



City of San Antonio

Legislation Details (With Text)

File #: 18-6238

Type: Miscellaneous Item

In control: City Council A Session

On agenda: 12/13/2018

Title: Ordinance extending the City limits by the full purpose annexation of approximately 90.5065 acres of land, 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, adopting a Service Agreement, and establishing an effective annexation date. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department].

Sponsors:

Indexes:

Code sections:

Attachments: 1. draft ordinance.pdf, 2. Exhibits Hand Up Homes PDF 12_4_2018, 3. Ordinance 2018-12-13-1044

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Annexation of approximately 90.5065 acres of land, as requested by the property owners, Hand-Up Homes, LLC.,

SUMMARY:

Second public hearing and consideration of an ordinance extending the City limits by full purpose annexation of approximately 90.5065 acres of land, 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, adopting a Service Agreement, and establishing an effective date of December 13, 2018.

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 90.5065 acres of land, 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 90.5065 acre parcel, which is compatible with the adopted future land use.

ISSUE:

This is the second public hearing and consideration of an ordinance approving the proposed annexation of 90.5065 acres, 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. At this time, 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. Planning Commission and the first City Council public hearing were held on November 28, 2018 and Zoning Commission was held on December 4, 2018.

Below is the schedule for the annexation area.

Dates

Required Actions

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:

The annexation will extend full municipal services to the area. This area will be served by the San Antonio Fire Department San Antonio Fire Station #50 and will be part of the existing police patrol district from the South Patrol Substation. These services are already in effect on adjacent properties currently within San Antonio's city limits and no additional resources will need to be added as a result of this annexation at this time. However, once there are plans to develop the land, the level of service may increase and additional city resources may be required in the future.

RECOMMENDATION:

Staff recommends approval of the ordinance regarding the Annexation Area and related Service Agreement.