



City of San Antonio

Agenda Memorandum

File Number: 14-2861

Agenda Item Number: 3.

Agenda Date: 12/10/2014

In Control: City Council B Session

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John Dugan, AICP

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

First public hearing regarding the voluntary annexation of approximately 1,906.12 acres located within the Government Canyon State Natural Area, as requested by the Texas Parks and Wildlife Department.

SUMMARY:

This is the first public hearing regarding the voluntary annexation of approximately 1,906.12 acres located within the Government Canyon State Natural Area, as requested by the Texas Parks and Wildlife Department, as required under Chapter 43 of the Texas Local Government Code. A second public hearing is scheduled for December 11, 2014.

BACKGROUND INFORMATION:

On April 1, 2013, Texas Parks and Wildlife Department (TPWD) requested annexation by the City of San Antonio of approximately 1,906.12 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 the Government Canyon SNA has been in the City of San Antonio limits since 2003. 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.

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).

ISSUE:

The annexation of the subject property is needed to provide an equivalent level of services to all of the Government Canyon land 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, particularly fire fighting and emergency medical services. Annexation will avoid the difficulties often associated with multi-jurisdictional boundaries of public safety entities within the area.

City staff does not anticipate a high demand for City services within the annexed areas. Since 2003, there have been a limited number of calls for public safety services to the Government Canyon SNA. Whereas the San Antonio Police Department responded to an average of five calls, the San Antonio Fire Department responded to an average of two calls for emergency medical services annually.

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 proposed annexation can be served with existing resources and will expand the City’s corporate area. Staff proposes that the City annex and zone the subject property “RP” (Resource Protection) zoning district which would be effective upon the date of annexation.

State law requires that cities 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 a service plan. Generally, the intent of municipal service plans is to provide specifics about the full services provided by the municipality after the area has been annexed for full purposes. “Full municipal services” refers to city-level services including public safety services including fire fighting, hazmat, and emergency medical services provided within the city limits. In this instance, the municipal service plan will identify such services and their associated costs. On December 5, 2013, the San Antonio City Council by resolution (2013-12-05-0043R) directed the Department of Planning and Community Development (DPCD) to prepare a municipal service plan, in accordance to Chapter 43 of the Texas Local Government Code.

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 hearing as a requirement of Section 43.056(j) of the Texas Local Government Code. The service plan 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. In addition, the City Charter requires the annexation be considered by the Planning Commission, and the annexation ordinance is published 30 days prior to the final adoption. Below is the annexation schedule:

<u>Date</u>	<u>Annexation Procedures</u>
Nov. 10, 2014	Provide written notice to property owners, public and private entities
Nov. 12	Brief Planning Commission
Nov. 12	Planning Commission holds hearing and considers proposed annexation
Nov. 18	Brief Zoning Commission
Nov. 19	Brief Infrastructure & Growth Committee

Nov. 20 Publish notice of both public hearings in the newspaper and on City's web site.

Dec. 2 Zoning Commission consideration

Dec. 10 (6:00 PM) **First City Council Public Hearing**

Dec. 11 (9:00 AM) **Second City Council Public Hearing**

Dec. 16 Publish annexation ordinance in the newspaper

Jan. 15, 2015 City Council's consideration of annexation, Municipal Service Plan and zoning changes

Feb. 14, 2015 Effective Date of Full Purpose Annexation

ALTERNATIVES:

There is no alternative associated with this public hearing.

FISCAL IMPACT:

The expansion of the City Limits through full purpose annexation of the subject property will have a negligible fiscal impact. The Government Canyon Properties are exempt by law from state and local taxes, and hence will not generate local property tax revenue in the future. No significant fiscal impact related to services is anticipated because the subject property is undeveloped and protected under a conservation easement to ensure no future development. The subject property will be served by existing services and facilities and no capital improvements are identified.

RECOMMENDATION:

There is no action required of Council at public hearings. Action will be required at the consideration of the annexation ordinances.