



City of San Antonio

Agenda Memorandum

File Number: 19-2294

Agenda Item Number: 36.

Agenda Date: 3/21/2019

In Control: City Council A Session

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Second public hearing and consideration of an Ordinance of a proposed annexation of a 45.739 acre property, located at 10925 Green Road, as requested by LGI Homes-Texas, LLC., and approving the associated Service Agreement.

SUMMARY:

Second public hearing and consideration of an Ordinance extending the City limits by full purpose annexation of a 45.739 acre property, addressed at 10925 Green Road, which is contiguous to the City of San Antonio limits, located within the San Antonio Extraterritorial Jurisdiction in Bexar County as requested by LGI Homes-Texas, LLC., approving a Service Agreement, and establishing an effective date of April 21, 2019.

BACKGROUND INFORMATION:

On August 31, 2017, the San Antonio City Council approved Ordinance No. 2017-08-31 0622, which authorized development agreements between the City of San Antonio (COSA) and the owners of properties appraised for ad valorem tax purposes as agricultural, wildlife management, or timber use within the IH-10 East/Loop 1604 East Interchange Annexation Area. The Texas Local Government Code, Section 43.016 requires a development agreement in lieu of annexation to be offered by the City to qualifying properties. The property owners at the time, BryCap Farm Properties LLC, signed a development agreement for a period of ten years that guaranteed the continued extraterritorial status of the property.

On September 11, 2018, representatives for the BryCap Farm Properties LLC submitted a request for full purpose annexation of the property. On December 17, 2018, the Planning Department received notification

that the Annexation Area was sold to LGI Homes-Texas LLC. The Annexation Area is now part of a larger development project, the Savannah Place Subdivision Master Development Plan (MDP). Part of the subdivision is located within the city limits of San Antonio. There are 291 residential lots planned for the proposed Annexation Area with a beginning construction date of 2019. The current property owner is also requesting annexation in order to ensure logical planning boundaries and a consistent level of services throughout the entire development.

The Annexation Area is generally located northwest of the intersection of Green Road and Graytown Road, and is specifically located at 10925 Green Road, which is contiguous to the COSA limits and located within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County, as described and depicted in Exhibits “A” and “B.” The property is subject to the IH-10 East Corridor Perimeter Plan and the adopted future land use is Low-Density Residential. The requested “R-4” single-family residential zoning is compatible with the adopted future land use and with adjacent properties.

ISSUE:

This is the second public hearing and consideration of the proposed annexation of the LGI Homes-Texas LLC property and associated Service Agreement, as required by state law, see Exhibit “C.” The proposed annexation will expand San Antonio’s municipal boundaries and the City’s service areas.

The Service Agreement addresses City services (including Police, Fire, Road Maintenance, Zoning, etc.) to be implemented and capital improvements, to be provided by the municipality after the area has been annexed as required by state law. The Service Agreement was reviewed by numerous city departments, including Police, Fire, TCI, 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. The property will be served by the San Antonio Fire Department and will be part of an existing police patrol district, East Patrol Substation, located at 3635 East Houston, San Antonio, TX 78219.

State law requires the municipality to follow other annexation procedures, which includes the publications of the public hearing notices, two public hearings by the governing body and the adoption of the annexation ordinance. The notice for the first public hearing was published on February 17, 2019 and the second public hearing notification was published on March 3, 2019. 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. Planning Commission recommended approval on February 13, 2019; Zoning Commission recommended approval on February 19, 2019. The draft ordinance was published on February 17, 2019. The first City Council public hearing was held on March 6, 2019.

Below is the schedule for the Annexation Area.

<u>Dates</u>	<u>Required Actions</u>
February 13, 2019	Planning Commission Hearing and Consideration on Annexation
February 17, 2019	Publication of Ordinance and First Public Hearing in Newspaper
February 19, 2019	Zoning Commission Hearing and Consideration
March 3, 2019	Publication of Second Public Hearing in Newspaper
March 6, 2019	First City Council Public Hearing
March 21, 2019	Second City Council Public Hearing and Consideration
April 21, 2019	Effective Date of Annexation Ordinance

ALTERNATIVES:

The denial of the ordinance would result in the Annexation Area portion of the Savannah Place Subdivision remaining in the ETJ. Hence, there may be jurisdictional and regulatory conflicts during the development of the property and confusion with service delivery after the property is already developed.

FISCAL IMPACT:

The annexation will extend full municipal services to the Annexation Area. Upon full build out of the approximate 291 homes, the estimated annual fiscal impact is the following: annual property tax revenue \$216,555; annual telecommunication revenue and sales tax \$175,689; and Solid Waste Fees \$19,902, for total estimated annual revenue of \$412,146.

City services are already in effect on adjacent properties currently located within San Antonio's city limits. No additional operating or capital budget resources will need to be added as a result of this annexation, at this time.

RECOMMENDATION:

Staff recommends approval of the ordinance regarding the annexation of 45.739 acres addressed at 10925 Green Road as requested by LGI Homes-Texas LLC and approval to execute the Service Agreement.

On February 13, 2019, Planning Commission held a public hearing regarding the annexation and recommended approval.