



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2312

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**Agenda Item Number:** 3.

**Agenda Date:** 3/28/2018

**In Control:** City Council B Session

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**DEPARTMENT:** Planning

**DEPARTMENT HEAD:** Bridgett White, AICP

**COUNCIL DISTRICTS IMPACTED:** Council District 6

### **SUBJECT:**

First public hearing regarding the 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:**

First public hearing regarding the 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, AZTX Properties submitted a request for full purpose annexation into the City of San Antonio 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 AZTX's 20.9 acre parcel that currently is not in the City of San Antonio. The property currently is 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 first public hearing 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 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 to be published 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:**

There is no alternative associated with this public hearing.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with this public hearing

#### **RECOMMENDATION:**

Action will be required at the consideration of the annexation ordinance.