



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-2790

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**Agenda Item Number:** 4.

**Agenda Date:** 11/19/2014

**In Control:** Infrastructure and Growth Committee

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**DEPARTMENT:** Planning and Community Development

**DEPARTMENT HEAD:** John Dugan, AICP

**COUNCIL DISTRICTS IMPACTED:** 6

### **SUBJECT:**

A briefing regarding the voluntary annexation of approximately 1906.12 acres located within Government Canyon State Natural Area, as requested by the Texas Parks and Wildlife Department

### **SUMMARY:**

The Planning and Community Development Department will provide a briefing and schedule for the full purpose annexation of approximately 1906.12 acres located within the Government Canyon State Natural Area, which is adjacent to the City limits and generally located within the northwestern part of San Antonio's Extraterritorial Jurisdiction, as requested by the Texas Parks and Wildlife Department.

### **BACKGROUND INFORMATION:**

On April 1, 2013, Texas Parks and Wildlife Department (TPWD) requested annexation by the City of San Antonio of approximately 1906.12 acres of the Government Canyon State Natural Area (SNA), (Attachment A). The purpose of TPWD's petition is to ensure an equivalent level of public safety services and site management practices for the recently acquired properties. The greater part of Government Canyon SNA has been in the City of San Antonio limits since 2003. The subject property is adjacent to the City limits and within the San Antonio's Extraterritorial Jurisdiction (ETJ). The subject property consists of the following six tracts and approximate acreages: 1) 421.00 acre Canyon Ranch tract, 2) 710.29 acre Gallagher tract, 3) 50.00 acre Hampton tract, 4) 172.89 acre Laredo-Culebra (Dreiss/Laredo-Culebra) tract, 5) 461.23 acre Lowder MaBe Canyon Ranch tract, and 6) 90.70 acre Schuchart tract (Attachment B).

The Government Canyon SNA contains approximately 12,082 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 land is located outside of the flood plain and once was considered suitable for residential development, until purchased with Proposition Three Edwards Aquifer Protection Program funds.

**ISSUE:**

The annexation of the subject property is needed to provide an equivalent level of services to all TPWD properties in order to protect the health, safety and well-being of the community. Once the subject property is annexed into San Antonio, it would benefit from full City services, including public safety services, especially fire fighting and emergency medical services. Annexation will avoid the difficulties often associated with multi-jurisdictional boundaries of public safety entities within the area. Staff proposes that the City annex and zone the subject property “RP” (Resource Protection) zoning district to be effective upon the date of annexation.

The subject property is classified as public land owned by State of Texas, which is exempted from local property taxes, and thus will not generate any tax revenue. The subject property can be served by existing City’s resources. The proposed annexation will expand the City’s corporate area.

On December 5, 2013, the San Antonio City Council resolution (2013-12-05-0043R) directed the Department of Planning and Community Development (DPCD) to prepare a service plan prior to the publication of notice of the required public hearing, in accordance to Chapter 43 of the Texas Local Government Code. Generally, the intent of municipal service plan is to provide specifics about the full services to be delivered by the municipality after the area has been annexed for full purposes. The Municipal Service Plan addresses the public safety services to be implemented, and their associated costs.

The City is publishing the availability of a “Municipal Service Plan for the Government Canyon Properties” (Attachment C), and will present it at the City Council public hearings as a requirement of Section 43.056(j) of the Texas Local Government Code. “The Municipal Service Plan for the Government Canyon Properties” will be available for public viewing at the DPCD Office, located at 1400 South Flores, and will be posted on the City’s DPCD internet web page.

State law requires that the municipality follow certain provisions for annexation which includes the publication of the public hearing notification, two public hearings by the governing body and the adoption of the annexation ordinance and “Municipal Service Plan.” In addition the City Charter requires consideration by the Planning Commission, and the publishing of the annexation ordinance 30 days prior to the final adoption. Below is the annexation schedule:

<u>Date</u>	<u>Annexation Procedures</u>
<b>Nov. 10, 2014</b>	Provide written notice to property owners, public and private entities
<b>Nov. 12</b>	Brief Planning Commission
<b>Nov. 12</b>	Planning Commission holds hearing and considers proposed annexation
<b>Nov. 18</b>	Brief Zoning Commission
<b>Nov. 19</b>	Brief Infrastructure & Growth (I&G) Committee
<b>Nov. 20</b>	Publish notice of both public hearings in the newspaper and on City’s web site
<b>Dec. 2</b>	Zoning Commission consideration
<b>Dec. 10 (6:00 PM)</b>	First City Council Public Hearing
<b>Dec. 11</b>	Second City Council Public Hearing
<b>Dec. 16</b>	Publish annexation ordinance in the newspaper
<b>Jan. 15, 2015</b>	City Council’s consideration of annexation, Municipal Service Plan and zoning
<b>Feb. 14, 2015</b>	Effective Date of Full Purpose Annexation

**RECOMMENDATION:**

This briefing does not necessitate a staff recommendation and is an informational briefing.