



# City of San Antonio

## Agenda Memorandum

**File Number:**17-5492

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**Agenda Item Number:** 10.

**Agenda Date:** 10/11/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Planning

**DEPARTMENT HEAD:** Bridgett White, AICP

**COUNCIL DISTRICTS IMPACTED:** Council District 6

### **SUBJECT:**

Proposed Voluntary Annexation of a 62.57 acre property generally located northwest of the intersection of West Military Drive and West Loop 1604 in Bexar County.

### **SUMMARY:**

Public Hearing and Consideration of a resolution recommending the approval of a proposed voluntary annexation of a 62.57 acre property located northwest of the intersection of West Military Drive and West Loop 1604, 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 July 11, 2017, the McCombs Family Partners LTD (owner) submitted a request for voluntary annexation, for full purpose, of 62.57 acres of land, in accordance with the City Charter of the City of San Antonio and Chapter 43 of the Texas Local Government Code, specifically Section 43.028. The property is generally located northwest of the intersection of West Military Drive and West Loop 1604 and is in the ETJ of the City of San Antonio, Bexar County, Texas. The annexation area is legally described as NCB 34400 LOT P-41 70.876 AC (FORMERLY P-21)CB 4400 P-15A (0.459 AC)& P-21 (61.454 AC) ABS 825 "POTRANCO/FM1604" ANNEXATION and depicted in Attachment A of the Resolution.

The property is currently undeveloped and it should be noted that a portion of the parcel is already located inside the CoSA limits. The property owner is interested in developing the entire parcel and would like to ensure a consistent level of services. Along with the portion already located inside city limits, the overall project includes a mixed-use development of multi-family, green space, and commercial uses.

The current adopted Sector Plan (Land) Use is Suburban Tier and the proposed Land Use Plan Amendment will be to Regional Center. The entire property is proposed to have Mixed Use zoning (including the portion already inside CoSA limits). The portion currently outside CoSA limits will be a “tree save area” and Multi-Family (MF-33). The proposed zoning changes were brought before the Zoning Commission on October 3, 2017. The Military Lighting Overlay District (MLOD) may be applied in the future as the property is located on the edge of the 5-mile military development buffer (Lackland AFB and Annex).

## ISSUE:

This is the Planning Commission public hearing and consideration of a resolution recommending the approval of a proposed Voluntary Annexation of the aforementioned property, and it’s Service Plan. State law requires that prior to the publication of the notice of the first required public hearing the City Council must direct its planning department to prepare a Service Plan for areas exempted from a Municipal Annexation Plan. On September 21, 2017, through a resolution, the San Antonio City Council directed the department to prepare a service plan for this area. The proposed annexation will expand San Antonio’s municipal boundaries and the public service areas. The first City Council public hearing is scheduled for October 11, 2017 and the second public hearing is scheduled for October 18, 2017.

The Service Plan will address City services to be implemented and necessary capital improvements to be provided by the municipality after the area has been annexed. The Service Plan will be made available at the Planning Department Office, located at 1400 South Flores Street, San Antonio, TX, 78204. In addition, the Service Plan, along with maps, public hearing dates, and contact information, will be available on the Planning Department’s webpage. The City is publishing the service plan and will also present it at the City Council public hearing, as required by state law (Texas Local Government Code, Section 43.056(b)).

State law requires that the municipality follow other annexation procedures, which includes the publication of the public hearing notification, two public hearings by the governing body and the adoption of the annexation ordinance. The notice for the public hearing and service plan was published on September 30, 2017. 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. Below is a proposed schedule for the annexation area.

| <b><u>2017 Dates</u></b> | <b><u>Required Actions</u></b>  |
|--------------------------|---|
| <b>September 21</b>      | – City Council’s Direction to Prepare Service Plans   |
| <b>October 3</b>         | – Zoning Commission Hearing and Consideration   |
| <b>October 11</b>        | – Planning Commission Hearing and Consideration on Annexation   |
| <b>October 11</b>        | – First City Council Public Hearing   |
| <b>October 18</b>        | – Second City Council Public Hearing  |
| <b>November 9</b>        | – City Council Consideration and Action of Annexation Ordinance, Adoption of the Service Plan, and Zoning |
| <b>November 30</b>       | – Effective Date of Annexation Ordinance  |

## ALTERNATIVES:

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

**FISCAL IMPACT:**

There is no fiscal impact associated with this public hearing and consideration.

**RECOMMENDATION:**

Staff recommends Planning Commission approval of the resolution regarding the Annexation Area and Service Plan for City Council to consider at their November 9, 2017 meeting.