



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: May 22, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Proposed annexation of a property totaling 16.371 acres, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East, legally described as 16.371 acres out of CB 5088, as requested by the property owner, and the related Service Agreement.

SUMMARY:

Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a property, generally located at the southeast corner of the intersection of Weichold Road and Interstate Highway 10 East, legally described as 16.371 acres out of CB 5088 and/or Bexar County Appraisal District (BCAD) Property ID 694645, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in east Bexar County, as requested by the property owners.

BACKGROUND INFORMATION:

The City of San Antonio (City) initiated full purpose annexation of 270.50 acres, known as the IH-10/FM 1518 Property, along IH-10 East in 1986. As a result of this annexation, the subject parcel was split in half, with 19.297 acres annexed into the City of San Antonio and the remaining 16.371 acres continuing to be located outside City limits in the ETJ.

In 2017, the City annexed numerous corridors and enclaves which would have included the remainder of the subject property. As part of this annexation process, Section 43.016 of the Texas Local Government Code (LGC) required the City to offer Development Agreements to the owners of properties, which had the applicable appraisal for ad valorem tax purposes as land for agricultural or wildlife management or as timber land ("agricultural") use by BCAD. These Agreements allowed their continued agricultural use, or other use as specified by the LGC, and guaranteed the extraterritorial status for the property as long as the property owner continued the use as described in the terms of the Development Agreement. The subject property had the agricultural designation from BCAD, so the remaining 16.371 acres continued its ETJ status with the execution of an Agricultural Development Agreement.

The intended developer ("Developer") would like to develop the subject property for freightliner sales and servicing. The Property Owner is the full and entire owner of the subject property, and has requested annexation by the City, in anticipation of development. The petition is in accordance with Section 43.0671 of the LGC whereby the City has the authority to annex an area if the landowner requests annexation. The annexed area will gain the benefits of being within the City, such as trash service, police, and fire service, and other City services already provided to surrounding properties.

Additionally, the subject property meets the statutory requirements for full-purpose annexation, by the City, as: (1) it is within the City's ETJ; and (2) it is adjacent and contiguous to the City's corporate limits.

ISSUE:

This is the Planning Commission public hearing and consideration of a resolution recommending the approval of the proposed annexation of the property generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East and the related Service Agreement. As requested by the property owner, the proposed annexation will expand San Antonio's municipal boundaries and the public service areas to include the property. It will be incorporated into City Council District 2.

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 San Antonio Police Department (SAPD) East Substation, located at 3635 E Houston Street (Rosa Parks Way), San Antonio, TX, 78219, and the San Antonio Fire Department (SAFD) will provide fire protection services and emergency medical services. In addition, the map of the Annexation Area and public hearing date are available on the Planning Department's webpage.

State law requires that a municipality follow other annexation procedures, which include the

publication of a public hearing notice, one public hearing by the governing body, and the adoption of the annexation ordinance, and Service Agreement. The notice for the public hearing will be published on June 3, 2024. The City Council public hearing and consideration is scheduled for June 20, 2024. The effective date will be July 20, 2024.

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 21, 2024. The Planning Commission will hear and consider the voluntary annexation request and proposed plan amendment for the annexation area on May 22, 2024. The Zoning Commission will hear and consider the proposed zoning for the annexation area on May 21, 2024. The associated zoning case and plan amendment will be considered by City Council on June 20, 2024, after action on the annexation. Below is a proposed schedule for the Annexation Area.

Dates	Required Actions
May 22, 2024	Planning Commission
May 21, 2024	Zoning Commission
June 20, 2024	City Council Public Hearing and Consideration
July 20, 2024	Effective Date of Annexation

ALTERNATIVES:

The denial of this Resolution would result in a portion of the property remaining in unincorporated Bexar County, while the other portion is inside the City limits. Hence, the property would be severed by both City and county service providers, which may lead to confusion among local service providers, taxing authorities, and regulatory jurisdictions.

RECOMMENDATION:

Staff recommends approval of the resolution recommending the proposed Annexation of a property, legally described as 16.371 acres out of CB 5088 and/or Bexar County Appraisal District (BCAD) Property ID 694645, and related Service Agreement for City Council to consider at their June 20, 2024 meeting.