



City of San Antonio

Agenda Memorandum

File Number: 13-1063

Agenda Item Number: 46.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John Dugan, AICP

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Preparation of a Voluntary Annexation Service Plan for the Government Canyon State Natural Area

SUMMARY:

This Resolution directs the Department of Planning and Community Development (DPCD) to prepare a Service Plan regarding the annexation, as requested by the Texas Parks and Wildlife Department, of approximately 1,905 acres of Government Canyon State Natural Area (SNA), which are adjacent to the City limits and generally located in northwestern part of San Antonio's Extraterritorial Jurisdiction and Bexar County.

BACKGROUND INFORMATION:

The Texas Parks and Wildlife Department (TPWD) requested the annexation by the City of San Antonio of approximately 1,905 acres of the Government Canyon SNA. The subject property of consisting of the following six properties including Lowder (461 acres), Ma-Be Canyon Ranch (421 acres), Laredo-Culebra (Dreiss/Laredo-Culebra) (172), Schuchart (91 acres), Hampton (50 acres), and Gallagher (710 acres). Presently these Government Canyon SNA properties are adjacent to the City limits and within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). The purpose of TPWD's petition is to bring all of the recently acquired properties into the City of San Antonio limits, ensure an equivalent level of public safety services for the entire Government Canyon State Natural area, and thus maintain consistent site management practices for TPWD across the entire natural area.

The Edwards Aquifer Protection Venue Project Proposition - The purpose of this program is to obtain property rights by fee-simple purchase, conservation easements or donations of land over the sensitive zones of the Edwards Aquifer. In May of 2000, voters approved "Proposition Three," which is funded by 1/8-cent sales tax venue up to \$45 million, for the acquisition of lands over the Edwards Aquifer, for parks and watershed protection. This first program ran from 2000 through 2005, was limited to Bexar County and acquired more

than 6,500 acres as Natural Areas for the City of San Antonio. The current program, "Proposition One," is an extension of the original program. It is funded with the 1/8-cent sales tax up to the amount of \$90 million. Although the program's scope was narrowed to watershed protection due to a change in the legislation, funding now could be applied outside of Bexar County. A total 104,059 acres are protected under the City's Edwards Aquifer Protection Program. The City of San Antonio acquired more than 6,500 acres for natural areas.

San Antonio conveyed a little more than 3,400 acres of land contiguous to the Government Canyon SNA to Texas Parks and Wildlife Department for its expansion. The City will hold a conservation easement on the land and will monitor it annually to ensure compliance with the Edwards Aquifer Protection Program.

Existing Land Use - Presently, the Government Canyon SNA contains approximately 8,264 acres of protected natural area that includes rugged hills and canyons, native wildlife and vegetation, and scenic vistas all overlying the Edwards Aquifer Recharge or Contributing Zones. Most of the Government Canyon properties are located outside of the flood plain and were considered suitable for residential development, prior to the City's agreement to contribute funds toward the acquisition of the properties along with the reservation of a conservation easement.

ISSUE:

This resolution will authorize DPCD to prepare the service plan as required by Texas Local Government Code, Section 43.065(a). 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 or other appropriate municipal department to prepare a service plan.

Generally, the intent of Service Plans is to provide specifics about the full services provided by the municipality after the area has been annexed full purposes. Since the Government Canyon, properties are owned by State of Texas, thus they are classified as "public use land" and are exempted from local property taxes. Although the proposed annexation areas will not generate additional tax revenue, the proposed annexation will expand the San Antonio's municipal boundaries and the public safety service areas. The Annexation Service Plan will address the public safety services to be implemented, and their associated costs. Below is a proposed schedule for the voluntary annexation of the Government Canyon SNA.

- Dec. 2013 City Council's Direction to Prepare Service Plan
- Feb. 2014 Provide written notice on service plan (*30 days before public hearing*)
Publish notice for Public Hearing (*11 to 20 days before each public hearing*)
Planning Commission Hearing and Consideration
- Mar. 2014 Infrastructure and Growth
First City Council Public Hearing (*40 days before the Council Action*)
Second City Council Public Hearing (*21 days before the Council Action*)
Publish the Ordinance (*30 days before approval of ordinance*)
- Apr. 2014 City Council's Consideration (*and reading*) and Action on Annexation Ordinance
- May 2014 Date Annexation Ordinance is Effective (*complete within 90 days after City Council initiation of annexation - approval of the Annexation Ordinance*).

ALTERNATIVES:

A denial of the resolution would result in the subject property remaining within the San Antonio ETJ.

FISCAL IMPACT:

There is no fiscal impact associated with this action, directing the Planning and Community Development Department to prepare an Annexation Service Plan for Government Canyon SNA. The Annexation Service Plan will include a fiscal analysis of public safety services.

RECOMMENDATION:

There is no fiscal impact associated with this action, directing the Planning and Community Development Department to prepare an Annexation Service Plan for Government Canyon SNA. The Annexation Service Plan will include a fiscal analysis of City services to be provided after the areas are annexed.