



# City of San Antonio

## Agenda Memorandum

**File Number:**19-5243

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**Agenda Item Number:** 31.

**Agenda Date:** 7/24/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White, AICP

**COUNCIL DISTRICTS IMPACTED:** 4

### **SUBJECT:**

Proposed annexation of a 2.51 acre property located at 10440 Quintana Road, San Antonio, TX, as requested by the City of San Antonio.

### **SUMMARY:**

Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 2.51 acre property located at 10440 Quintana Road, San Antonio, TX, 78211, 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:**

In June 2012, the City Council approved a five-year Industrial District Non-Annexation Agreement (IDA) with Maruchan. At the time, the Maruchan project site was not identified for annexation, but staff was studying areas of potential annexation, particularly in southern Bexar County. The area surrounding the Maruchan property was ultimately annexed for limited purposes in 2014, then for full purposes in 2016. The terms of IDA included the land owner's consent to annexation by the City of the entire property, upon the expiration or termination of the agreement. The IDA was amended and extended in May 2016 until the end of 2018. In the amended agreement, Maruchan exchanged 2.057 acres of land for the site of a new Fire Station, with the City for a small fee and continued fire service. After the IDA expired in 2018, the City then initiated the annexation process of the Maruchan property and Fire Station #52, to be effective on August 22, 2019. Chapter 43 of the Texas Local Government Code provides that a city may conduct annexation for full purposes upon the request of the land owner.

The Annexation Area is currently subject to the United Southwest Community Plan. The adopted future land use is Regional Commercial for the Fire Station. The required Public/Institutional land use will require a plan amendment.

**ISSUE:**

This is the Planning Commission public hearing and consideration of a resolution recommending the approval of the proposed annexation of a 2.51 acre property located at 10440 Quintana Road, San Antonio, TX, 78211 and the associated Service Agreement. The Maruchan property will also be annexed, as the land on which the fire station is located was purchased from Maruchan by the City of San Antonio in 2016. Fire Station #52 will be part of City Council District 4.

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. The Annexation Area will be served by the South Patrol Substation, located at 711 West Mayfield Boulevard, San Antonio, TX 78219. 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. The notice for the first public hearing will be published on July 19, 2019 and the second public hearing notification will be published on August 2, 2019. The first City Council public hearing is scheduled for August 7, 2019 and the second public hearing and consideration is scheduled for August 22, 2019. The effective date of annexation will be August 22, 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 July 19, 2019. The Zoning Commission will hear and consider the proposed zoning for the annexation area on August 6, 2019. The associated zoning case will be considered by City Council on August 22, 2019 along with action on the annexation. Below is a proposed schedule for the Annexation Area.

<u>Dates</u>	<u>Required Actions</u>
July 24, 2019	Planning Commission
August 6, 2019	Zoning Commission
August 7, 2019	First City Council Public Hearing
August 22, 2019	Second City Council Public Hearing and Consideration
August 22, 2019	Effective Date of Annexation

**ALTERNATIVES:**

The denial of this resolution would result in Fire Station #52 remaining in unincorporated Bexar County. This is not ideal, as SAFD would prefer to have all fire facilities to be located within San Antonio’s city limits.

**RECOMMENDATION:**

Staff recommends approval of the resolution recommending the proposed Annexation and the related Service Agreement for City Council to consider at their August 22, 2019 meeting.