

Proposed Annexation and Zoning of Numerous Properties totaling 439.01 acres on the south and east sides of the City's ETJ

City Council A Session
Agenda Items #39 and #40
December 2, 2021

Rudy Nino, AICP
Assistant Director, Planning Department

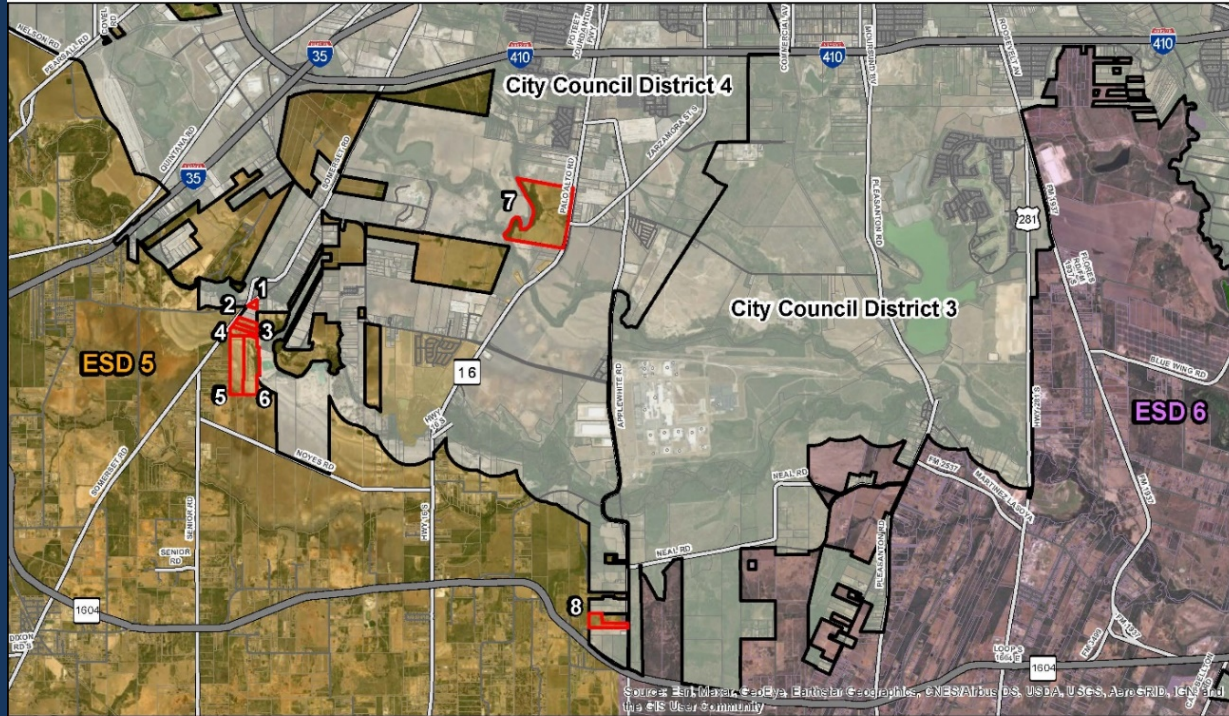


Properties with Dev. Agreement Violations - 2021

Map ID	Area Name	Owner Name	Prop ID	Site Address	Legal Desc	Acres	Ordinance	Notes
1	South San Antonio	ADROIT FOUNDATION LLC	1299605	14508 SOMERSET RD, VON ORMY, TX 78073	CB: 4204 P-29D	3.53	2014-01-09-0002	Subdivided property violating terms of the Agreement
2	South San Antonio	LMAD LLC	1297714	SOMERSET RD, VON ORMY, TX 78073	CB: 4204 P-29B (NON ADJ REMAINS)	10.00	2014-01-09-0002	Subdivided property violating terms of the Agreement
3	South San Antonio	RUPPRECHT GERHARD JOSEF & RUBY LAVERN ADAMS	1291461	SOMERSET RD, VON ORMY, TX 78073	CB: 4204 P-29A	10.00	2014-01-09-0002	Subdivided property violating terms of the Agreement
4	South San Antonio	GARCES SERGIO JAVIER CARPIO & CARPIO CRYSTAL M	184622	14906 SOMERSET RD, VON ORMY, TX 78073	CB: 4204 P-11F	10.21	2014-01090002	Former owner Sandra Ann Boldt, subdivided; new owner, no longer ag property
5	South San Antonio	BOLDT RUSSEL K	184639	14742 SOMERSET RD, VON ORMY, TX 78073	CB: 4204 P-11	63.36	2014-01-09-0002	Subdivided property violating terms of the Agreement
6	South San Antonio	BOLDT RANDALL C	1245175	OLD SOMERSET RD, TX	CB: 4204 P-30 (54.91 AC) & P-12C (14.0 AC)	68.91	20140-10-90002	Subdivided property violating terms of the Agreement
7	South San Antonio	HKD REAL ESTATE LLC	189259	12591 STATE HIGHWAY 16 S, SAN ANTONIO, TX 78224	CB 4295 P-36F ABS 12	230.14	2014-01-09-0002	Future Subdivision
8	South San Antonio	BRAVO JOEL C & VANESSA J	182628	19775 APPLEWHITE RD, SAN ANTONIO, TX 78264	CB 4187 P-2D ABS 169 6.318 CB 4188 P-2M ABS 168 17.659	23.98	2014-01-09-0002	New Owner, no longer ag property - Previous Owner SILVA JUAN D & MARTHA L
9	IH10East/Loop 1604	MARTINEZ LILIANA	322864	N GRAYTOWN RD, CONVERSE, TX 78109	CB 5083 P-19 ABS 828 FORMERLY P-12	6.07	2017-08-31-0622	New Owner, no longer ag property - Previous Owner MORAVITS DIANA LYNN
10	IH10East/Loop 1604	MARTINEZ LILIANA	322848	N GRAYTOWN RD, CONVERSE, TX 78109	CB 5083 P-12C ABS 828	12.81	2017-08-31-0622	New Owner, no longer ag property - Previous Owner MORAVITS DIANA LYNN

Properties with Dev. Agreement Violations - 2021

Development Agreement Violation Annexations (SSA) - 2021



Please See Map Key for
Numbered Property Descriptions

DRAFT



Legend

- Ag Dev Agree Violations
- Major Highways
- Minor Highways
- Streets
- BCAD Parcels
- CoSA Boundary

Development Agreement Violation Annexations (IH10E) - 2021



Please See Map Key for
Numbered Property Descriptions

DRAFT



Legend

- Ag Dev Agree Violations
- Major Highways
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Notification Timeline

Dates	Actions
December 2017, June 2018, June 2019, May 2020, and August 2021	Mailed Courtesy Letters to all Development Agreement Properties regarding possible violations
October 5, 2021	Mailed Certified Annexation Letters to Property Owners with violations to Development Agreement and Municipal Service Plans
October 20, 2021	Mailed Zoning Letters to Property Owners of Voided Development Agreements and Property Owners within 200 feet of subject property
November 1, 2021	Published Ordinance in Newspaper
November 17, 2021	Publish Public Hearing Notice Online and in Newspaper

Plan for Municipal Services

- Development Agreement includes terms for annexation by the City
- Plan for Municipal Services includes:
 - Police, fire, solid waste, recycling, streets, sidewalks, parks, libraries, and capital improvements.



Development Agreement Violations

Proposed Zones

■ **FR Farm and Ranch District (35-310.17)**

To preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

- **Min. Lot Size:** 25 acres* (Exception allowed for pre-existing lots of record.)
- **Max Density:** .04 units/acre

■ **MI-1 Mixed Light Industrial District (Sec. 35-310.18)**

To encourage the development of mixed agricultural, commercial and light industrial uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

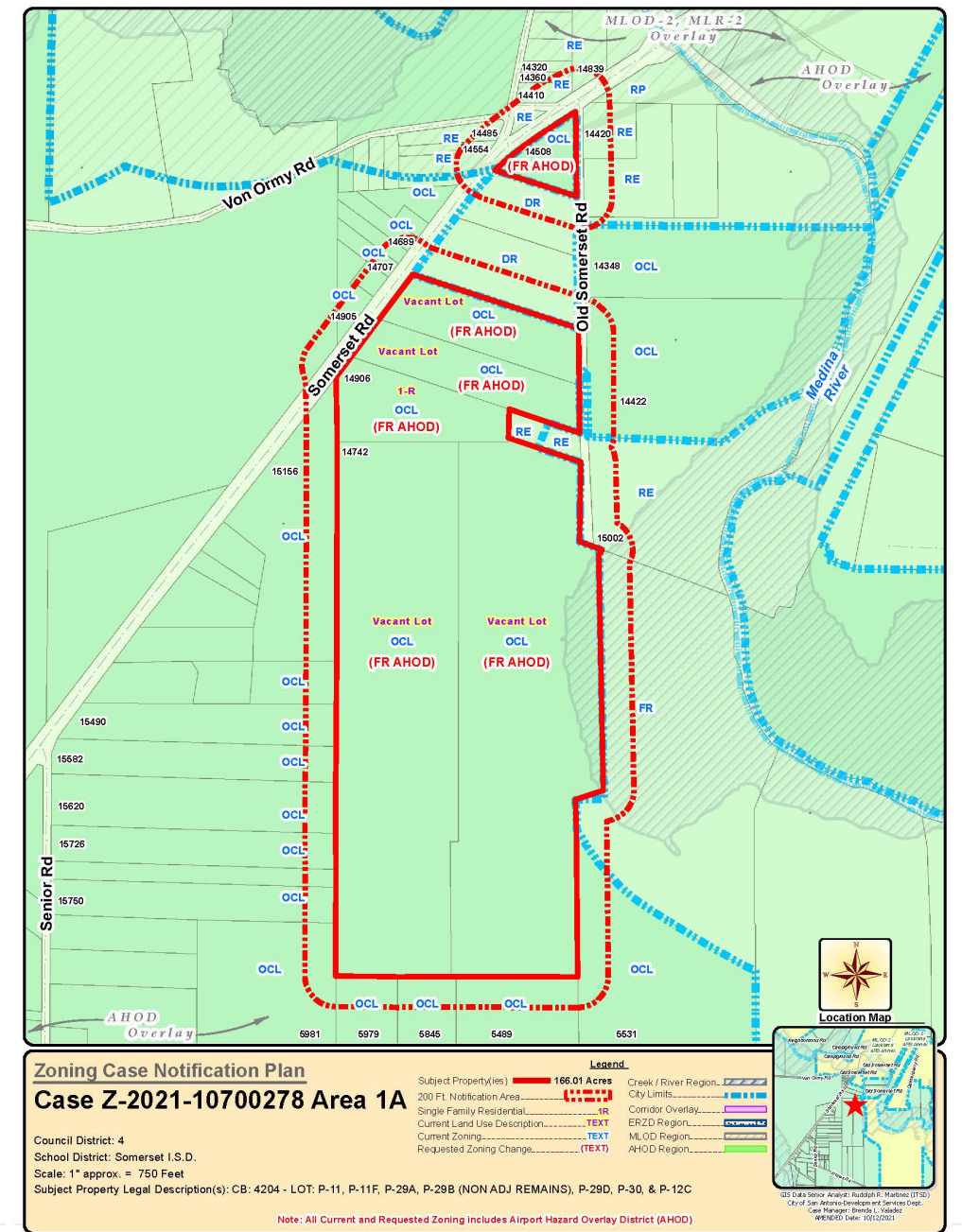
■ **R-20 Residential Single-Family District (Sec. 35-310.04)**

To provide areas for low-density single-family uses which provide a buffer between the agricultural and "RE" classifications and the higher density areas of the city. Minimum lot size requirements are provided in order to allow for market and design flexibility while preserving neighborhood character.

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Area 1A

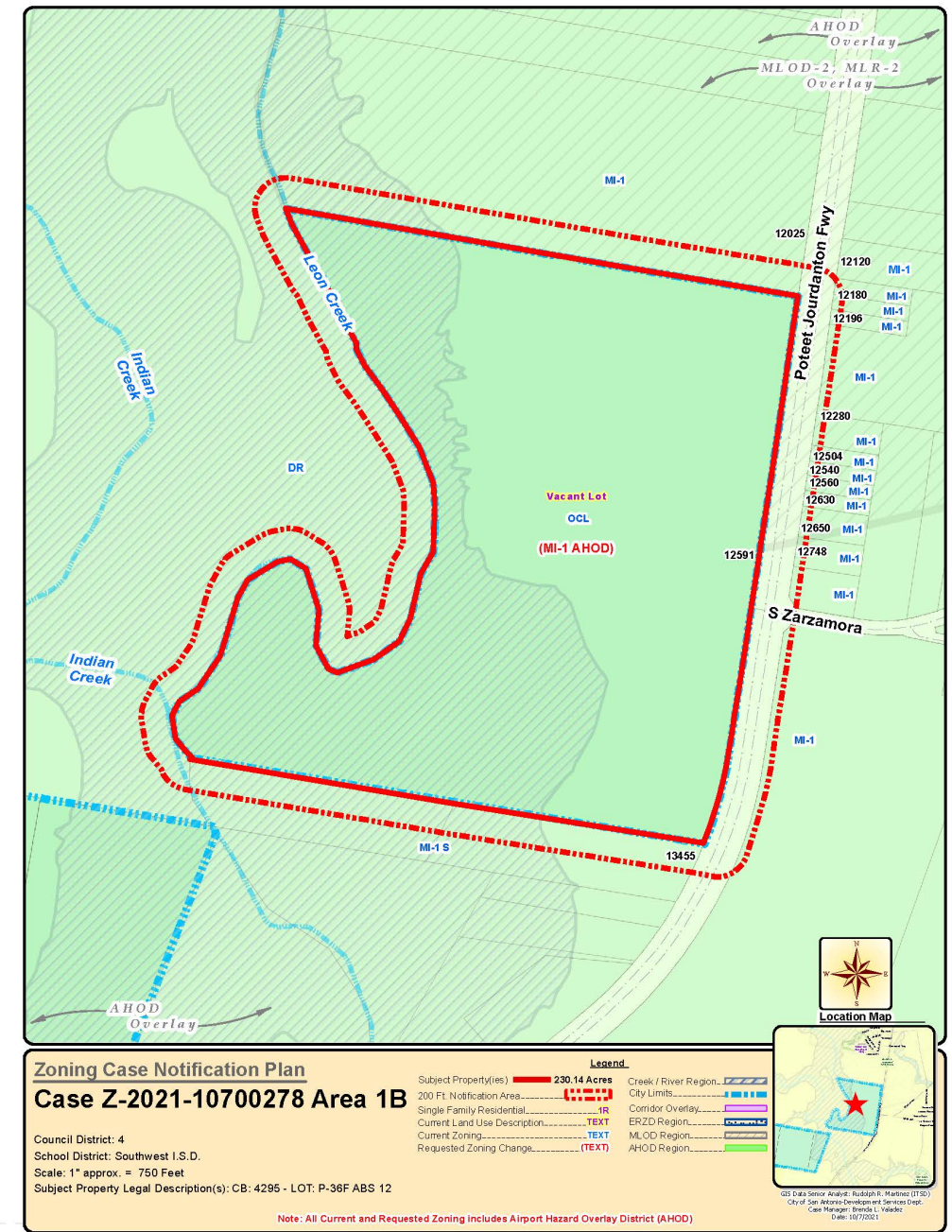
- 166.01 acres
- Somerset Road & Old Somerset Road
- 40 Notices Mailed
- 0 in Favor
- 1 in Opposition
- Currently Outside of City Limits
- Proposed "FR" Farm & Ranch District



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Area 1B

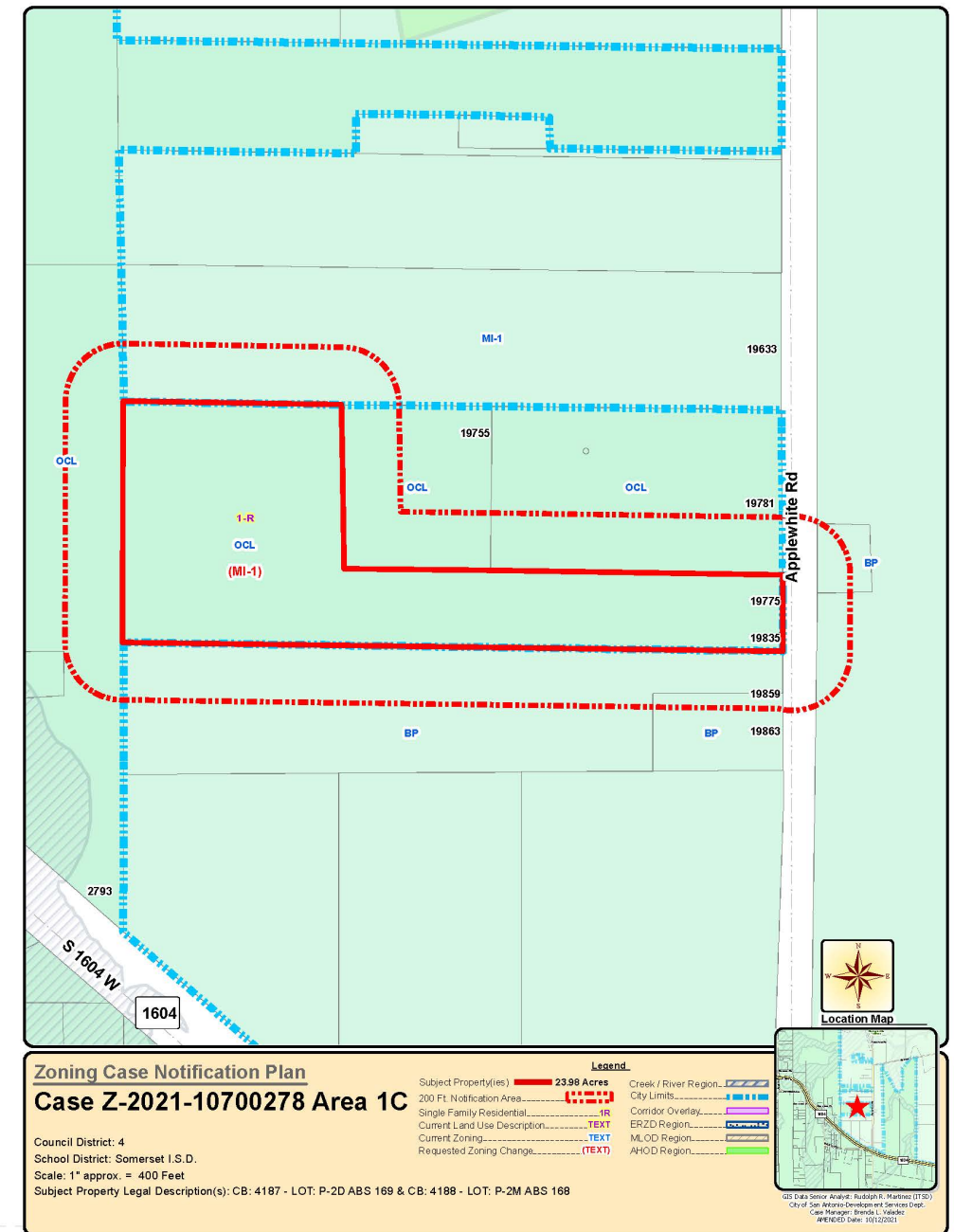
- 230.14 acres
- Poteet Jourdanton Freeway & South Zarzamora Street
- 18 Notices Mailed
- 0 in Favor
- 0 in Opposition
- Currently Outside of City Limits
- Proposed "MI-1" Mixed Light Industrial District



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Area 1C

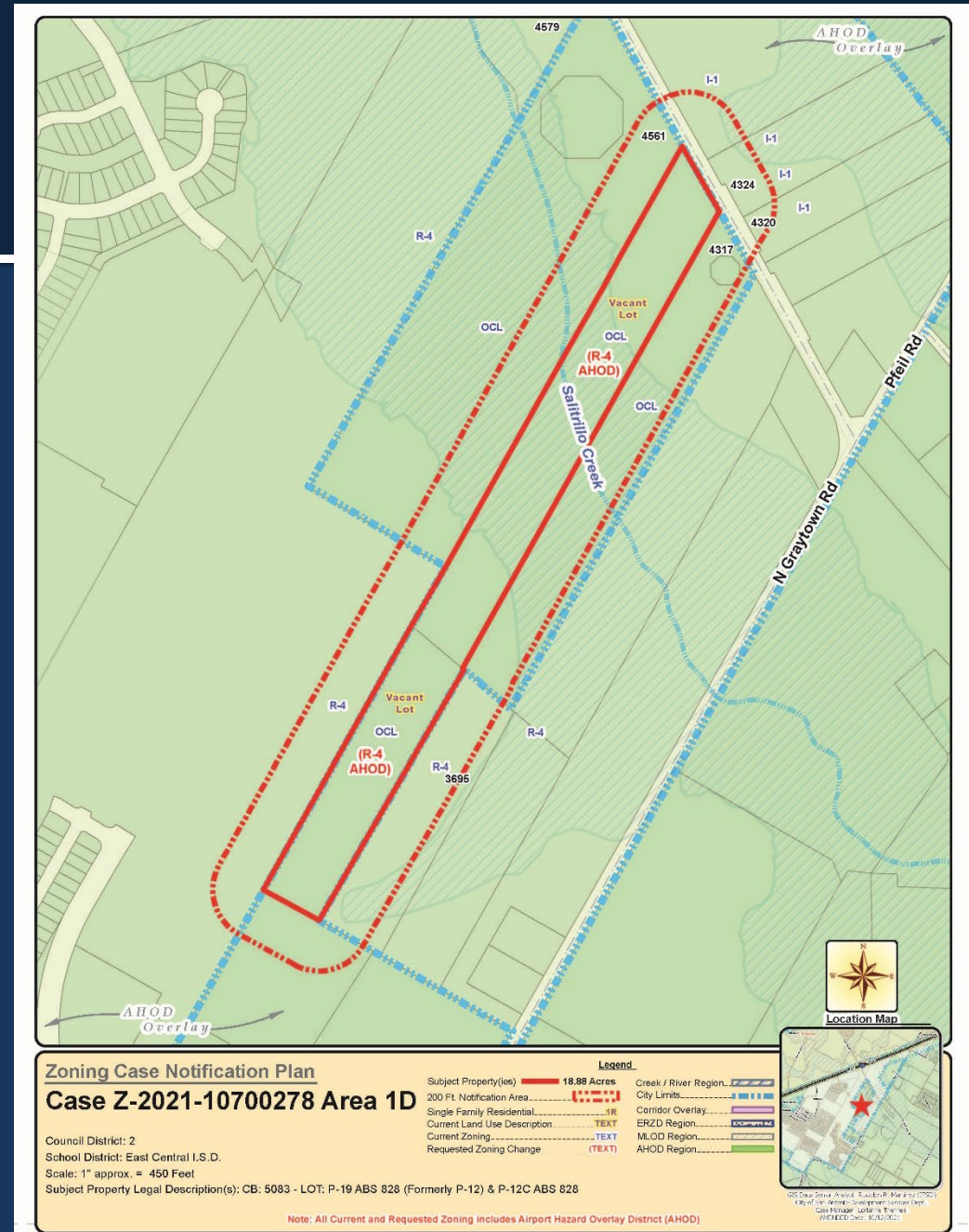
- 23.98 acres
- Applewhite Road
- 9 Notices Mailed
- 0 in Favor
- 0 in Opposition
- Currently Outside of City Limits
- Proposed "MI-1" Mixed Light Industrial District



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Area 1D

- 18.88 Acres
- North Graytown Road
- 10 Notices Mailed
- 0 in Favor
- 0 in Opposition
- Currently Outside of City Limits
- Proposed "R-4" Residential Single-Family District (*Zoning Commission recommended R-20 on 11/12/2021*)



Development Agreement Violations - 2021

2021 Annexation and Zoning Public Hearing Schedule

Planning Commission Briefing	Zoning Commission Briefing	Planning Commission Hearing and Consideration	Zoning Commission Hearing and Consideration	City Council Public Hearing and Consideration	Effective Date of Annexation
October 13	October 19	October 27	November 2	December 2	December 31

Recommendation

Staff recommends approval of Ordinances providing for the extension of the city limits by the full purpose annexation and zoning of 439.01 acres of land as consented through Development Agreements between the City and each Property Owner, and the related Plan for Municipal Services.

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