



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2182

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**Agenda Item Number:** 13.

**Agenda Date:** 3/14/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Planning

**DEPARTMENT HEAD:** Bridgett White, AICP

**COUNCIL DISTRICTS IMPACTED:** Council District 6

**SUBJECT:** 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 in Bexar County.

**SUMMARY:** Public hearing and consideration of a resolution recommending the approval of 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, which is contiguous to the City of San Antonio (COSA) limits and located 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 (ROW).

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 Planning Commission public hearing and consideration of a resolution recommending the approval of a proposed Annexation of the Falcon International Bank 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.

<b><u>2018 Dates</u></b>	<b><u>Required Actions</u></b>
<b>March 14</b>	Planning Commission Hearing and Consideration on Annexation
<b>March 20</b>	Zoning Commission Hearing and Consideration
<b>March 28</b>	First City Council Public Hearing
<b>April 12</b>	Second City Council Public Hearing and Consideration
<b>May 12</b>	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 for City Council to consider at their April 12, 2018 meeting.