



City of San Antonio

Legislation Details (With Text)

File #: 16-2560

Type: Resolution

In control: City Council A Session

On agenda: 4/28/2016

Title: A Resolution authorizing the Department of Planning and Community Development to prepare a Service Plan regarding the voluntary annexation of the Nabors Property, approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37, adjacent to the City limits and located in the southeast part of San Antonio's Extraterritorial Jurisdiction and Bexar County. [Peter Zaroni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

Sponsors: Planning Department

Indexes:

Code sections:

Attachments: 1. Draft_Resolution Nabor Service Plan 20160411, 2. Attachment 1 1604GG03, 3. AttachmentIIAerialB, 4. Resolution 2016-04-28-0019R

Date	Ver.	Action By	Action	Result
4/28/2016	1	City Council A Session	approved	Pass

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: Bridgett White, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Preparation of a Voluntary Annexation Service Plan for the Nabors Property, 202.79 acres located along Old Corpus Christi Highway and South IH 37.

SUMMARY:

This Resolution would authorize the Department of Planning and Community Development to prepare a Service Plan regarding the annexation, as requested by II Southfork Development, LTD, (Owners) of the Nabors Property approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37, adjacent to the City limits and generally located in southeast part of San Antonio's Extraterritorial Jurisdiction and Bexar County.

BACKGROUND INFORMATION:

The owner of II Southfork Development, LTD requested full purpose annexation by the City of San Antonio of approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37. Presently, the subject property is adjacent to the City limits and within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). The subject property consists of two tracts of vacant land, 128.87 acres at 11625 Old Corpus Christi Highway and 73.92 acres located at South IH 37. The two tracts are appraised for ad valorem tax purposes as agricultural, wildlife management or timber use. The City of San Antonio approved development agreements with the Owners for the two tracts (Ordinance No. 2014-01-09-0002) which are related to the January 2014 Limited Purpose Annexation of South San Antonio. The development agreements guaranteed the continued extraterritorial status of properties pursuant to Section 43.035 of the Texas Local Government Code. The agreements automatically terminate with the filing of a subdivision plat or related development document and include the owner's agreement to consensual annexation.

The existing owner is selling the property to Nabors Drilling USA, LP and intends to develop the property for industrial use. Nabors Drilling USA, LP, plans to construct and develop a centrally located facility to repair existing rig assets and manufacture rig components. The existing and proposed Owners have requested to terminate the development agreements and request full purpose annexation by the City of San Antonio. After annexation, the property would be located in City Council District 3.

The Heritage South Sector Plan designated the subject property as Agribusiness/RIMSE (*Research, Industrial, Manufacturing, Sport and Entertainment*) Tier land use, which recommends a variety of uses and intensities including neighborhood commercial, agribusiness, and light industrial uses. The property owners have submitted a plan amendment for Specialized Center land use and associated zoning change to Heavy Industrial District (I-2). The Specialized Center land use designation accommodates heavy industrial, business parks and offices including manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.

ISSUE:

This resolution will authorize the Department 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 authorize its planning department or other appropriate municipal department to prepare a service plan.

Generally, the intent of a Service Plan is to provide specifics on the required municipal services after an area has been annexed. The proposed annexation will expand San Antonio's municipal boundaries and the public service area. The Annexation Service Plan will address the public services to be implemented and their associated costs. Below is a proposed schedule for the voluntary annexation of the Nabors Property.

April 2016

- City Council's Authorization to Prepare Service Plan
- Provide written notice on service plan (*30 days before public hearing*)
- Publish notice for Public Hearing (*11 to 20 days before each public hearing*)

May 2016

- Planning Commission hearing and consideration
- Neighborhood and Livability City Council Committee consideration
- First City Council Public Hearing (*40 to 21 days before Council Action*)
- Second City Council Public Hearing (*40 to 21 days before the Council Action*)
- Publish the Ordinance (*30 days before approval of ordinance*)

June 2016

- City Council’s Consideration and Action on Annexation Ordinance

July 2016

- 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 San Antonio’s ETJ.

FISCAL IMPACT:

There is no fiscal impact associated with directing the Department to prepare an Annexation Service Plan for the Nabors Property. The Annexation Service Plan will include an analysis of the fiscal impact of extending public safety services.

RECOMMENDATION:

Staff recommends approval of the Resolution authorizing the Department of Planning and Community Development to prepare a Service Plan regarding the annexation, as requested by the Owners of the Nabors Property, approximately 202.79 acres located along Old Corpus Christi Highway and South IH 37, which is adjacent to the City limits and generally located in San Antonio’s Extraterritorial Jurisdiction and Bexar County.