



City of San Antonio

Legislation Details (With Text)

File #: 18-2542

Type: Miscellaneous Item

In control: City Council A Session

On agenda: 4/12/2018

Title: Ordinance extending the City limits by the full purpose annexation of approximately 11.48 acres of land, as requested by the land owner Falcon International Bank, generally located northwest of the intersection of Culebra Road and Steubing Road, next to the city limits and within the San Antonio ETJ in Bexar County, adopting a service agreement for the area and establishing an effective date. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Falcon International Bank Vol Annex - Map, 2. Falcon Int Bank Voluntary Annexation Application, 3. PC Resolution Falcon Int Bank - Executed, 4. Draft Ordinance, 5. Ordinance 2018-04-12-0277, 6. Staff Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|---------|--------|
| 4/12/2018 | 1 | City Council A Session | adopted | Pass |

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Second public hearing and council consideration of an ordinance regarding a proposed annexation of an 11.48 acre property as requested by the property owners, Falcon International Bank, generally located northwest of the intersection of Culebra Road and Steubing Road and west of Loop 1604 in Bexar County.

SUMMARY:

Second public hearing and council consideration of an ordinance regarding a proposed annexation of an 11.48 acre property as requested by Falcon International Bank, the property owner, generally located northwest of the intersection of Culebra Road and Steubing Road and west of Loop 1604 (more particularly described in attached petition), which is contiguous to the City of San Antonio (COSA) limits and within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County.

BACKGROUND INFORMATION:

On January 12, 2018, the Falcon International Bank submitted a request for full purpose annexation of 11.48 acres of land, in accordance with Chapter 43 of the Texas Local Government Code, specifically Section 43.067. The property is generally located northwest of the intersection of Culebra Road and Steubing Road and west of Loop 1604, which is contiguous to the City of San Antonio (COSA) limits and within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County. The 11.48 acre voluntary annexation is part of an 18.21 acre parcel of which 6.73 acres are currently located within the City of San Antonio. The property is currently undeveloped and the property owner is interested in developing the property as MF-33 (Multi-Family Residential) with approximately 300 units and would like to ensure a consistent level of services. The proposed voluntary annexation does not include any right-of-way.

The proposed annexation area property is located in the West/Southwest Sector Plan and the current adopted land use is General Urban Tier. The property owner is requesting MF-33 zoning for the entire 18.21 acre parcel, which will include a zoning change from C-2 CD (Commercial) to MF-33 for the 6.73 acres already within city limits. The MF-33 Zoning Designation is compatible with the adopted General Urban Tier land use.

ISSUE:

This is the second public hearing and council consideration of an ordinance regarding annexation of the aforementioned property and its Service Agreement. As requested by the property owner, the proposed annexation will expand San Antonio's municipal boundaries and the public service areas. The San Antonio Planning Commission recommended approval of the annexation on March 14, 2018. The first City Council public hearing was held on March 28, 2018.

The Service Agreement addresses City services (including Police, Fire, Road Maintenance, Zoning, etc.) to be implemented and capital improvements (if necessary, as required by state law) to be provided by the municipality after the area has been annexed. These services are already in effect on the portion of the property currently within San Antonio city limits. No additional resources will need to be added as a result of this annexation. It will continue to be served by San Antonio Fire Station #45 located at 3415 Rogers Rd., San Antonio, TX 78251 and will be part of an existing police patrol district, West Patrol Substation, located at 7000 Culebra Rd, San Antonio TX, 78238. The service agreement was reviewed by numerous city departments, including Police, Fire, TCI, SAWS, and Development Services, amongst others. The property owner has agreed to the terms of the city services to be applied to the property. In addition, the map of the annexation area, public hearing dates, and contact information, will be available on the Planning Department's webpage.

State law requires that the municipality follow other annexation procedures, which includes the publication of the public hearing notice, two public hearings by the governing body and the adoption of the annexation ordinance. The notice for the first public hearing was published on March 9, 2018 and the second public hearing notification was published on March 30, 2018. 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. The ordinance was published on March 9, 2018. Below is a proposed schedule for the annexation area.

| <u>2018 Dates</u> | <u>Required Actions</u> |
|--------------------------|---|
| March 14 | – Planning Commission Hearing and Consideration on Annexation |
| March 20 | – Zoning Commission Hearing and Consideration |
| March 28 | – First City Council Public Hearing |
| April 12 | – Second City Council Public Hearing and Consideration |

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| May 12 | – Effective Date of Annexation Ordinance |
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ALTERNATIVES:

The denial of the ordinance would result in the Annexation Area remaining in unincorporated Bexar County.

FISCAL IMPACT:

The annexation will extend full municipal services to the area and will be served by San Antonio Fire Station #45 located at 3415 Rogers Rd., San Antonio, TX 78251. The newly annexed area will be part of an existing police patrol district, West Patrol Substation, located at 7000 Culebra Rd, San Antonio TX, 78238, based on the undeveloped nature of the land. Once there are plans to develop the land for residential use, and there are considerations of factors such as the size of the area, population, and the expected number of calls for service, additional police resources may be required in the future. These factors will also determine the need for hiring additional patrol officers to ensure all patrol districts are adequately staffed 24 hours a day, seven days a week, and to maintain an average response time comparable to other areas of the city. However, at this time, no additional resources are needed to be added to support this voluntary annexation.

RECOMMENDATION:

The Planning Commission recommended approval of the annexation previously on March 14, 2018.

Staff recommends City Council approval of the ordinance regarding the annexation area consisting of 11.48 acres, as requested by Falcon International Bank, and the included Service Agreement.