



City of San Antonio

Legislation Details (With Text)

File #: 17-3215

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 5/24/2017

Title: Public Hearing and consideration of a resolution recommending the approval of the annexation of the Neal Road Area consisting of approximately 5.9 square miles generally located north of South Loop 1604 East, east of Applewhite Road, west of Pleasanton Road, and south of Mauermann Road, adjacent to the City limits of San Antonio in south Bexar County within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). Staff recommends approval. [Priscilla Rosales-Piña, Planning Coordinator, Department of Planning & Community Development, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839]

Sponsors: Planning Department

Indexes:

Code sections:

Attachments: 1. EXHIBIT A NealRdAnnexArea_04212017, 2. PC Resolution Neal Rd Annexation

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Planning & Community Development

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

The Department of Planning & Community Development is recommending full purpose annexation of Neal Road Area consisting of approximately 5.9 square miles, generally located north of South Loop 1604 East, east of Applewhite Road, west of Pleasanton Road, and south of Mauermann Road in south Bexar County. Staff recommends approval.

SUMMARY:

Public Hearing and consideration of a full purpose annexation of the Neal Road Area consisting of approximately 5.9 square miles in south Bexar County, generally located north of South Loop 1604 East, east of Applewhite Road, west of Pleasanton Road, and south of Mauermann Road in south Bexar County within the City of San Antonio's Extraterritorial Jurisdiction (ETJ).

BACKGROUND INFORMATION:

The Neal Road Annexation Area is within the City of San Antonio's southern extraterritorial jurisdiction and consists of approximately 5.9 square miles. (A map of the Annexation Area is attached as EXHIBIT A.). On December 31, 2016, the City of San Antonio extended its city limits by approving the full purpose annexation of approximately 19.62 square miles of adjacent land. The Neal Road annexation area is a logical southern extension of the South San Antonio Annexation.

The Annexation Area primarily consists of agricultural uses, vacant land, residential uses and a sparse number of commercial properties. It contains 163 parcels of land, of which 82 parcels contain residential uses. The area is within close proximity to the Medina River, the Texas A&M University-San Antonio campus, and the Toyota manufacturing plant. The proposed Annexation Area also contains portions of the Land Heritage Institute whose goal is preserve natural, archeological and historical assets in the area.

According to Chapter 43 of the Texas Local Government Code, the proposed annexation is exempt from a three-year Municipal Annexation Plan because it contains less than 100 separate tracts of land where one or more residential dwellings are located. The proposed annexation will also expand San Antonio's municipal boundaries and public service area. The annexation will be part of City Council District 3.

State law requires that the municipality follow 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. On April 20, 2017, the Department of Planning & Community Development (Department) mailed all the property owners in the annexation area a letter notifying them that their property is an area being considered for annexation by the City and provided the dates of public hearings for annexation. On April 26, 2017 the Department offered, via certified mail, development (non-annexation) agreements to property owners of land assessed as agriculture, wildlife management or timber uses for ad valorem purposes.

On May 11, 2017, via Resolution, the San Antonio City Council directed the Department to prepare a Service Plan for this area prior to the publication of the notice of the required public hearing, in accordance to Chapter 43 of the Texas Local Government Code. The intent of Service Plan is to provide specifics on the services and capital improvements to be provided by the municipality after the area has been annexed for full purposes. The Department will publish the availability of the Service Plan, and present it at the City Council public hearing as a requirement of Section 43.056(j) of the Texas Local Government Code. The Service Plan will be available for public viewing at the Department's Office, located at 1400 South Flores, and will be posted on the Department's internet web page. An interactive mapping system on the Department's webpage will display the Annexation Area, and can be searched by property address, the property owner name, or by parcel identification number.

ISSUE:

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 proposed annexation is consistent with the *2016 SA Tomorrow Comprehensive Plan* goals and policies:

Growth and City Form Goal 3: Strategic annexation benefits existing and future city residents and does not burden the City fiscally.

Natural Resources and Environmental Sustainability Policy 2: Develop a growth and annexation plan that reduces negative environmental impacts of new development.

Additionally, the annexation is consistent with the goals in City's *Annexation Policy*:

- The city should consider annexing any areas that have the greatest potential for aiding the protection of natural, cultural, historic, military and economic assets.

- Protects the City’s ability to expand city limits
- Extends regulations before development occurs
- Annex areas where unregulated development could have an adverse impact on military mission/operations or an adverse environmental impact.

In addition to State law, San Antonio is required to follow annexation procedures provided by its City Charter. The City of San Antonio Charter requires that proposed annexations are considered by the Planning Commission, and publication of the annexation ordinance 30 days prior to the final adoption. Below is a proposed schedule of all required actions for the annexation area.

2017 Dates	Required Actions
April 20	– Written Notification to Property Owners
May 11	– City Council’s Direction to Prepare Service Plan
May 24	– Planning Commission Hearing and Consideration
June 6	– Zoning Commission Hearing and Consideration
May 31	– First City Council Public Hearing
June 1	– Second City Council Public Hearing
June 22	– City Council Consideration and Action on the Annexation Ordinance, Adoption of the Service Plan, Development Agreements, and Zoning
June 22	– Effective Date of Annexation Ordinance

ALTERNATIVES:

A denial of the resolution would result in the Annexation Area remaining within the unincorporated area of Bexar County.

FISCAL IMPACT:

The City’s Management & Budget Office is currently preparing a financial impact study for this Annexation Area.

RECOMMENDATION:

Staff recommends approval of the Resolution recommending full purpose annexation of the Neal Road Area consisting of approximately 5.9 square miles within San Antonio’s extraterritorial jurisdiction (ETJ) in southern Bexar County.