



City of San Antonio

Agenda Memorandum

File Number:19-3565

Agenda Item Number: 11.

Agenda Date: 5/8/2019

In Control: Planning Commission

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Proposed annexation of 124.405 acres, generally located southwest of the intersection of Fischer Road and Somerset Road, as requested by Charles A. Timms, the property owner.

SUMMARY:

Public hearing and consideration of a resolution recommending the approval of a proposed annexation of 124.405 acres, as requested by the property owner, Charles A. Timms. The proposed Annexation Area is generally located southwest of the intersection of Fischer Road and Somerset Road, which is contiguous to the City limits of San Antonio, and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County.

BACKGROUND INFORMATION:

On January 9, 2014, the San Antonio City Council approved Ordinance No. 2014-01-09-0002, which authorized development agreements between the City of San Antonio (COSA) and the owners of properties appraised for ad valorem tax purposes as land for agricultural, wildlife management, or timber use within the San Antonio South Annexation Areas 1 - 4. State law required a development agreement be offered in lieu of annexation to qualifying properties. The property owner, Charles A. Timms, signed a development agreement for a period of ten years which guaranteed continued extraterritorial status of the property.

On February 26, 2019, representatives for the Charles A. Timms properties submitted a request for the full purpose annexation of two properties, in accordance with Chapter 43, Subchapter C-3 of the Texas Local Government Code. The larger property consists of 95.240 acres, legally described as CB 4300 P-5 ABS 614, and the smaller property consists of 29.165 acres, legally described as CB 4300 P-6 ABS 614, totaling 124.405 acres of land. The Annexation Area is generally located southwest of the intersection of Fischer Road and

Somerset Road, which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County (see Attachment A).

The Annexation Area is currently undeveloped. The property owner will be developing the Annexation Area as part of a larger residential development project, named the Timms Subdivision Master Development Plan (MDP). Upon full build out in 2030, the entire Timms Subdivision will have approximately 794 residential lots with 389 residential lots planned for the proposed Annexation Area. Construction is anticipated to begin in 2020. The current property owner is requesting annexation in order to ensure logical planning boundaries and a consistent level of services throughout the entire development.

The Annexation Area is subject to the Heritage South Sector Plan. The requested "R 5" single family residential zoning district is compatible with the adopted "Suburban Tier" future land use and the adjacent properties.

ISSUE:

The Planning Commission will hold a public hearing and consider a resolution recommending the approval of the proposed annexation of the Charles A. Timms properties, generally located southwest of the intersection of Fischer Road and Somerset Road, and the associated Service Agreement as requested by the property owner. The proposed Annexation Area will be included in San Antonio's municipal boundaries and public service areas; and will be located in City Council District 4.

The Service Agreement will address City services (including Police, Fire, Road Maintenance, Zoning, etc.) to be implemented and necessary capital improvements to be provided by the municipality after the area has been annexed. The Annexation Area will be served by the South Patrol Substation, located at 711 W, Mayfield Street, San Antonio, TX 78211 and the San Antonio Fire Department will provide fire protection services and emergency medical services. In addition, the map of the Annexation Area and public hearing dates are available on the Planning Department's webpage.

State law requires that a municipality follow other annexation procedures, which includes the publication of public hearing notices, two public hearings by the governing body and the adoption of the annexation ordinance, and execution of a Service Agreement. The notice for the first public hearing will be published on May 10, 2019 and the second public hearing notification will be published on May 24, 2019. The first City Council public hearing is scheduled for May 29, 2019 and the second public hearing and consideration is scheduled for June 13, 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. The draft ordinance will be published on May 10, 2019. Zoning Commission will hear the associated zoning case and make a recommendation on May 21, 2019. The associated zoning case will be considered on June 13, 2019 after City Council action on the annexation. Below is a proposed schedule for the Annexation Area.

Dates	Required Actions
May 8, 2019	Planning Commission
May 21, 2019	Zoning Commission
May 29, 2019	First City Council Public Hearing
June 13, 2019	Second City Council Public Hearing and Consideration
July 1, 2019	Effective Date of Annexation

ALTERNATIVES:

The denial of this resolution may result in the Annexation Area remaining in unincorporated Bexar County while the balance of the subdivision stays inside the COSA limits which may result in different levels of

services.

RECOMMENDATION:

Staff recommends approval of the resolution recommending the proposed Timms Property Annexation and related Service Agreement for City Council to consider at their June 13, 2019 meeting.