



City of San Antonio

Agenda Memorandum

File Number:18-2181

Agenda Item Number: 12.

Agenda Date: 3/14/2018

In Control: Planning Commission

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT: Proposed annexation of a 6 acre tract of property as requested by the property owners, AZTX Properties, and a 0.08 acre tract of right-of-way generally located northwest of the intersection of Culebra Road and Galm Road and west of Loop 1604 in Bexar County.

SUMMARY: Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 6 acre tract of property as requested by the property owners, AZTX Properties, and a 0.08 acre tract of right-of-way generally located northwest of the intersection of Culebra Road and Galm Road, which are contiguous to the City of San Antonio (COSA) limits and located within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County.

BACKGROUND INFORMATION: On December 1, 2017, the AZTX Properties submitted a request for full purpose annexation of 6 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 Galm 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 6 acre voluntary annexation area is the only portion of the larger 20.9 acre parcel that is currently located within the City's ETJ. The property is currently undeveloped and the property owner is interested in developing the property as C-2 commercial and would like to ensure a consistent level of services.

The proposed voluntary annexation abuts 0.08 of an acre of Kallison Lane, which is a county road and under Section 43.106 of the Texas Local Government Code "a municipality that proposes to annex any portion of a county road or territory that abuts a county road must also annex the entire width of a county road and the adjacent right-of-way on both sides of the county road." The annexation of the 0.08 of an acre is the required right-of-way portion of Kallison Lane.

The proposed annexation area is located in the West/Southwest Sector Plan and the current adopted land use is General Urban Tier. The property owner is requesting C-2 zoning for the 6 acre property which is compatible with the adopted General Urban Tier land use.

ISSUE: This is the Planning Commission public hearing and consideration of a resolution recommending the approval of a proposed Annexation of the Galm Road property. As requested by the property owner, the proposed annexation will

expand San Antonio's municipal boundaries and the public service areas. The City Council public hearing is scheduled for March 28, 2018 and the second public hearing and consideration is scheduled for April 12, 2018.

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. 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 draft 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
May 12	Effective Date of Annexation Ordinance

ALTERNATIVES: The denial of the resolution would result in the annexation area remaining in unincorporated Bexar County.

RECOMMENDATION: Staff recommends approval of the resolution regarding the annexation area. City Council is tentatively scheduled to consider this item at their April 12, 2018 meeting.