



City of San Antonio

Legislation Details (With Text)

File #: 18-6249

Type: Public Hearing

In control: City Council B Session

On agenda: 11/28/2018

Title: First public hearing of the proposed voluntary annexation of a 90.73 acre property in Southwest Bexar County as requested by the property owners Hand-Up Homes, LLC. generally located in County Block 4298, adjacent to Watson Road, contiguous to the City of San Antonio limits and located within the San Antonio extraterritorial jurisdiction. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department]

Sponsors:

Indexes:

Code sections:

Attachments: 1. City Council Public Hearing Exhibits A, B, C 11_09_2018

Date	Ver.	Action By	Action	Result
11/28/2018	1	City Council B Session		

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

First public hearing of a proposed voluntary annexation of a 90.73 acre property as requested by the property owners, Hand-Up Homes, LLC., generally located in County Block 4298, adjacent to Watson Road, contiguous to the City of San Antonio limits and located within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County.

SUMMARY:

First public hearing of a proposed voluntary annexation of a 90.73 acre property as requested by property owners, Hand-Up Homes, LLC., generally located in County Block 4298, adjacent to Watson Road, contiguous to the City of San Antonio limits and located within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County.

BACKGROUND INFORMATION:

On January 9, 2014, the San Antonio City Council approved Ordinance No. 2014-01-09-0001 which annexed for limited purpose, properties located in the South San Antonio Limited Purpose Annexation Areas 1 through 4. As required by state law, development agreements were offered in lieu of annexation to property owners of land appraised for ad valorem tax purposes such as agricultural, wildlife management, or timber use.

On November 10, 2016, the San Antonio City Council approved Ordinance No. 2016-11-10-0879 which authorized a development agreement between the City of San Antonio and the property owner of the subject property, as required by state law. The property owner signed the development agreement for a period of seven years which guaranteed the continued extraterritorial status of the property. The original property owner sold the property to Hand-Up Homes LLC.

Hand-Up Homes LLC., the current property owner, has requested the City to annex for full purposes the 90.73 acres, since it is their intent to develop the property. The property is generally located in County Block 4298, adjacent to Watson Road, contiguous to the COSA limits and within the San Antonio Extraterritorial Jurisdiction in Bexar County (for an exhibit of the annexation area, see Exhibits A and B).

The property is subject to the Heritage South Sector Plan and the adopted future land use is Suburban Tier. The property owner is requesting “R-5” Residential zoning district for the 90.73 acre parcel which is compatible with the adopted future land use.

ISSUE:

This is the first public hearing of the proposed voluntary annexation of the 90.73 acre property as requested by the property owners, Hand-Up Homes, LLC., and associated Service Agreement. The proposed annexation will expand San Antonio’s municipal boundaries and its service areas. Planning Commission was scheduled for November 28, 2018; Zoning Commission is scheduled for December 4, 2018; and the second City Council public hearing and consideration will be held on December 13, 2018.

The Service Agreement (Exhibit C) addresses City services (including Police, Fire, Road Maintenance, Zoning, etc.) to be implemented and capital improvements (if necessary, as required by state law) to be provided by the municipality after the area has been annexed. These services are already in effect on adjacent properties currently within San Antonio’s city limits. Hence, no additional annual or capital improvement resources will need to be added as a result of this annexation. The property will be served by the San Antonio Fire Station #50 located at 15000 Applewhite Road, and will be part of an existing police patrol district assigned to the South Patrol Substation located at 711 Mayfield Boulevard, San Antonio, TX 78211. The proposed Service Agreement was reviewed by numerous city departments, including Police, Fire, TCI, SAWS, and Development Services, among others. The property owner has agreed to the terms and schedule of the city services to be applied to the property.

State law requires the municipality to follow other annexation procedures which includes the publication of the public hearing notice, two public hearings by the governing body and the adoption of the annexation ordinance. The notice for the first public hearing was published on November 9, 2018 and the second public hearing notification was published on November 23, 2018. 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 draft ordinance was published on November 9, 2018. Below is the schedule for the annexation area.

<u>Dates</u>	<u>Required Actions</u>
November 28, 2018	Planning Commission Hearing and Consideration on Annexation

November 28, 2018 First City Council Public Hearing
December 4, 2018 Zoning Commission Hearing and Consideration
December 13, 2018 Second City Council Public Hearing and Consideration
December 13, 2018 Effective Date of Annexation Ordinance

ALTERNATIVES:

The denial of the ordinance would result in the Annexation Area remaining in unincorporated Bexar County.

FISCAL IMPACT:

At this time no additional annual operating or capital budget resources are needed to support this voluntary annexation.

RECOMMENDATION:

This is a public hearing and no action is required.