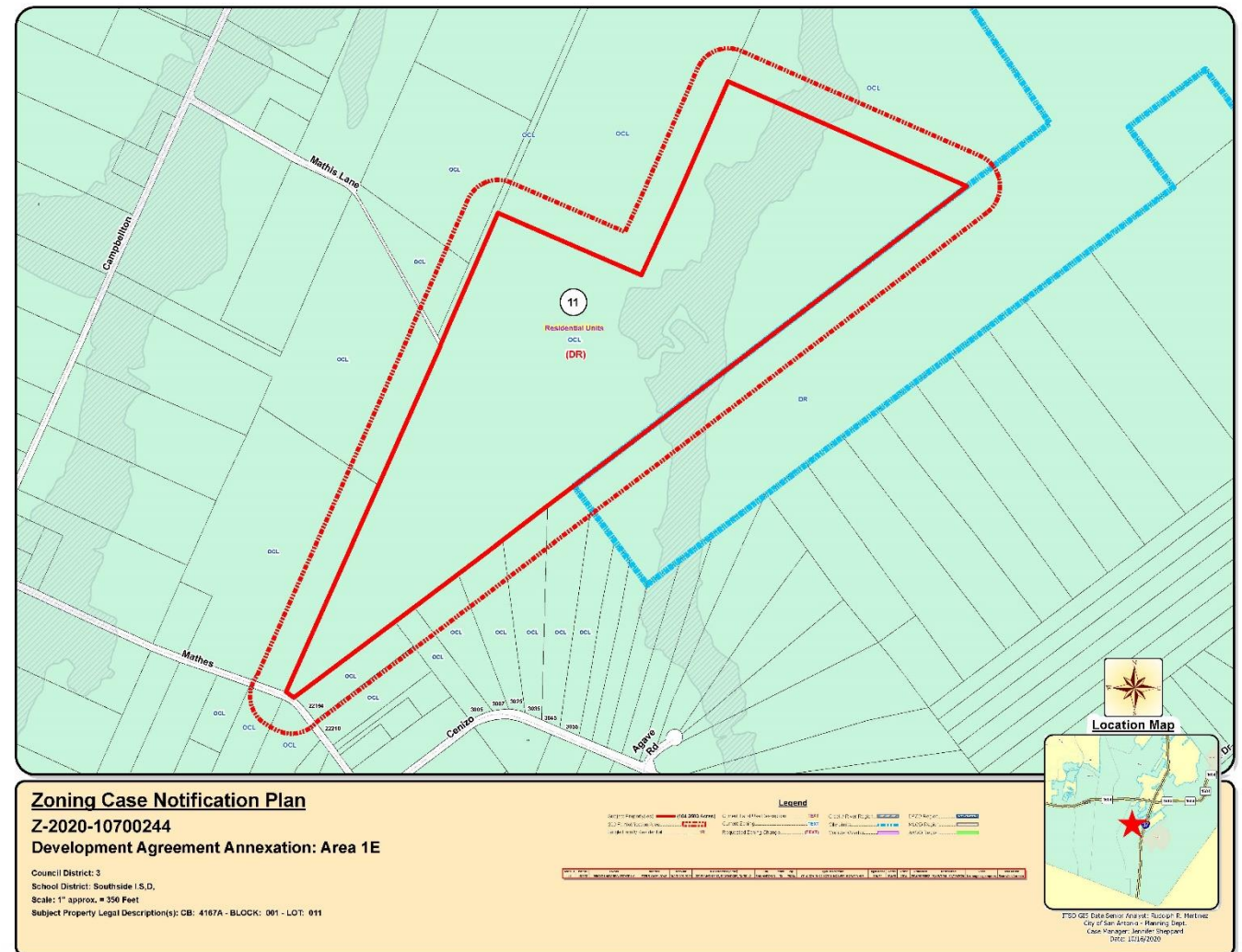
- 137.54 Acres
- S IH 37
- 37 Notices Mailed
- 0 in Favor
- 0 in Opposition
- Currently Outside of City Limits
- Proposed “Development Reserve”



# Z-2020-10700244

## Area 1E

- 104.35 Acres
- Mathis Road
- 20 Notices Mailed
- 0 in Favor
- 1 in Opposition
- Currently Outside of City Limits
- Proposed “Development Reserve”



# Development Agreement Violations - 2020

## 2020 Annexation and Zoning Public Hearing Schedule

<b>Planning Commission Briefing</b>	<b>Zoning Commission Briefing</b>	<b>Zoning Commission Hearing and Consideration</b>	<b>Planning Commission Hearing and Consideration</b>	<b>City Council Public Hearing and Consideration</b>	<b>Effective Date of Annexation</b>
October 28	November 3	November 17 December 1	November 18	December 10	December 31

# Recommendation

Staff recommends approval of Ordinances providing for the extension of the city limits by the full purpose annexation and zoning of 392.3 acres of land as consented through Development Agreements between the City and each Property Owner.

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