



City of San Antonio

Legislation Details (With Text)

File #: 17-5702

Type: Miscellaneous Item

In control: City Council A Session

On agenda: 11/9/2017

Title: An Ordinance providing for the extension of the City of San Antonio city limits by the full purpose voluntary annexation of approximately 62.57 acres of land, as requested by the McCombs Family Partners LTD, generally located northwest of the intersection of West Military Drive and West Loop 1604, contiguous to the city limits and within the San Antonio ETJ in Bexar County, adopting a service plan for the area and establishing an effective date of November 30, 2017. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Planning Commission Signed Resolution, 2. Draft Ordinance, 3. Ordinance 2017-11-09-0898

Date	Ver.	Action By	Action	Result
11/9/2017	1	City Council A Session	adopted	Pass

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Council consideration of an ordinance for the annexation of a 62.57 acre property, owned by McCombs Family Partners LTD, generally located northwest of the intersection of West Military Drive and West Loop 1604 in Bexar County.

SUMMARY:

Council consideration of an ordinance providing for the extension of the City of San Antonio city limits by the full purpose voluntary annexation of approximately 62.57 acres of land, as requested by the McCombs Family Partners LTD, generally located northwest of the intersection of West Military Drive and West Loop 1604, contiguous to the city limits and within the San Antonio ETJ in Bexar County, adopting a service plan for the area and establishing an effective date.

BACKGROUND INFORMATION:

On July 11, 2017, the McCombs Family Partners LTD (owner) submitted a request for voluntary annexation, for full purpose, of 62.57 acres of land, in accordance with the City Charter of the City of San Antonio and Chapter 43 of the Texas Local Government Code, specifically Section 43.028. The property is generally located northwest of the intersection of West Military Drive and West Loop 1604 and is in the ETJ of the City of San Antonio, Bexar County, Texas. The annexation area is legally described as NCB 34400 LOT P-41 70.876 AC (FORMERLY P-21) CB 4400 P-15A (0.459 AC)& P-21 (61.454 AC) ABS 825 "POTRANCO/FM1604" ANNEXATION and depicted in Attachment A and Attachment B of the ordinance. The annexation area will be located in City Council District 6.

The property is currently undeveloped and it should be noted that it is part of a parcel already located inside the COSA limits. The property owner is interested in developing the entire parcel and would like to ensure a consistent level of services. Along with the portion already located inside city limits, the overall project includes a mixed-use development of multi-family, green space, and commercial uses. The multi-family area will have 900 units (estimated population of 1,170) with a projected build-out date of 2035.

The current adopted Sector Plan (Land) Use is Suburban Tier and the proposed Land Use Plan Amendment will be to Regional Center. The entire property is proposed to have Mixed Use zoning (including the portion already inside COSA limits). The portion currently outside COSA limits will be a "tree save area" zoned as Neighborhood Preservation (NP-8), located in a floodplain and Multi-Family (MF-33). The proposed zoning changes were brought before the Zoning Commission on October 3, 2017. The Military Lighting Overlay District (MLOD) may be applied in the future as the property is located on the edge of the 5-mile military development buffer (Lackland AFB and Annex).

State law requires that prior to the publication of the notice of the first required public hearing the City Council must direct its planning department to prepare a Service Plan for areas exempted from a Municipal Annexation Plan. On September 21, 2017, through a resolution, the San Antonio City Council directed the Planning Department to prepare a service plan for this area. The proposed annexation will expand San Antonio's municipal boundaries and the public service areas. State law requires that the municipality follow other annexation procedures, which includes the publication of the public hearing notification, two public hearings by the governing body and the adoption of the annexation ordinance. The notice for the public hearing and service plan was published on September 30, 2017. The first City Council public hearing was held on October 11, 2017 and the second public hearing was held on October 18, 2017. 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 recommended approval of the Voluntary Annexation on October 11, 2017. The annexation ordinance was published on October 8, 2017. Below is the schedule for the annexation area.

2017 Dates	Required Actions
September 21 –	City Council's Direction to Prepare Service Plans
October 3 –	Zoning Commission Hearing and Consideration
October 11 –	Planning Commission Hearing and Consideration on Annexation
October 11 –	First City Council Public Hearing
October 18 –	Second City Council Public Hearing
November 9 –	City Council Consideration and Action of Annexation Ordinance, Adoption of the Service
November 30 –	Effective date of the Annexation Ordinance

ISSUE:

This is consideration of an ordinance providing for the extension of the City of San Antonio city limits by the full purpose voluntary annexation of approximately 62.57 acres of land, as requested by the McCombs Family Partners LTD, generally located northwest of the intersection of West Military Drive and West Loop 1604, contiguous to the city limits and within the San Antonio ETJ in Bexar County, adopting a service plan for the area and establishing an effective date.

The proposed annexation would protect the quality of development through the extension of zoning and city codes, expand the city's economic vitality of surrounding regional centers by providing certainty and predictability and facilitate long range planning in environmentally sensitive areas and growth centers.

The Service Plan addresses City services to be implemented and necessary capital improvements to be provided by the municipality after the area has been annexed. The Service Plan was made available at the Planning Department Office, located at 1400 South Flores Street, San Antonio, TX, 78204. In addition, the Service Plan, along with maps, public hearing dates, and contact information, is available on the Planning Department's webpage. The City published the service plan and also presented it at the City Council public hearing, as required by state law (Texas Local Government Code, Section 43.056(b)).

The annexation will extend full municipal services to the area and will be served by San Antonio Fire Station #44 located at 1351 Horal Dr., San Antonio, TX 78245 and Fire Station #45 located at 3415 Rogers Rd., San Antonio, TX 78251. The newly area will be part of an existing police patrol district, West Patrol Substation, located at 7000 Culebra Rd, San Antonio TX, 78238, based on the undeveloped nature of the land. Once there are plans to develop the land, and there are considerations of factors such as the size of the area, population, and the expected number of calls for service, additional police resources may be required. These factors will also determine the need for hiring additional patrol officers to ensure all patrol districts are adequately staffed 24 hours a day, seven days a week, and to maintain an average response time comparable to other areas of the city.

ALTERNATIVES:

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

FISCAL IMPACT:

The fiscal impact associated with this ordinance consideration and annexation is being calculated by City staff.

RECOMMENDATION:

Staff recommends City Council approval of the ordinance regarding the Voluntary Annexation Area consisting of 62.57 acres, as requested by the McCombs Family Partners LTD, and the included Service Plan. The Planning Commission recommended approval of the annexation previously on October 11, 2017.