



# **ETJ Expansion and Clearwater Creek Special Improvement District (SID) Annexation of Property**

**Items # 33, 34, and 35 – City Council “A” Session**

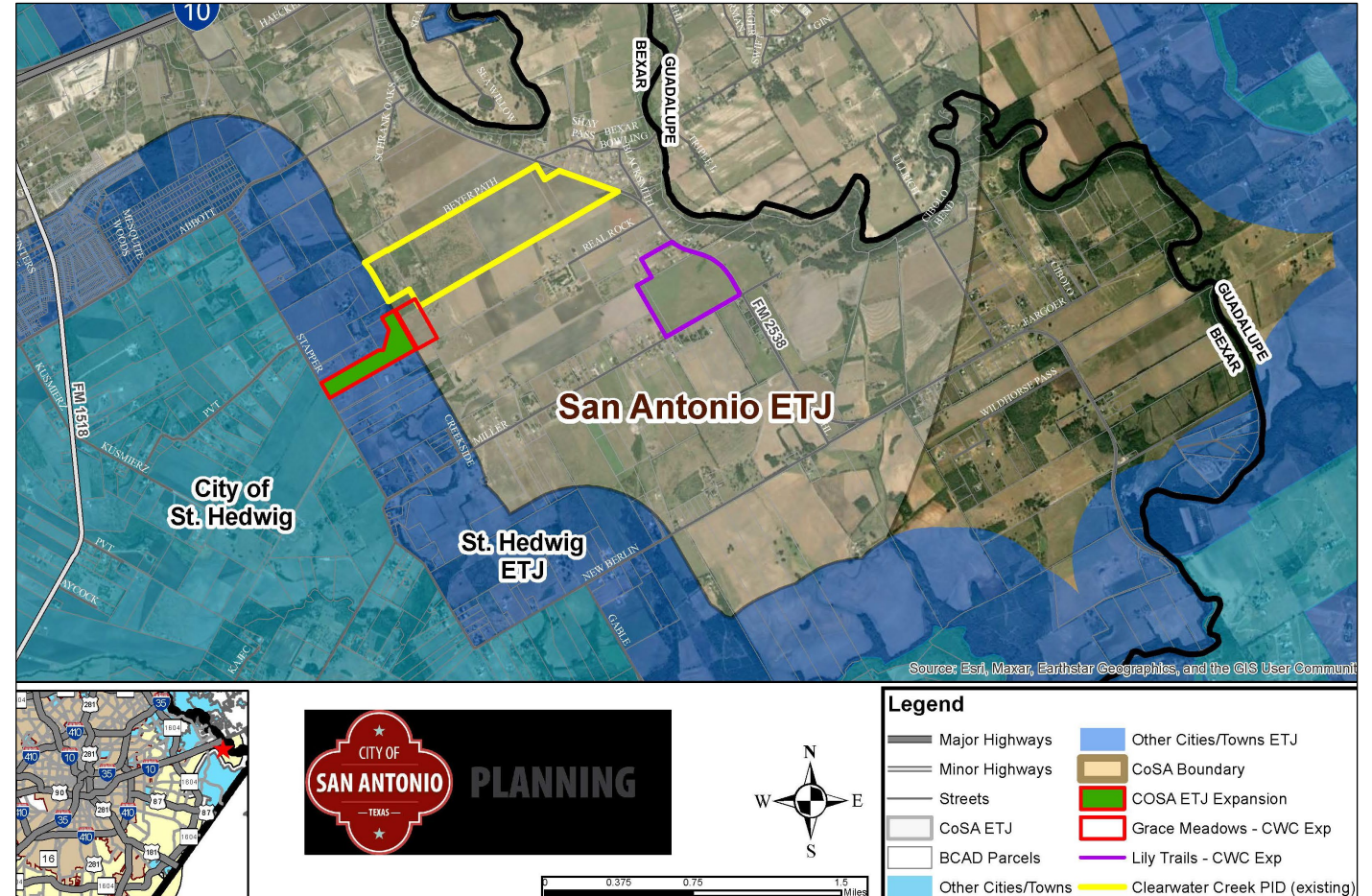
**November 21, 2024**

**Bridgett White, AICP – Director  
Planning Department**



# ETJ Expansion

<b>Applicant/ Owner(s)</b>	<ul style="list-style-type: none"> <li>• SA Do The Evolution, LLC</li> <li>• SA Eisele, LLC</li> </ul>
<b>Property Acreage and Location</b>	<ul style="list-style-type: none"> <li>• 35.55 acres</li> <li>• Southeast of the Intersection of North Abbott Rd and Stapper Rd</li> </ul>
<b>Project</b>	Related to the Annexation of Property by the Clearwater Creek Special Improvement District (SID)



# **Clearwater Creek SID**

- Consent to the Annexation of 146.153 acres of additional property into the SID
- First Amendment to the Development Agreement between COSA and SID Property Owners: Fair Oaks Mosaic TBY, LLC, SA Kosta Browne Ltd, SA Given To Fly, LP, SA Do the Evolution, LLC, and SA Eisele, LLC



# Clearwater Creek SID Annexation

<b>Applicant/ Owner(s)</b>	<ul style="list-style-type: none"><li>• SA Given To Fly, LP</li><li>• SA Do the Evolution, LLC</li><li>• SA Eisele, LLC</li></ul>
<b>Property Acreage and Location</b>	<ul style="list-style-type: none"><li>• 146.153 acres</li><li>• Northwest of the intersection of FM 2538 and Miller Road</li></ul>
<b>Project</b>	<ul style="list-style-type: none"><li>• 690 single-family residential lots</li><li>• Water &amp; Sewer: Green Valley Utility Service District</li></ul>
<b>Proposed Improvements</b>	Individual Lot Improvements (onsite), Collector Roadway, Drainage Improvements, Sanitary Sewer Collection, and Water Distribution System
<b>Costs</b>	Approximately \$30.9 M
<b>Revenue</b>	Approximately \$20.2 M



# Consent & DA Terms



## City's Consent to SID Annexation:

- County's delegation of road district powers
- Provision of water, wastewater and drainage infrastructure
- No exercise of eminent domain powers
- No power to annex, expand, divide or exclude land within PID boundaries

## Amended Development Agreement:

- Not exceed City's tax rate
- Non-annexation for 30 years
- Agreed to voluntary annexation petition by owner and services upon annexation
- Agreed to comply with all municipal regulations and laws applicable to all properties in City's ETJ
- New application provisions and fees

# Proposed Timeline



# Recommendation

Staff recommends Approval of:

- An Ordinance authorizing a Voluntary ETJ Expansion consisting of a 35.55-acre tract of land; and
- A Resolution granting the City's consent to the annexation of 146.153 acres by the Clearwater Creek Special Improvement District; and
- An Ordinance authorizing the first amendment to the Development Agreement between the City and the Property Owners.

Planning Commission recommended approval on the above items at their meeting on October 23, 2024.





# THANK YOU!

Bridgett White, AICP

E: [Bridgett.White@SanAntonio.gov](mailto:Bridgett.White@SanAntonio.gov)

