



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 28, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Proposed annexation of approximately 50.131 acres of a property, located at 14871 Watson Road, as requested by the landowners and associated Service Agreement.

SUMMARY:

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of 50.131 acres of a property, located at 14871 Watson Road, Bexar County Appraisal District (BCAD) Property ID 189418, 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, as requested by the landowners, Mark and Karen Verstuyft and associated Service Agreement.

BACKGROUND INFORMATION:

The City of San Antonio (City) initiated Limited Purpose Annexation of the south side area in 2014, and then completed Full Purpose Annexation of the area in 2016. As part of both annexation processes, Texas Local Government Code (LGC) required the City to offer Development Agreements to properties which had the applicable appraisal for ad valorem tax purposes as land for agricultural or wildlife management use or as timber land (“agricultural”) as designated by the Bexar Appraisal District (BCAD).

In 2013, 2014, and 2016, prior to final Full Purpose Annexation of other properties in the South San Antonio Area, numerous properties entered into Development Agreements with the City of San Antonio. 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 landowner continued the use as described in the terms of the Agreement.

The Owners of the Subject Property had previously entered into a development agreement with the City not to be annexed, but now petition the City for annexation in anticipation of future development, pursuant to Section 43.016 of the Texas Local Government Code. Additionally, the Subject Property meets the statutory requirements for full purpose annexation, by the City, as it: (1) is within the City's extraterritorial jurisdiction; and (2) is adjacent and contiguous to the City's corporate limits.

The Subject Property is currently undeveloped and generally located at the southeast of the intersection of Watson Road and Verano Parkway, in the extraterritorial jurisdiction adjacent to City Council District No. 4. The intended developer ("Developer") would like to develop the Subject Property for a single-family residential project. The Landowners and Developer are seeking this annexation in order to gain the advantages of being within the City, such as trash service, police and fire service, and other City services that already benefit surrounding properties. The annexed property will be in City Council District 4.

ISSUE:

This the Planning Commission public hearing and consideration of a Resolution recommending the approval of the proposed annexation of approximately 50.131 acres located at 14871 Watson Road (Annexation Area). As requested by the landowners, the proposed annexation will expand San Antonio’s municipal boundaries and the City service areas to include the property. It will be part of City Council District 4.

This proposed annexation includes the adoption of a Service Agreement, 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 Patrol Substation, located at 711 W. Mayfield, 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 date is 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 public hearing will be published on October 21, 2022. The City Council public hearing and consideration is scheduled for November 10, 2022. The effective date will be December 10, 2022.

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 October 10, 2022. The Planning Commission will consider the annexation on September 28, 2022. The Zoning Commission will consider the proposed zoning for the annexation area on October 4, 2022. The associated zoning case (2022-10700252) will be considered by City Council along with action on the annexation, on November 10, 2022. Below is a proposed schedule for the Annexation Area.

DATES	REQUIRED ACTIONS
September 28, 2022	Planning Commission (Annexation)
October 4, 2022	Zoning Commission
November 10, 2022	City Council Public Hearing and Consideration

ALTERNATIVES:

The denial of this Resolution would result in the property remaining in unincorporated Bexar County. Hence, they 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.

RECOMMENDATION:

Staff recommends approval of the Resolution recommending the proposed Annexation and related Service Agreement for City Council to consider at their November 10, 2022 meeting.