



City of San Antonio

Legislation Details (With Text)

File #: 18-6348

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 11/28/2018

Title: Public hearing and consideration of a resolution recommending the approval of a proposed 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 City of San Antonio's Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends Approval. (Priscilla Rosales- Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839)

Sponsors:

Indexes:

Code sections:

Attachments: 1. FINAL PC Resolution with Exhibits A, B, C 11_15_2018

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Proposed 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 in Bexar County.

SUMMARY:

Proposed 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 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. At the time of limited purpose annexation, the subject property did not qualify for a development agreement.

Prior to annexing the South San Antonio Limited Purpose Annexation Areas 1 through 4 for full purposes, the Planning Department offered development agreements to properties that now qualified. 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 (COSA) 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., in 2018.

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 in the future. 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 Planning Commission public hearing and consideration of a resolution recommending the approval of the proposed 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.

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 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, San Antonio, TX 78264 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. In addition, the map of the annexation area, public hearing dates, and contact information, are available on the Planning Department's webpage.

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. The first City Council public hearing is 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. 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:

FISCAL IMPACT:

RECOMMENDATION:

Staff recommends approval of the resolution regarding the proposed annexation area and related service agreement for City Council to consider at their December 13, 2018 meeting.