# City of San Antonio

## Legislation Details (With Text)

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| **File #:** | 19-1163 |
| **Type:** | Staff Briefing - Without Ordinance |
| **In control:** | Planning Commission |
| **On agenda:** | 2/13/2019 |
| **Title:** | Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 45.739 acre property as requested by the property owners, LGI Homes-Texas LLC., located at 10925 Green Road which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in eastern Bexar County. Staff recommends Approval. (Sidra Schimelpfening, Senior Planner, Planning Department, Sidra.Schimelpfening@sanantonio.gov, (210) 207-8187) |
| **Sponsors:** | |
| **Indexes:** | |
| **Code sections:** | |
| **Attachments:** | 1. PC Resolution LGI 01_31_2019 |

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White, AICP

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Proposed annexation of a 45.739 acre property, located at 10925 Green Road, as requested by LGI Homes-Texas LLC, the property owner.

**SUMMARY:**

Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 45.739 acre property, located at 10925 Green Road, as requested by the property owners, LGI Homes-Texas LLC. The property is contiguous to the City of San Antonio and located within the City's Extraterritorial Jurisdiction (ETJ) in eastern Bexar County.

**BACKGROUND INFORMATION:**


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On August 31, 2017, the San Antonio City Council approved Ordinance No. 2017-08-31-0622 which authorized development agreements between the City of San Antonio (COSA) and the owners of properties appraised for ad valorem tax purposes as land for agricultural, wildlife management, or timber use within the IH-10 East Loop 1604 East Interchange Annexation Area. The Texas Local Government Code, Section 43.016, requires a development agreement be offered in lieu of annexation to qualifying properties. The property owners at the time, BryCap Farm Properties LLC, signed a development agreement for a period of ten years which guaranteed the continued extraterritorial status of the property.

On September 11, 2018, representatives for the BryCap Farm Properties LLC submitted a request for full purpose annexation of 45.739 acres of land, in accordance with Chapter 43, Subchapter C-3 of the Texas Local Government Code. On December 17, 2018, the Planning Department received notification that the Annexation Area was sold to LGI Homes-Texas LLC, the current property owner. The Annexation Area is now part of a larger development project, the Savannah Place Subdivision Master Development Plan (MDP). There are 291 residential lots planned for the proposed Annexation Area with a beginning construction date of 2019 and a completion date of date of January 2022. The current property owner is requesting voluntary annexation in order to ensure logical planning boundaries and a consistent level of services throughout the entire development.
The Annexation Area is generally located southwest of the intersection of NE Loop 1604 and IH-10 East, northwest of the intersection of Green Road and Graytown Road, and is specifically located at 10925 Green Road, which is contiguous to the COSA limits and located within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County (see Attachment A). The Annexation Area is currently undeveloped, and the property owner will be developing the property for residential uses. The property is subject to the IH-10 East Corridor Perimeter Plan and the adopted future land use is Low-Density Residential. The requested "R-4" single-family residential zoning is compatible with the adopted future land use and adjacent properties.

**ISSUE:**

This is the Planning Commission public hearing and consideration of a resolution recommending the approval of the proposed annexation of LGI Homes-Texas LLC property located at 10925 Green Road and the associated Service Agreement. As requested by the property owner, the proposed annexation will expand San Antonio's municipal boundaries and the public service areas. The first City Council public hearing is scheduled for March 6, 2019 and the second public hearing and consideration is scheduled for March 21, 2019.

The Service Agreement will address City services to be implemented and necessary capital improvements to be provided by the municipality after the area has been annexed. The Annexation Area will be served by the East Patrol Substation, located at 3635 East Houston Street, San Antonio, TX 78219 and the San Antonio Fire Department will provide fire protection services and emergency medical services. In addition, the map of the Annexation Area and public hearing dates are available on the Planning Department's webpage.

State law requires that a municipality follow other annexation procedures, which includes the publication of public hearing notices, two public hearings by the governing body and the adoption of the annexation ordinance, and Service Agreement. The notice for the first public hearing will be published on February 17, 2019 and the second public hearing notification will be published on March 3, 2019. 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 draft ordinance will be published on February 17, 2019. Below is a proposed schedule for the Annexation Area.

| **Dates** | **Required Actions** |
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| February 13, 2019 | Planning Commission |
| February 19, 2019 | Zoning Commission |
| March 6, 2019 | First City Council Public Hearing |
| March 21, 2019 | Second City Council Public Hearing and Consideration |

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

**RECOMMENDATION:**

Staff recommends approval of the resolution recommending the proposed Annexation and related Service Agreement for City Council to consider at their March 21, 2019 meeting.



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