



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 24

Agenda Date: August 17, 2023

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Rudy Nino

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Proposed annexation of approximately 81.583 acres, generally located southeast of the intersection of Somerset Road and Watson Road, as requested by the landowner, and the associated Service Agreement.

SUMMARY:

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of 81.583 acres of CB 4298, generally located southeast of the intersection of Somerset Road and Watson Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) and southwest Bexar County, as requested by the landowner, Mark R. Verstuyft, and the associated Service Agreement.

BACKGROUND INFORMATION:

The City of San Antonio (City) completed annexations in the southwestern part of Bexar County in 2014 and 2016. Texas Local Government Code (LGC) required cities to offer Development Agreements to properties appraised for ad valorem tax purposes as agricultural or wildlife management use or as timber land ("agricultural") by the county appraisal district in the annexation areas. The landowners of agricultural properties entered into Development Agreements with the City, which allowed their continued agricultural use, and guaranteed the extraterritorial status for

the property if the property owner continued the use as described in the agreement.

Mark R. Verstuyft, (the Owner) owns a property, consisting of approximately 81.583 acres, requested annexation by the City. Currently, the property is vacant. The proposed development is a manufactured housing, single-family, residential subdivision. The Owner is seeking this annexation to develop the property within the City and gain the advantages of being within the City, such as, police and fire services, and other City services which already benefit surrounding properties. The Annexation Area meets the statutory requirements for full purpose annexation, by the City since it (1) is within the City's ETJ; and (2) is adjacent and contiguous to the City's corporate limits. The Annexation Area will be in City Council District 4.

ISSUE:

This is the City Council public hearing and consideration of an Ordinance approving the proposed full purpose annexation of 81.583 acres of CB 4298, as requested by the Owner. This annexation will bring the parcel of land into the City's Limits, which is consistent with the City's Annexation Policy by which San Antonio considers annexation necessary to ensure logical planning and service delivery boundaries. The proposed annexation will expand San Antonio's municipal boundaries and the City's service areas to include the Annexation Area. It will be part of City Council District 4.

This proposed annexation includes the adoption of a Service Agreement between the City and Owner, which 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) South Substation, located at 711 West Mayfield Road, San Antonio, TX, 78211 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 dates are available on the Planning Department's webpage.

State law requires that a municipality follow other annexation procedures, which includes 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 annexation public hearing was published on May 26, 2023. The City Council public hearing and consideration is scheduled for June 15, 2023. The effective date will be July 14, 2023.

Additionally, the City Charter of San Antonio requires consideration by the Planning Commission, and the publication of the annexation ordinance 30 days prior to the final adoption. The Planning Commission considered the annexation on May 24, 2023. The Zoning Commission considered the proposed zoning for the annexation area on June 6, 2023. The draft ordinance was published on May 16, 2023. The associated zoning case (Z-2023-10700089) will also be heard and considered with action on the annexation by City Council on June 15, 2023. Below is a proposed schedule for the Annexation Area.

Dates	Required Actions
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May 24, 2023	Planning Commission
June 6, 2023	Zoning Commission
August 17, 2023	City Council Public Hearing and Consideration
September 16, 2023	Effective Date

ALTERNATIVES:

The denial of this Ordinance would result in the property remaining in unincorporated Bexar County. Hence, the property would not be covered by SAFD, SAPD or have any City related services and instead be served by the county service providers, including the Emergency Services District (ESD) and subject to the ESD's taxing jurisdiction.

FISCAL IMPACT:

A \$3,000 processing fee for the voluntary annexation, set by Ordinance 101399, will be collected. This ordinance requires no operating or capital budget resources to support this voluntary annexation.

RECOMMENDATION:

Staff recommends approval of the Ordinance regarding full purpose annexation of a property totaling 81.583 acres out of CB 4298, generally located southeast of the intersection of Somerset Road and Watson Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) and southwest Bexar County, as requested by the landowner, Mark R. Verstuyft, the approval to execute the associated Service Agreement, and establish an effective date of annexation.

On May 24, 2023, Planning Commission held a public hearing regarding the annexation and recommended approval. On June 6, 2023, Zoning Commission held a public hearing regarding the zoning and recommended approval.

This item was continued from June 15, 2023, and August 3, 2023.