



City of San Antonio

Legislation Details (With Text)

File #: 15-3328

Type: Resolution

In control: City Council A Session

On agenda: 6/18/2015

Title: A Resolution requesting the Department of Planning and Community Development prepare a Service Plan regarding the proposed voluntary annexation of approximately 36.123 acres along Evans Road adjacent to the City's limits generally located in north central Bexar County. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Department of Planning and Community Development]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft_Resolution_June18, 2. Mosaic Annexation, 3. Resolution 2015-06-18-0041R

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council A Session	approved	Pass

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John M. Dugan, AICP

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Preparation of a Voluntary Annexation Service Plan for 36.123 acres located at 5710 E. Evans Road

SUMMARY:

This Resolution requests the Department of Planning and Community Development (DPCD) prepare a Service Plan regarding the annexation of approximately 36.123 acres located at 5710 East Evans Road, adjacent to the City limits and located in north-central part of San Antonio's Extraterritorial Jurisdiction and Bexar County as requested by Fair Oaks Mosaic TBY, LLC.

BACKGROUND INFORMATION:

Fair Oaks Mosaic TBY, LLC has requested annexation by the City of San Antonio of approximately 36.123 acres at 5710 East Evans Road. This property is adjacent to the City limits and within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). Fair Oaks Mosaic TBY, LLC intends to develop a 185 unit residential gated

community on the property with an adjacent tract currently within the City of San Antonio's corporate limits. The objective of this petition is to bring the 36.123 acre property into the city limits, and ensure a consistent level of public services, and thus quality development. In addition, the parcel is located over the Edwards Aquifer Recharge Zone, and it is in the city's interest to extend zoning to the parcel in a way that promotes the long term sustainability of the aquifer.

Existing Land Use - Presently, the parcel at 5710 East Evans Road contains approximately 36.123 acres of vacant property. The North Sector Plan has identified this property as country tier land use that accommodates low density residential use. The entire property is located outside of the flood plain and is considered suitable for residential development.

ISSUE:

This resolution will request DPCD 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 request its planning department or other appropriate municipal department prepare a service plan.

Generally, the intent of the Service Plans is to provide specifics on the services provided by the municipality after the area has been annexed for full purposes. The proposed annexation will expand San Antonio's municipal boundaries, and the Annexation Service Plan will address the fiscal impact of implementation of the full complement of public services, which include police, fire, solid waste, and emergency medical services. The proposed schedule for the voluntary annexation of the parcel at 5710 East Evans Road is as follows:

- June 2015 City Council's Request to Prepare Service Plan
- July 2015 Provide written notice on service plan
- Publish notice for Public Hearing
- August 2015 Publish the Ordinance (*30 days before approval of ordinance*)
- Planning Commission Hearing and Consideration (*Aug. 12, 2015*)
- Infrastructure and Growth (*Aug. 19, 2015*)
- Zoning Commission Hearing (*Aug. 18, 2015*)
- First City Council Public Hearing (*Aug. 12, 2015*)
- Second City Council Public Hearing (*Aug. 13, 2015*)
- Sept. 2015 City Council's Consideration and reading and Action on Annexation Ordinance
- Oct. 2015 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 Extraterritorial Jurisdiction.

FISCAL IMPACT:

There is no fiscal impact associated with requesting the Planning and Community Development Department prepare an Annexation Service Plan for 5710 East Evans Road. The Annexation Service Plan will include an analysis of the fiscal impact of extending full City services.

RECOMMENDATION:

Staff recommends approval of a Resolution requesting the Department of Planning and Community Development (DPCD) to prepare a Service Plan regarding the annexation of approximately 36.123 acres of along Evans Road, which is adjacent to the City limits and generally located in north-central part of San Antonio's Extraterritorial Jurisdiction and Bexar County as requested by Fair Oaks Mosaic TBY, LLC.