

CITY OF SAN ANTONIO PLANNING

COMMISSION RESOLUTION NO: 14-09-10

RECOMMENDING THE APPROVAL OF THE LIMITED PURPOSE ANNEXATION OF A 36.23 ACRE UNDEVELOPED TRACT, COMMONLY KNOWN AS THE IVY TRACT, LOCATED AT 3890 SOUTH LOOP 1604 WITHIN THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION (ETJ) AND BEXAR COUNTY, PURSANT TO THE PROVISIONS OF CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, Chapter 43 of the Texas Local Government Code provides that a City may conduct annexation for limited purposes; and

WHEREAS, the City Council of the City of San Antonio at its meeting in January 9, 2014, approved an agricultural non-annexation agreement with Diamond Environmental Management LP, the owner of the Ivy Tract, located at 3890 South Loop 1604, described as CB 4167A, BLK 1, LOT 4 (IVY SUBD) and as depicted on the exhibit in Attachment A, with the City; and

WHEREAS the non-annexation agreement provided the property owner's consent to limited purpose annexation and zoning, if there was any type of development or a change in the agricultural land use of the property; and

WHEREAS, in June 2014, the land owner, Diamond Environmental Management sold the Ivy Tract to a new property owner (SMBC Leasing & Finance Inc.) for the development of well head rebuilds facility on the property; and

WHEREAS the developer of the property, FMC Technologies, has applied for building permits and begun construction of a 60,000 square feet warehouse and yard storage in which construction is expected to be completed by March 2015; and

WHEREAS, a "Planning Study" and a "Regulatory Plan" which identifies City Codes that will be applied to area to be adopted by the City, in accordance to Texas Local Government Code, must be available to the public 10 days prior to the first City Council public hearing ; and

WHEREAS, the Planning Commission of the City of San Antonio held a public hearing regarding the voluntary annexation on September 24 of the year 2014; and


WHEREAS, the City Council of the City of San Antonio will conduct the requisite first and second public hearings regarding the proposed limited purpose annexation on October 1st and 2nd of the year 2014; **NOW THEREFORE:**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission of the City of San Antonio recommends the **approval** of the limited purpose annexation of the Ivy Tract, located at 3890 South Loop 1604, described as CB 4167A, BLK 1, LOT 4 (IVY SUBD) and as depicted on the exhibit in Attachment A.

SECTION 2. The Planning Commission of the City of San Antonio recommends **approval** of the Planning Study and Regulatory Plan document attached as Attachment B for the purposes of considering the limited purpose annexation in accordance with applicable law. **PASSED and APPROVED** this 24th day of September, 2014.

Approved:


Roberto R. Rodriguez, Chairperson

Attest:


Executive Secretary
San Antonio Planning Commission