



City of San Antonio

Agenda Memorandum

File Number:19-1902

Agenda Item Number: 3.

Agenda Date: 3/6/2019

In Control: City Council B Session

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

First public hearing of a proposed annexation requested by the property owners of a 45.739 acre property located at 10925 Green Road.

SUMMARY:

First public hearing of a proposed annexation requested by the property owner, LGI Homes-Texas LLC, of a 45.739 acre property addressed at 10925 Green Road, 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 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 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 in lieu of annexation to be offered by the City to qualifying properties. The property owners at the time, BryCap Farm Properties LLC, signed a development agreement for a period of ten years that 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 the property. 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).

Part of the subdivision is located within the city limits of San Antonio. There are 291 residential lots planned for the proposed Annexation Area with a beginning construction date of 2019. The current property owner is also requesting annexation in order to ensure logical planning boundaries and a consistent level of services throughout the entire development.

The annexation area is generally located 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, as described and depicted in Exhibits “A” and “B.” 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 with adjacent properties.

ISSUE:

This is the first public hearing of the proposed annexation of the LGI Homes-Texas LLC property and associated Service Agreement, as required by state law, see Exhibit “C.” The proposed annexation will expand San Antonio’s municipal boundaries and the City’s service areas.

The Service Agreement addresses City services (including Police, Fire, Road Maintenance, Zoning, etc.) to be implemented and capital improvements, to be provided by the municipality after the area has been annexed as required by state law. The property will be served by the San Antonio Fire Department and will be part of an existing police patrol district, East Patrol Substation, located at 3635 East Houston, San Antonio, TX 78219. The Service Agreement was reviewed by numerous city departments, including Police, Fire, TCI, and Development Services, among others. The property owner has agreed to the terms and schedule of the city services to be applied to the property.

State law requires the municipality to follow other annexation procedures, which includes the publications of the public hearing notices, two public hearings by the governing body and the adoption of the annexation ordinance. The notice for the first public hearing was published on February 17, 2019 and the second public hearing notification was 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. Planning Commission recommended approval on February 13, 2019; Zoning Commission recommended approval on February 19, 2019. The draft ordinance was published on February 17, 2019. The second City Council public hearing and consideration will be held on March 21, 2019.

Below is the schedule for the annexation area.

Dates

February 13, 2019
February 17, 2019
February 19, 2019
March 3, 2019
March 6, 2019
March 21, 2019
April 21, 2019

Required Actions

Planning Commission Hearing and Consideration on Annexation
Publication of Ordinance and First Public Hearing in Newspaper
Zoning Commission Hearing and Consideration
Publication of Second Public Hearing in Newspaper
First City Council Public Hearing
Second City Council Public Hearing and Consideration
Effective Date of Annexation Ordinance

ALTERNATIVES:

The denial of the ordinance would result in the annexation area and 45.739 acres of the Savannah Place Subdivision development being partially located within city limits and in the ETJ. Hence, there may be jurisdictional and regulatory conflicts between the City and the County.

FISCAL IMPACT:

The annexation will extend full municipal services to the area. Upon full build out of the approximate 291 homes, the estimated annual fiscal impact is the following: annual property tax revenue \$216,555; annual telecommunication revenue and sales tax \$175,689; and Solid Waste Fees \$19,902, for total estimated annual revenue of \$412,146.

City services are already in effect on adjacent properties currently located within San Antonio's city limits. No additional operating or capital budget resources will need to be added as a result of this annexation, at this time.

RECOMMENDATION:

This is a public hearing and no action is required, at this time.