

AN ORDINANCE 64019

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 495 ACRES OF LAND KNOWN AS THE BLANCO ROAD WEST AREA #2 PROPERTY AND APPROVING A SERVICE PLAN FOR SUCH AREA.

* * * * *

WHEREAS, on the 16th day of October, 1986, and on the 23rd day of October, 1986, the City Council of the City of San Antonio held public hearings on the proposed annexation of approximately 495 acres of land known as the Blanco Road West Area #2, property situated immediately adjacent to the current corporate limits; and such public hearings gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, on 21st day of October, 1986, an additional public hearing was held concerning that approximate 495 acre tract known as Blanco Road West Area #2 giving all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, notice of the above referenced public hearings was published in the San Antonio Light on October 5, 1986, a newspaper having general circulation in the City of San Antonio, Texas, and within the territory to be annexed, in accordance with law, and

WHEREAS, both of the aforementioned public hearings were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the population of the City of San Antonio, Texas is in excess of 800,000 inhabitants, and the area to be annexed lies within the extraterritorial jurisdiction of the City of San Antonio, Texas, and lies adjacent to and adjoins the City of San Antonio, Texas, NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The land and territory lying adjacent to and adjoining the City of San Antonio known as the Blanco Road West Area #2 property more particularly described in Exhibit A, attached hereto and incorporated herein by reference, is hereby added and annexed to the City of San Antonio, Texas, and said territory as described shall hereafter be included within the boundary limits of said City, and the present boundary limits of said City, at the various points contiguous to the area described in Exhibit A are altered and amended so as to include said area within the corporate limits of the City of San Antonio, Texas.

SECTION 2. The land and territory known as the Blanco Road West Area #2, property so described and so annexed shall be part of the City of San Antonio, Texas, and the property so added shall bear its share of the taxes levied by the City of San Antonio, Texas, and the inhabitants thereof shall be entitled to all of the rights and the privileges of all the citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of San Antonio, Texas.

SECTION 3. A service plan outlining the provision of necessary municipal services to the property described in Exhibit A is hereby approved and the implementation of said plan is hereby authorized. Such plan is attached hereto and incorporated herein as Exhibit B.

SECTION 4. This ordinance shall be effective from and after December 29, 1986.

PASSED AND APPROVED this 13th day of November, 1986.
(First Reading)

Yolanda Vera
MAYOR PRO TEM

ATTEST:

Norma J. Rodriguez
City Clerk

PASSED AND APPROVED this 18th day of December, 1986.
(Second Reading)

Henry Cisneros
MAYOR

ATTEST:

Norma J. Rodriguez
City Clerk

APPROVED AS TO FORM:

Tom Finley
City Attorney

86-58

BLANCO RD. WEST
(AREA #7) ITEM NO. 54
2d & FINAL READING

DATE: DEC 18 1986

AVIATION
BUDGET & RESEARCH
BUILDING INSPECTIONS
BUILDING INSPECTIONS-HOUSE NUMBER
CITY WATER BOARD
CITY ATTORNEY
COMMERCIAL RECORDER
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
ECONOMIC & EMPLOYMENT DEVELOPMENT
EQUAL EMPLOYMENT OPPORTUNITY
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
TREASURY DIVISION
GRANTS
INTERNAL AUDIT
RISK MANAGEMENT
FIRE DEPARTMENT
HUMAN RESOURCES & SERVICES
INFORMATION RESOURCES
LIBRARY
MARKET SQUARE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL COURTS
PARKS & RECREATION
PERSONNEL
PLANNING
POLICE DEPARTMENT
PUBLIC UTILITIES
PUBLIC WORKS
ENGINEERING
CENTRAL MAPPING
REAL ESTATE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
WASTEWATER MANAGEMENT
ZONING ADMINISTRATION
SPECIAL PROJECTS - CITY MANAGER

MEETING OF THE CITY COUNCIL

DATE: DEC 18 1986

MOTION BY: Wings

SECONDED BY: Dulmer

ORD. NO. 64019

ZONING CASE _____

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1			X
JOE WEBB PLACE 2			X
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
YOLANDA VERA PLACE 7		✓	
G.E. HARRINGTON PLACE 8		✓	
WEIR LABATT PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

86-58

SMILE A.

1

-ANNEXATION-

BLANCO WEST (AREA #2)

56

NOV 13 1986

AVIATION
BUDGET & RESEARCH
BUILDING INSPECTIONS
BUILDING INSPECTIONS-HOUSE NUMBER
CITY WATER BOARD
CITY ATTORNEY
COMMERCIAL RECORDER
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
ECONOMIC & EMPLOYMENT DEVELOPMENT
EQUAL EMPLOYMENT OPPORTUNITY
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
TREASURY DIVISION
GRANTS
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PURCHASING & GENERAL SERVICES
WASTEWATER MANAGEMENT
ZONING ADMINISTRATION
SPECIAL PROJECTS - CITY MANAGER

ITEM NO.

MEETING OF THE CITY COUNCIL

DATE:

MOTION BY:

SECONDED BY:

ORD. NO.

64019

ZONING CASE

RESOL.

PETITION

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1			X
JOE WEBB PLACE 2			X
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
YOLANDA VERA PLACE 7		✓	
G.E. HARRINGTON PLACE 8		✓	
WEIR LABATT PLACE 9			ABSENT
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)			ABSENT

(SEE PREVIOUS ANNEXATION ORDINANCE FOR MAP)

(BLANCO WEST AREA #1)

86-53

Exhibit A

A boundary description for an annexation area containing 495 acres of land, more or less, and being adjacent to the City of San Antonio to the north and being more particularly described as follows.

Beginning at the point of intersection of the northeast right-of-way line of Blanco Woods and the northwest right-of-way line of Blanco Road (F.M. 2696).

THENCE: In a southeasterly direction along the extension of the northeast right-of-way line of Blanco Woods to a point on the southeast right-of-way line of Blanco Road (F.M. 2696).

THENCE: In a southwesterly direction along the southeast right-of-way line of Blanco Road and its extension across the R.O.W. of Mission Ridge and continuing in a southwesterly direction along the southeast, then the east, then the northeast right-of-way line of Blanco Road (F.M. 2696) to its point of intersection with an extension of the southwest right-of-way line of Bitters Road.

THENCE: In a northwesterly direction along the extension of the southwest right-of-way line of Bitters Road across the R.O.W. of Blanco Road (F.M. 2696) to the point of intersection of the southwest right-of-way line of Bitters Road and the southwest right-of-way line of Blanco Road (F.M. 2696).

THENCE: In a northeasterly direction along the southwest right-of-way line of Bitters Road to its point of intersection with an extension of the northwest boundary line of Lot 7, Blk. 8 and bearing S46°07'20"W from the westernmost corner of said Lot 7, Blk 8 of the Deerfield Subdivision, Unit No. 1 as recorded in Volume 9506, Pages 215 & 216 of the Deed Records, Bexar County Texas.

THENCE: N46°07'20"E across the R.O.W. of Bitters Road along said extension of the northwest boundary line of said Lot 7, Blk. 8 of the Deerfield Subdivision Unit No. 1 to a point on the northeast right-of-way line of Bitters Road said point being the westernmost corner of Lot 7, Blk. 8 of the Deerfield Subdivision Unit No. 1.

THENCE: In a northeasterly direction along the northwest boundary line of Deerfield Subdivision Unit No. 1 to a point on the southwest right-of-way line of Eagle Meadow.

THENCE: In a northwesterly direction along the southwest right-of-way line of Eagle Meadow and the northwest boundary line of Deerfield Subdivision Unit No. 1 to a corner of Deerfield Subdivision Unit No. 1

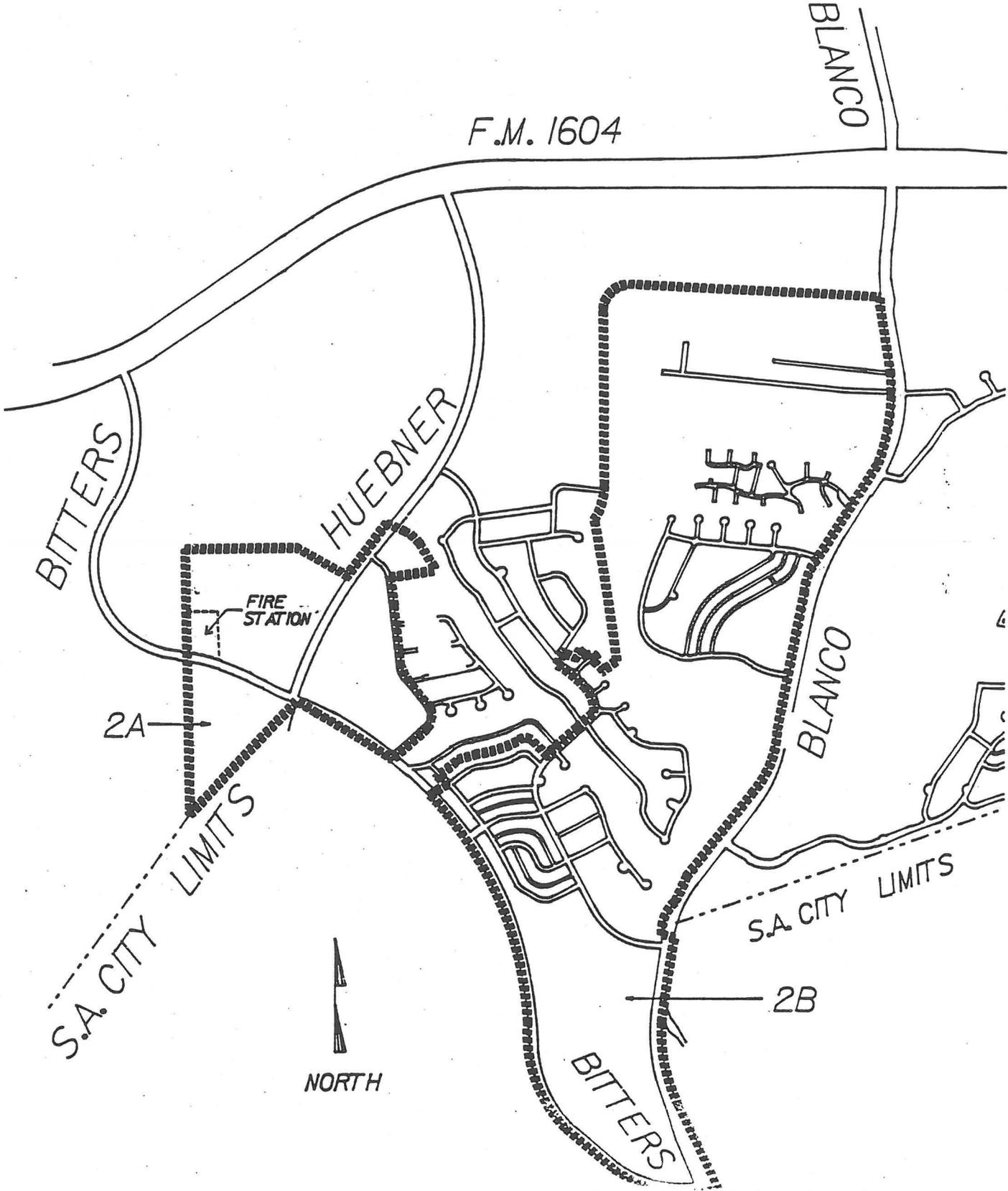
THENCE: In a northeasterly direction across the R.O.W. of Eagle Meadow along the northwest boundary line of Deerfield Subdivision Unit No. 1 to a point on the northeast right-of-way line of Eagle Meadow.

- THENCE: In a northeasterly then southeasterly then northeasterly direction along the northwest boundary line of Deerfield Subdivision Unit No. 1 to a point for the northernmost corner of Deerfield Subdivision Unit 1 same being a corner in the southwest boundary line of the Deerfield Subdivision Unit No. 3 as recorded in Volume 9507, Pages 9 & 10 of the Deed Records, Bexar County Texas.
- THENCE: In a northeasterly then northwesterly direction along the southwest boundary line of the Deerfield Subdivision Unit No. 3 to the westernmost corner of the Deerfield Subdivision Unit No. 3.
- THENCE: In a northeasterly direction along the northwest boundary line of the Deerfield Subdivision Unit No. 3 to the northernmost corner of the Deerfield Subdivision Unit No. 3 and being the northern most corner of Lot No. 43, Blk. 12, of the Deerfield Subdivision Unit No. 3 same being the westernmost corner of Lot 49 of the Deerfield Subdivision Unit No. 6-A said Subdivision being a 1.1938 acre tract out of a 25.66 acre tract out of the W.D. Barnett Survey No. 81 3/4, C.B. 4977.
- THENCE: In a northeasterly direction along the northwest boundary line of said Deerfield Unit 6-A to a point said point being the northeast corner of Lot 46 of the Deerfield Unit 6-A Subdivision and also being the northeast corner of the Deerfield Unit 6-A Subdivision.
- THENCE: In a northeasterly direction along a line from the northeast corner of Lot 46 of the Deerfield Subdivision Unit 6-A to the southwest corner of Lot 67, Blk. 1 of the Blanco Woods Subdivision Unit No. 4.
- THENCE: In a southerly direction along the west boundary line of the Blanco Woods Subdivision Unit No. 4 to a point for the northwest corner of the Blanco Woods Subdivision Unit No. 4 also being the northwest corner of Lot 64, Blk. 1 of the Blanco Woods Subdivision Unit No. 4 and also being the southernmost corner of the Blanco Woods Subdivision Unit No. 2A.
- THENCE: In a northeasterly direction along the northwest boundary line of the Blanco Woods Subdivision Unit No. 2A to the northernmost corner of Lot 42, Blk. 1 of the Blanco Woods Subdivision Unit No. 2A and also being the northernmost corner of Blanco Woods Subdivision Unit 2A and the southernmost corner of Lot 41, Blk. 1 of the Blanco Woods Subdivision Unit 1A.
- THENCE: In a northeasterly direction along the northwest boundary line of the Blanco Woods Subdivision Unit 1-A to the northwest corner of this Subdivision also being the northwest corner of Lot 37, Blk. 1 of the Blanco Woods Subdivision Unit 1-A and being a point on the south boundary line of a 37.291 acre tract being P-3B out of C.B. 4977.
- THENCE: In a westerly direction along the south boundary line of P-3B, C.B. 4977 to a point on the east boundary line of a 25.68 acre tract being P-7 out of C.B. 4977 and also being the southwest corner of P-3B, C.B. 4977.

- THENCE: In a northerly direction along the east boundary line of Parcel 7, C.B. 4977 to the northeast corner of P-7, C.B. 4977 same being the southeast corner of a 7.48 acre tract of land being P-8 out of C.B. 4977.
- THENCE: In a northerly direction along the east boundary line of P-8, C.B. 4977 to its point of intersection with the north boundary line of P-6, C.B. 4977.
- THENCE: In a southeasterly direction along the north boundary line of P-6, C.B. 4977 approximately 3105 feet to its point of intersection with the southwest right-of-way line of Blanco Road (F.M. 2696).
- THENCE: In a southeasterly then southwesterly direction along the southwest then northwest right-of-way line of Blanco Road (F.M. 2696) to its point of intersection with the northeast right-of-way line of Blanco Woods and the point of beginning for this annexation area containing 495 acres of land more or less.

BLANCO ROAD WEST 2A & 2B

F.M. 1604



BLANCO

BITTERS

HUEBNER

BLANCO

2A

S.A. CITY LIMITS

S.A. CITY LIMITS

2B

BITTERS

NORTH

ANNEXATION MUNICIPAL SERVICES PLAN TERMS AND PROVISIONS FOR

BLANCO ROAD WEST (AREAS #2)

1. This service plan shall be valid for ten (10) years.
2. This Plan shall not be subject to amendment or repeal unless the City Council determines that changed conditions or subsequent occurrences make the plan unworkable or obsolete. If the City Council determines that all or part of a plan is unworkable or obsolete it may amend the plan to conform to changed conditions or subsequent occurrences.

An amended service plan shall provide for services comparable to or better than those established in the service plan before amendment, and before any amendment is adopted, the City Council shall first provide an opportunity for all interested persons to be heard at a public hearing called and held in the manner provided in Section 10, Article 970a, VICS as amended.

3. Renewal shall be at the discretion of the City.

SIXTY DAY MUNICIPAL SERVICES PLAN FOR BLANCO ROAD WEST (AREA #2)

Effective Date: February 27, 1987

SERVICE	SERVICES TO BE EXTENDED UPON ANNEXATION
Police	The San Antonio Police Department will respond to calls for assistance, enforcement, and protection immediately upon the effective date of annexation, December 29, 1986.
Fire protection	The San Antonio Fire Department will respond to calls for assistance immediately upon the effective date of annexation, December 29, 1986. The primary responding station shall be Station #43 located on Bitters Road, 1000 feet west of Huebner Road. Back-up protection, as necessary, will be provided by Stations #31, 11802 West Avenue and Station #14, 1855 Thousand Oaks.
Solid waste collection	The San Antonio Environmental Management Department shall provide for collection of solid waste twice weekly on a regular route by February 27, 1987. A fee of \$7.00 will be assessed. This fee may be changed by the City Council with proper notice. Commercial service shall be made available upon request. If service is not desired, private service is permissible. Brush pick-up shall be made in accordance with City wide schedule. Dead animal pick-up is available upon request.
Street, drainage and public improvement maintenance	All public improvements which have been properly platted, duly dedicated, and accepted by the City of San Antonio shall be maintained by the Department of Public Works.

SIXTY DAY MUNICIPAL SERVICES PLAN FOR BLANCO ROAD (AREA #2)

SERVICE	SERVICES TO BE EXTENDED UPON ANNEXATION
Street lights, street name signs and traffic control	Public street lights will be maintained by City Public Service. Traffic control devices and street name signs will be maintained by the Department of Public works.
Public wastewater facilities	Public Wastewater facilities will be maintained by the City of San Antonio in accordance with the Subdivision Regulations, Chapter 30 of the City Code.
Public water facilities	Public water facilities will be maintained by City Water Board.
Maintenance of public parks and recreational facilities.	There are no existing municipal parks or recreational facilities within this area.
Maintenance of municipally owned facilities, buildings	Municipally owned facilities and buildings will be maintained by the City of San Antonio.
Zoning	Effective December 29, 1986; all property will be zoned Temporary "R-1" Single Family Residential. All requests for rezoning may be made through the City's Department of Planning in accordance with the City's Zoning Ordinance, Chapter 35 of the City Code.
Building permits	Effective December 29, 1986, all proposed or incomplete construction must obtain a building permit from the Department of Building Inspections in accordance with Chapter 6 of the City Code.

SIXTY DAY MUNICIPAL SERVICES PLAN FOR BLANCO ROAD WEST (AREA #2)

SERVICE	SERVICES TO BE EXTENDED UPON ANNEXATION
Certificates of occupancy and related licenses	Effective December 29, 1986, new and existing businesses must obtain a Certificate of Occupancy and related licenses from the Department of Building Inspections in accordance with the Zoning Ordinance, Chapter 35 of the City Code.
Nonconforming rights	<p>To establish nonconforming rights for zoning, existing non-single family uses must register by December 29, 1987 with the Department of Building Inspections. A Certificate of Occupancy will be issued certifying the use including any home occupations which are located in a single family dwelling unit.</p> <p>A building permit must be obtained for incomplete construction. The permit must be applied for by February 27, 1987, through the Department of Building Inspections.</p> <p>Non-conforming rights to allow proposed construction must be filed by February 27, 1987 with the Department of Planning in accordance with the Zoning Ordinance, Chapter 35 of the City Code.</p>
Code enforcement	The Department of Building Inspections will respond to requests for inspection of suspected City Code violations including, but not limited to, the zoning ordinance, building code, sign ordinance, and junk car ordinance.
Other municipal services	All other services available to residents of the City of San Antonio including, but not limited to, health, animal control, library, and human resources shall be provided to this area in the same manner as to other areas of the City.

2 1/2 YEAR MUNICIPAL SERVICES PLAN FOR BLANCO ROAD WEST (AREA #2)

SERVICE

Water	Water service to the area will be provided in accordance with the City Water Board's <u>Regulations for Water Service</u> as may be amended in the future.
Gas and electricity	Gas and electricity service is available in accordance with existing City Public Service policies, and capacities, and dependent upon developer schedules and requirements.
Wastewater	Wastewater service is available to property owners/developers from the City of San Antonio in accordance with the Subdivision Regulations, Chapter 30 of the City Code.
Street lights	New street lights will be installed at the intersections of residential streets and at other locations as determined by the Department of Public Works.
Traffic control devices	New traffic control devices will be installed as determined by the Department of Public Works.
Public parks and recreational facilities	Public parks and recreation facilities may be acquired and developed in accordance with the Department of Parks and Recreation Master Plan and with City Council approval.

SERVICE COST AND REVENUE ESTIMATE

No. 2

Recommendation: Annex

Name: Blanco Road West

Petition: No (New Fire Station)

Size (Acres)	Dwelling Units	Est. Pop.	Land Use
610	289	899	Residential/Vacant

SERVICES	Annual Recurring		ONE TIME/CAPITAL COSTS
	Costs	Revenues	

UTILITIES

City Water Board ¹		(-) 13,735	
Wastewater ¹		(-) 12,539	

GENERAL FUND

Fire ²			
Police ³	36,601		
Building Inspections ⁴	8,522	8,522	
Storm Drainage			
Health ⁵	2,570	2,000	
Streets & Drainage Maint.			
Solid Waste ⁶	20,635	20,461	
Traffic Engineering			
City Clerk			
Ad Valorem Tax Revenues		80,723	
Sub Totals	68,328	85,432	
NET REVENUE CHANGE		(+) \$17,104	

- NOTES:
1. OCL/ICL Rate differential
 2. 3.5 min. response time by Fire Station # 43
 3. One patrol officer.
 4. Inspection costs and permit fees.
 5. Inspection and vector control costs and permit fees
 6. Collection costs and fees