

ALG:hdlv
11/12/91

AN ORDINANCE **74750**

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 594.0 ACRES OF LAND KNOWN AS THE HUEBNER ROAD, BLANCO/1604, DEERFIELD PROPERTY AREA AND APPROVING A SERVICE PLAN FOR SUCH AREA

* * * * *

WHEREAS, on the 17th day and 22nd day of October, 1991, the City Council of the City of San Antonio held public hearings on the proposed annexation of approximately 594.0 acres of land known as the Huebner Road, Blanco/1604, Deerfield area 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, notice of the above referenced public hearings was published in the San Antonio Commercial Recorder on October 7, 1991 a newspaper having general circulation in the City of San Antonio, Texas, and within the territory to be annexed, in accordance with state statutes; 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 935,000 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 Huebner Road, Blanco/1604, Deerfield area 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 Huebner Road, Blanco/1604, Deerfield area property so described and so annexed 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. In accordance with Section 35-3011 of the City of San Antonio Unified Development Code, this property shall be zoned as Temporary R-1, Single-Family Residence District, for land use purposes. As soon as practicable after the passage hereof, the City will institute proceedings to permanently zone this property.

SECTION 5. This ordinance shall be effective from and after December 31, 1991.

PASSED AND APPROVED this 14th day of November, 1991.
(First Reading)



ATTEST: James S. Rodriguez
City Clerk

Richard W. Wolff
MAYOR

PASSED AND APPROVED this 19th day of December, 1991.
(Second Reading)

ATTEST: James S. Rodriguez
City Clerk

Richard W. Wolff
MAYOR

APPROVED AS TO FORM: for James S. Rodriguez
City Attorney

91-48

204 FINAL READING!
 1991 ANNEXATION PACKAGE
 (3 AREAS)

ITEM NO. 13

DATE: DEC 19 1991

ARTS & CULTURAL AFFAIRS
AVIATION
BUILDING INSPECTIONS
BUILDING INSPECTIONS HOUSE NUMBER
CITY ATTORNEY
MUNICIPAL COURT (HOLLIS YOUNG)
REAL ESTATE (FASSNIDGE)
REAL ESTATE (HUBBARD)
REAL ESTATE (WOOD)
TRIAL SECTION
CITY MANAGER
TRAVIS BISHOP, ASST. TO MGR.
CODE COMPLIANCE
INTERGOVERNMENTAL RELATIONS
CITY PUBLIC SERVICE-GENERAL MGR.
CITY PUBLIC SERVICE-MAPS/RECORDS
CITY WATER BOARD-GENERAL MGR.
COMMERCIAL RECORDER
COMMUNITY DEVELOPMENT (BASEMENT)
COMMUNITY INITIATIVES
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
DOME DEVELOPMENT OFFICE
ECONOMIC DEVELOPMENT
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
GRANTS
RISK MANAGEMENT
TREASURY
FIRE DEPARTMENT
HOUSING TRUST
INFORMATION RESOURCES
INTERNATIONAL RELATIONS
LIBRARY
MANAGEMENT SERVICES (BUDGET)
MANAGEMENT SERVICES (PERSONNEL)
MARKET SQUARE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORP. (PUBLICATION)
MUNICIPAL COURTS
PARKS & RECREATION
PLANNING
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
POLICE DEPT.-GROUND TRANSPORTATION
PUBLIC INFORMATION OFFICE
PUBLIC UTILITIES
PUBLIC WORKS
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE (BILL TOUDOUZE)
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
WASTEWATER MANAGEMENT
1 JULIA (CERT. OF)

MEETING OF THE CITY COUNCIL DATE: _____
 MOTION BY: Hunter SECONDED BY: Labatt
 ORD. NO. 74750 ZONING CASE _____
 RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
ROGER PEREZ PLACE 1		✓	
FRANK PIERCE PLACE 2		✓	
LYNDA BILLA BURKE PLACE 3		absent	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		absent	
BOB THOMPSON PLACE 6		✓	
YOLANDA VERA PLACE 7		✓	
BILL THORNTON PLACE 8		✓	
WEIR LABATT PLACE 9		✓	
LYLE LARSON PLACE 10		✓	
NELSON WOLFF PLACE 11 (MAYOR)		✓	

91-55

FILE (ANNEXATIONS)

EXHIBIT " A "

A boundary description for an annexation area containing 3.31 acres of land, more or less and being adjacent to the city limits of the City of San Antonio to the north and being more particularly described as follows:

Beginning at a point on the city limit line of the City of San Antonio as recorded in Ordinance No. 41428 in the City Clerk's office of the City of San Antonio, said point also being at the point of tangency on Lockhill Selma and also being the right-of-way return for the northeast corner of the intersection of Huebner Road and Lockhill Selma Road;

THENCE: in a southeasterly then northeasterly direction with the northwest right-of-way line of Huebner Road to the point of intersection of the extra-territorial jurisdiction line of the City of Shavano Park with the city limit line of the City of San Antonio as recorded in Ordinance No. 61615 in the City Clerk's office of the City of San Antonio;

THENCE: in a southwesterly direction with the city limit line of the City of San Antonio as recorded in Ordinance No. 61615 to the point of intersection with the city limit line of the City of San Antonio as recorded in Ordinance No. 41428, said point also being along the extended northeast right-of-way line of Lockhill-Selma Road;

THENCE: in a northwesterly direction with the extended northeast right-of-way line of Lockhill-Selma Road and the city limit line of the City of San Antonio as recorded in Ordinance No. 41428 to the point of beginning for this annexation area containing 3.31 acres of land, more or less.

EXHIBIT " A "

A boundary description for an annexation area containing 206.00 acres of land, more or less, and being adjacent to the city limits of the City of San Antonio to the north and being more particularly described as follows:

Beginning at the point of intersection of the southeast right-of-way line of Thrush Ridge and the northeast right-of-way line of Bitters Road, said point also being along the city limits line of the City of San Antonio as recorded in Ordinance No. 64018 in the City Clerk's office of the City of San Antonio;

THENCE: in a generally northerly direction with the said city limit line of the City of San Antonio to the point of intersection with the west right-of-way line of Huebner Road;

THENCE: in a northerly direction with the west right-of-way line of Huebner Road to the point of intersection with the north survey line of the S.B. Capps Survey No. 81½, Abstract No. 885, C.B. 4789;

THENCE: in an easterly direction with the north survey line of the S.B. Capps Survey No. 81½ Abstract No. 885, C.B. 4789 to the northeast corner of said S.B. Capps Survey No. 81½ also being the northwest corner of Parcel P-8, C.B. 4790;

THENCE: continuing in an easterly direction with the north boundary line of Parcel P-8, C.B. 4790 to the northeast corner of said Parcel P-8, said point also being a corner of the city limit line as recorded in Ordinance No. 64019 of the records of the City Clerk's office of the City of San Antonio;

THENCE: in a generally southerly direction with the said city limit line according to Ordinance No. 64019 to the point of intersection with the city limit line of the City of San Antonio as recorded in Ordinance No. 61615, said point being along the southwest right-of-way line of Bitters Road;

THENCE: in a northwesterly direction with the said city limit line of the City of San Antonio as recorded in Ordinance No. 61615 and with the southwest right-of-way line of Bitters Road to the point of intersection with the city limit line of the City of San Antonio as recorded in Ordinance No. 64018;

THENCE: in a northeasterly direction with the said city limit line of the City of San Antonio as recorded in Ordinance No. 64018, crossing Bitters Road to the point of beginning for this annexation area containing 206.00 acres of land, more or less.

EXHIBIT "A"

A boundary description for an annexation area containing 384 acres of land, more or less, and being adjacent to the city limits of the City of San Antonio to the north, and being more particularly described as follows:

Beginning at the point of intersection of the north right-of-way line of Anderson Loop (F.M. 1604) with the west right-of-way line of Blanco Road (F.M. 2696), said point also being along the city limit line of the City of San Antonio as recorded in Ordinance No. 72369 in the City Clerk's office of the City of San Antonio.

THENCE: in a southerly then easterly direction with the said city limit line of the City of San Antonio to the point of intersection with the west city limit line of the City of Hollywood Park;

THENCE: in a southerly then southwesterly then southerly direction with the west city limit line of the City of Hollywood Park to the point of intersection with the city limit line of the City of San Antonio as recorded in Ordinance No. 64020 in the City Clerk's office of the City of San Antonio;

THENCE: in a westerly then generally northerly direction with the said city limit line of the City of San Antonio as recorded in Ordinance No. 64020 to the point of intersection with the city limit line of the City of San Antonio as recorded in Ordinance No. 72369, said point also being the southeast corner of Parcel P-12, N.C.B. 18404;

THENCE: in a northerly then westerly direction with the said city limit line of the City of San Antonio as recorded in Ordinance No. 72369 to the point of intersection with the city limit line of the City of San Antonio as recorded in Ordinance No. 64019, said point also being along the west right-of-way line of Blanco Road (F.M. 2696);

THENCE: in a northerly then westerly direction with the said city limit line of the City of San Antonio as recorded in Ordinance No. 64019 to a northwest corner of said city limit line, said point also being the northeast corner of Parcel P-8, C.B. 4790;

THENCE: continuing in a westerly direction with the north boundary line of Parcel P-8, CB 4790 to the northwest corner of said Parcel P-8, said point also being the northeast corner of the S.B. Capps Survey No. 81 1/4, Abstract No. 885, C.B. 4789;

THENCE: continuing in a westerly direction with the north survey line of the S.B. Capps Survey No. 81 1/4, Abstract No. 885, C.B. 4789 to the point of intersection with the southwest right-of-way line of Huebner Road;

THENCE: in a northwesterly direction with the southwest right-of-way line of Huebner Road and an extension thereof to the point of intersection with a line 500 feet north of and parallel to the north right-of-way line of Anderson Loop (F.M. 1604);

THENCE: in an easterly direction with said line 500 feet north of and parallel to the north right-of-way line of Anderson Loop (F.M. 1604) to the point of intersection with the northeast boundary line of Parcel P-18, Abstract 926, C.B. 4942;

THENCE: in a southeasterly direction with the northeast boundary line of said Parcel P-18, Abstract 926, C.B. 4942 and an extension thereof to the point of intersection with the northwest boundary line of Parcel P-1F, Abstract 926, C.B. 4942;

THENCE: in a southwesterly direction with the northwest boundary line of said Parcel P-1F, Abstract 926, C.B. 4942 to the westernmost corner of said Parcel P-1F;

THENCE: in a southeasterly direction with the southwest boundary line of said Parcel P-1F, Abstract 926, C.B. 4942 to the southernmost corner of said Parcel P-1F;

THENCE: in a northeasterly direction with the southeast boundary line of said Parcel P-1F, Abstract 926, C.B. 4942 to the point of intersection with an extension of the south easement line of a 40.55 foot wide drainage easement (0.337 Acre) out of The Woods at Sonterra Unit 4 Subdivision recorded in Volume 9512, pages 151-154 of the Real Property Records of Bexar County, Texas, said easement line having a bearing of N 84° 43' 31" E;

THENCE: N 84° 43' 31" E with an extension of and with the said south easement line of a 40.55 foot wide drainage easement (0.337 Acre) to the point of intersection with the city limit line of the City of San Antonio as recorded in Ordinance No. 72369 in the City Clerk's office of the City of San Antonio;

THENCE: in a southwesterly direction with the said city limit line of the City of San Antonio as recorded in Ordinance No. 72369 to the point of intersection with the north right-of-way line of Anderson Loop (F.M. 1604);

THENCE: in a westerly direction with the north right-of-way line of Anderson Loop (F.M. 1604) and the city limit line of the City of San Antonio as recorded in Ordinance No. 72369 of the point of beginning for this annexation area containing 384 acres of land, more or less.

H-1950

EXHIBIT " B "

ALG:10/16/91

CITY OF SAN ANTONIO
ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD PROPERTY AREA

1. This service plan shall be valid for ten (10) years from and after the effective date of the annexation ordinance annexing this specific property. Renewal of the service plan shall be solely at the discretion of the City of San Antonio.

2. This service plan is a contractual obligation that is not subject to amendment or repeal except that if the City Council determines at public hearings required by Section 43.056, Texas Local Government Code, that changed conditions or subsequent occurrences make this service plan unworkable or obsolete, the City Council may amend the service plan to conform to the changed conditions or subsequent occurrences.

An amended service plan shall provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the City Council shall provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Section 43.052, Texas Local Government Code.

PROPOSED ANNEXATION OF THREE AREAS
TOTAL PROJECTED CITY COSTS & REVENUES
12/03/91

YEAR	GENERAL FUND			ALL CITY FUNDS		
	REVENUES	EXPENSES	DIFFERENCE	REVENUES	EXPENSES	DIFFERENCE
1992	212,899	48,717	164,182	228,343	66,819	161,524
1993	212,899	47,691	165,208	228,343	65,793	162,550
1994	212,899	47,691	165,208	228,343	65,793	162,550
1995	212,899	47,691	165,208	228,343	65,793	162,550
1996	212,899	47,691	165,208	228,343	65,793	162,550
1997	212,899	47,691	165,208	228,343	65,793	162,550
1998	212,899	47,691	165,208	228,343	65,793	162,550
1999	212,899	47,691	165,208	228,343	65,793	162,550
2000	212,899	47,691	165,208	228,343	65,793	162,550
2001	212,899	47,691	165,208	228,343	65,793	162,550
2002	212,899	47,691	165,208	228,343	65,793	162,550
TOTAL	2,341,889	525,627	1,816,262	2,511,773	724,749	1,787,024

PROPOSED ANNEXATION OF AREA #1 - HUEBNER ROAD

PROJECTED CITY COSTS & REVENUES

10/02/91

YEAR	GENERAL FUND			ALL CITY FUNDS		
	REVENUES	EXPENSES	DIFFERENCE	REVENUES	EXPENSES	DIFFERENCE
1992	0	6,020	(6,020)	0	6,020	(6,020)
1993	0	5,947	(5,947)	0	5,947	(5,947)
1994	0	5,947	(5,947)	0	5,947	(5,947)
1995	0	5,947	(5,947)	0	5,947	(5,947)
1996	0	5,947	(5,947)	0	5,947	(5,947)
1997	0	5,947	(5,947)	0	5,947	(5,947)
1998	0	5,947	(5,947)	0	5,947	(5,947)
1999	0	5,947	(5,947)	0	5,947	(5,947)
2000	0	5,947	(5,947)	0	5,947	(5,947)
2001	0	5,947	(5,947)	0	5,947	(5,947)
2002	0	5,947	(5,947)	0	5,947	(5,947)
TOTAL	0	65,490	(65,490)	0	65,490	(65,490)

PROPOSED ANNEXATION OF AREA #2 - BLANCO/1604

PROJECTED CITY COSTS & REVENUES

10/02/91

GENERAL FUND

ALL CITY FUNDS

YEAR	REVENUES	EXPENSES	DIFFERENCE	REVENUES	EXPENSES	DIFFERENCE
1992	27,314	3,227	24,087	27,178	3,227	23,951
1993	27,314	3,227	24,087	27,178	3,227	23,951
1994	27,314	3,227	24,087	27,178	3,227	23,951
1995	27,314	3,227	24,087	27,178	3,227	23,951
1996	27,314	3,227	24,087	27,178	3,227	23,951
1997	27,314	3,227	24,087	27,178	3,227	23,951
1998	27,314	3,227	24,087	27,178	3,227	23,951
1999	27,314	3,227	24,087	27,178	3,227	23,951
2000	27,314	3,227	24,087	27,178	3,227	23,951
2001	27,314	3,227	24,087	27,178	3,227	23,951
2002	27,314	3,227	24,087	27,178	3,227	23,951
TOTAL	300,454	35,497	264,957	298,958	35,497	263,461

PROPOSED ANNEXATION OF AREA #3 - DEERFIELD

PROJECTED CITY COSTS & REVENUES

10/02/91

YEAR	GENERAL FUND			ALL CITY FUNDS		
	REVENUES	EXPENSES	DIFFERENCE	REVENUES	EXPENSES	DIFFERENCE
1992	185,585	39,470	146,115	201,165	57,572	143,593
1993	185,585	38,517	147,068	201,165	56,619	144,546
1994	185,585	38,517	147,068	201,165	56,619	144,546
1995	185,585	38,517	147,068	201,165	56,619	144,546
1996	185,585	38,517	147,068	201,165	56,619	144,546
1997	185,585	38,517	147,068	201,165	56,619	144,546
1998	185,585	38,517	147,068	201,165	56,619	144,546
1999	185,585	38,517	147,068	201,165	56,619	144,546
2000	185,585	38,517	147,068	201,165	56,619	144,546
2001	185,585	38,517	147,068	201,165	56,619	144,546
2002	185,585	38,517	147,068	201,165	56,619	144,546
TOTAL	2,041,435	424,640	1,616,795	2,212,815	623,762	1,589,053

CITY OF SAN ANTONIO
ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD PROPERTY AREA

1. This service plan shall be valid for ten (10) years from and after the effective date of the annexation ordinance annexing this specific property. Renewal of the service plan shall be solely at the discretion of the City of San Antonio.

2. This service plan is a contractual obligation that is not subject to amendment or repeal except that if the City Council determines at public hearings required by Section 43.056, Texas Local Government Code, that changed conditions or subsequent occurrences make this service plan unworkable or obsolete, the City Council may amend the service plan to conform to the changed conditions or subsequent occurrences.

An amended service plan shall provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the City Council shall provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Section 43.052, Texas Local Government Code.

SIXTY DAY ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD AREA PROPERTY

SERVICE	SERVICES TO BE EXTENDED UPON ANNEXATION
Police protection	The San Antonio Police Department will respond to calls for assistance, enforcement, and protection and provide other services offered by the Department on the effective date of annexation.
Fire protection	<p>The San Antonio Fire Department will respond to calls for assistance upon the effective date of annexation. The primary responding station shall be Station #43 located at 2055 Bitters Road.</p> <p>Backup protection will be provided by Station #31 located at 11802 West Avenue.</p> <p>Emergency medical service (EMS) shall be provided by Station #14 located at 2515 Thousand Oaks.</p>
Solid waste collection	<p>The City shall provide for collection Department shall provide for collection of solid waste to residences twice weekly. A monthly fee will be assessed. This fee may be changed by the City Council.</p> <p>Commercial service shall be made available upon request. If service is not desired, private service is permissible.</p> <p>Brush pick-up shall be done in accordance with City-wide schedule. Dead animal pick-up is available upon request.</p>
Maintenance of water facilities	Public water facilities within the City Water Board's certificated area shall be maintained by the City Water Board upon acceptance of the facilities.
Maintenance of wastewater facilities	Public wastewater facilities shall be maintained by the City of San Antonio upon acceptance of the facilities.

SIXTY DAY ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD AREA PROPERTY

SERVICE

SERVICES TO BE EXTENDED UPON ANNEXATION

Maintenance of streets, and drainage improvements

Street and drainage improvements which have been properly platted, duly dedicated, and accepted by the City of San Antonio and/or Bexar County shall be maintained by the Department of Public Works.

Street lights, street name signs and traffic control devices

The City of San Antonio will assume the expenses for operation and maintenance of public street lights.

Maintenance and installation of street lights shall be performed by City Public Service.

Traffic control devices and street name signs shall be maintained by the Department of Public Works.

Maintenance of parks, playgrounds and swimming pools

Municipally owned parks, playgrounds or swimming pools shall be maintained by the City of San Antonio.

Maintenance of other publicly owned facilities, buildings or services

Municipally owned facilities and buildings shall be maintained by the City of San Antonio.

Zoning

Effective December 31, 1991, all property will be zoned Temporary "R-1", Single Family Residence District. The City will initiate permanent zoning within 60 days of the effective date of annexation.

Building permits

Effective December 31, 1991, all proposed or incomplete construction must obtain building permits from the Department of Building Inspections in accordance with Chapter 6 of the City Code.

Certificates of occupancy and related licenses

Effective December 31, 1991, new and existing businesses must obtain a Certificate of Occupancy and related licenses required by the City Code from the Department of Building Inspections, Health Department, and/or City Tax Office.

SIXTY DAY ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD AREA PROPERTY

SERVICE

SERVICES TO BE EXTENDED UPON ANNEXATION

Nonconforming rights

To establish nonconforming rights for zoning, existing uses must register by December 31, 1992, 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 dwelling unit.

A building permit must be obtained for incomplete construction. The permit must be applied for by February 28, 1992 through the Department of Building Inspections.

Nonconforming rights to allow proposed construction or for a development master plan must be filed by February 28, 1992, with the Department of Planning in accordance with Chapter 35 of the City Code (Unified Development Code).

Code enforcement

The Code Compliance Unit will respond to requests for inspection of suspected City Code violations including, but not limited to, zoning, 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, parks and human resources shall be provided to this area in the same manner as to other areas of the City.

FOUR AND ONE-HALF YEAR ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD PROPERTY AREA

Water

Water service to the area within the City Water Board's certificated area will be provided in accordance with the City Water Board's Regulations for Water Service as may be amended in the future.

FM 1604 is generally the boundary between the City Water Board's Inner and Outer Service Zones. The following summarizes the current water extension policies.

A. Area inside of FM 1604 (Inner Service Zone).

When applicable, single customers shall pay a pro rata charge of \$10 per front linear foot for residential property and \$13.50 per front linear foot for nonresidential property. Single customers are also subject to a flow impact fee of \$105 per equivalent dwelling unit required and service line installation fee as established in Schedule B of the Regulations for Water Service. If a main must be extended to the customer's property, an extension deposit of \$20 per linear foot for residential and \$27 per linear foot for nonresidential property will be required.

Developer customers shall pay the total cost for all on-site water facilities and the costs for any required approach main, subject to the refund provisions established in the Regulations for Water Service. Developer customers are also subject to a flow impact fee of \$105 per equivalent dwelling unit required.

B. Area outside of FM 1604 (Outer Service Zone).

When applicable, individual and developer customers applying for water service will be charged the same fees as customers within the Inner Service Zone. In addition, they will be assessed a System Development impact fee as established in Schedule P of the Regulations for Water Service.

Gas and electricity

Gas and electricity service is available from City Public Service in accordance with existing policies and capacities, and dependent upon developer schedules and requirements.

FOUR AND ONE-HALF YEAR ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD PROPERTY AREA

Wastewater

Wastewater service is available to property owners/developers from the City of San Antonio in accordance with Chapter 35 of the City Code (Unified Development Code).

The Regional Agent Boundary is designated by Texas Water Quality Board Order No. 72-0120-11. Within this boundary, the City of San Antonio is the regional agent responsible for the construction, operation, and maintenance of a regional sewerage system. The following summarizes the wastewater extension policies which may be amended in the future by the City Council.

I. Sewer Service through Impact Fee Charges

A. Area inside the Regional Agent Boundary

1. Inside the regional agent boundary/inside the city limits the impact fee charges are \$120 per equivalent dwelling unit.
2. Inside the regional agent boundary/outside the city limits the impact fee charges are \$240 per equivalent dwelling unit.
3. Within the regional agent boundary, the City shall not assess or collect an impact fee for any amount in excess of 5 equivalent dwelling units per acre.

B. Area outside the Regional Agent Boundary

1. Outside the regional agent boundary, the impact fee charges are separated into two components consisting of the treatment component and the collection component:

Treatment Component	\$750
Collection Component	\$225

2. Outside the regional agent boundary, the City shall not assess or collect an impact fee for any amount in excess of 4 equivalent dwelling units per acre for the collection component of the impact fee. There shall be no limitation in terms of equivalent dwelling units per acre on assessing or collecting the treatment component of the impact fee.
3. The City shall not accept an impact fee either inside or outside the Regional Agent Boundary if both of the conditions listed below are in effect. An applicant whose property meets both of these conditions has the option of seeking service by sewer service contract.
 - a. The property requiring service does not have an off-site sewer line available or under construction to serve the property.

FOUR AND ONE-HALF YEAR ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD PROPERTY AREA

b. The property requiring service can not be served by a project listed on the City's current sewer service Capital Improvements Plan.

II. Sewer service through Sewer Service Contract

A. Area inside the Regional Agent Boundary

In the event an impact fee is not going to be assessed and charged and an applicant nevertheless desires service from the City, the applicant may enter into a Sewer Service Contract with the City wherein the applicant will build the necessary sewer extension facilities to service his development at applicant's cost.

B. Area outside the Regional Agent Boundary

In the event an impact fee is not going to be assessed and charged and an applicant nevertheless desires service from the City, the applicant may enter into a Sewer Service Contract with the City wherein the applicant will build the necessary sewer extension facilities needed to service his property at applicant's cost. If the cost of constructing such extension is greater than total of the collection component of the impact fee for such property the applicant shall receive a credit. If such amount is less, the applicant shall pay the difference. In all cases the applicant shall pay the treatment component of the impact fee.

C. Earnings Credits under the Impact Fee Ordinance

1. An applicant may earn credits for any sewer extension facilities he has constructed under a sewer service contract with the City. The credits are earned on an equivalent dwelling unit basis. Such credits are calculated as follows:

$$\frac{\text{Actual Design and Construction Costs}}{\text{Impact Fee charge in effect at time of acceptance}} = \# \text{ of EDU Credits}$$

2. An applicant may apply such credits to other property within the same watershed if an off-site line is already available to service such property.

D. Recognizing acreage credits previously earned

The City will recognize acreage credits an applicant has earned under previous city contracts in the following manner:

1. Acreage credits may be applied on an acre-for-acre basis in lieu of impact fees only to the development for which they were originally earned.

2. To transfer acreage credits to another development outside the regional agent boundary, they must first be converted into

FOUR AND ONE-HALF YEAR ANNEXATION SERVICE PLAN FOR
HUEBNER ROAD, BLANCO/1604, DEERFIELD PROPERTY AREA

equivalent dwelling unit credits at a ratio of four equivalent dwelling units per net acre.

3. To transfer acreage credits to a development inside the regional agent boundary, a developer shall be credited with number of equivalent dwelling units as determined by multiplying the acreage credits to be transferred by \$900 and dividing the result by the impact fee rate for the area into which the developer wishes to transfer the credits in effect at the time of plat approval of the new development.

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 and approved by the City Council.

Public parks and recreation facilities

Public parks and recreational facilities may be acquired and developed as recommended by the Department of Parks and Recreation and approved by the City Council.

Other public facilities

Other public facilities may be acquired and developed as necessary with City Council approval.

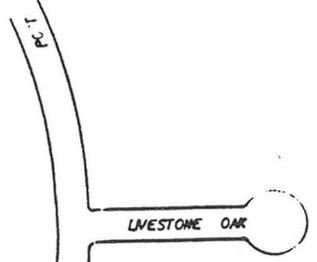
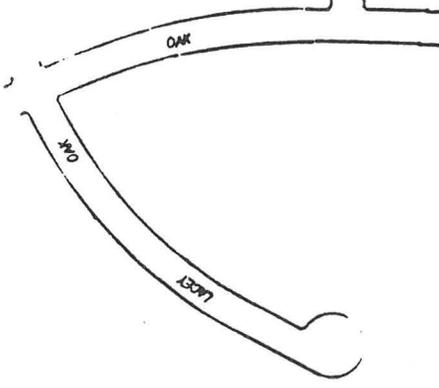
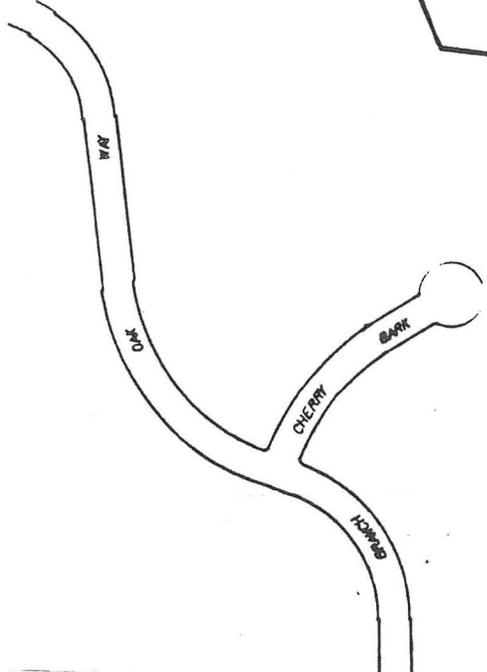
Huebner Road

Shavano Park E.T.J.

Shavano Park E.T.J.

Huebner Road

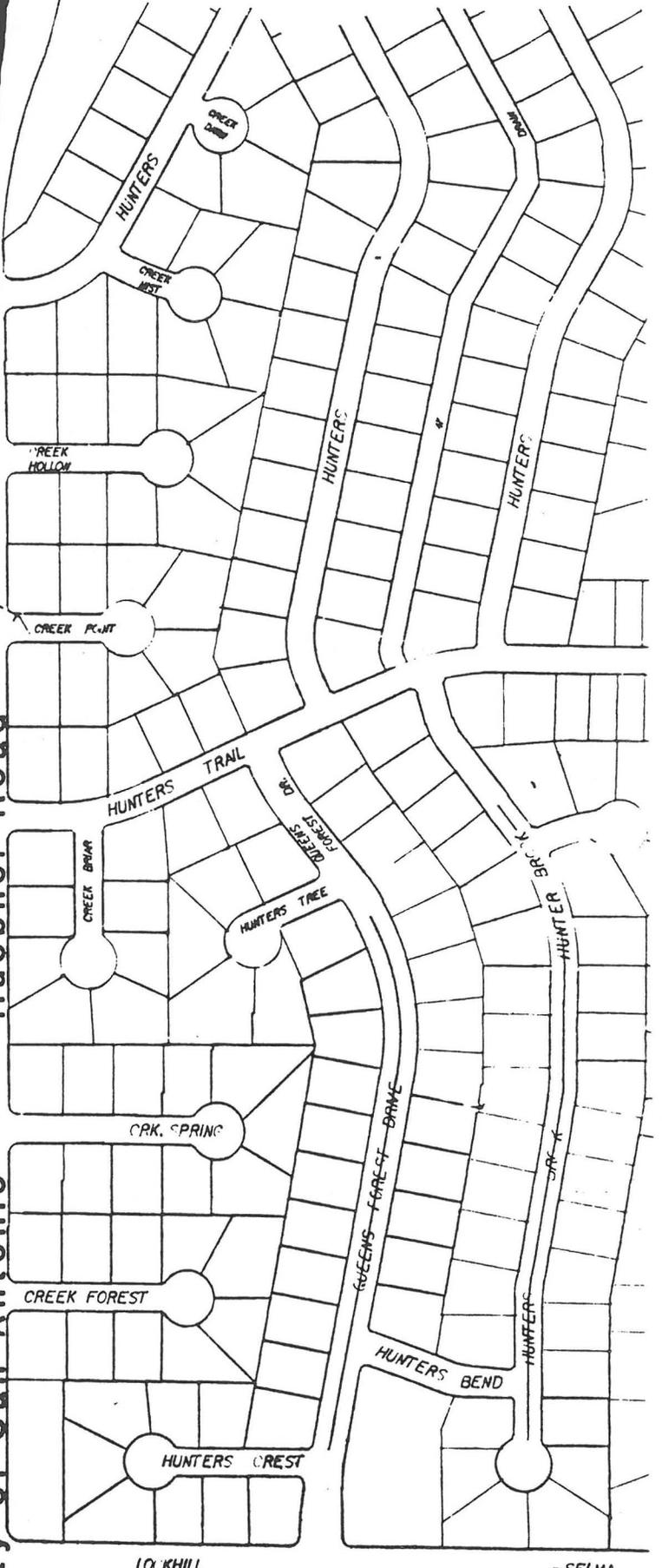
City of San Antonio



Shavano Park E.T.J.

Lockhill Selma Road

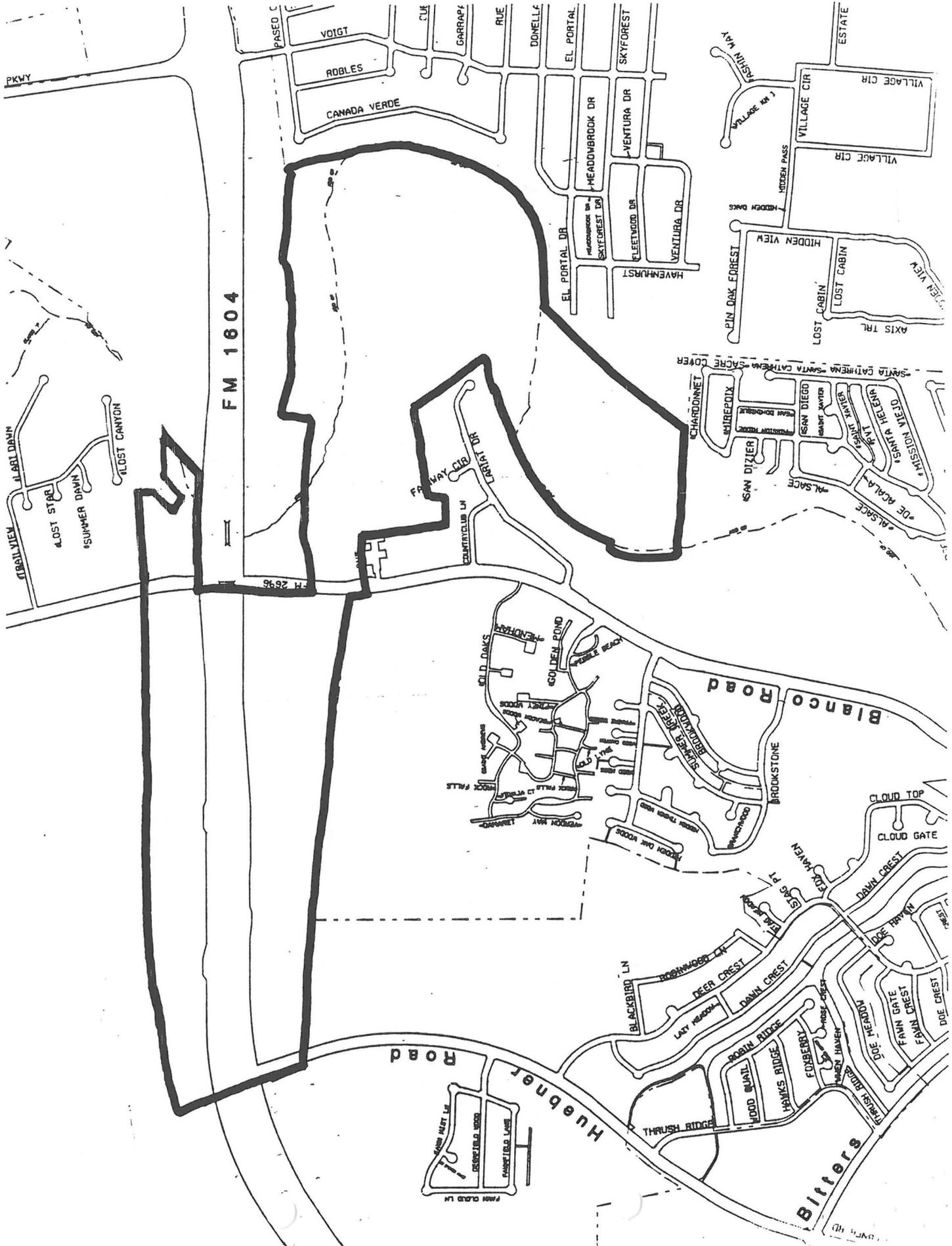
TEXAS ELM



LOCKHILL

- SELMA

DR.



CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

AGENDA ITEM NO. 13

TO: City Council through Alexander E. Briseño, City Manager
FROM: Rebecca Cedillo, Director of Planning
George Noe, Director of Management Services;
COPIES TO: Michael O'Neal, Planning Department
SUBJECT: FINAL READING OF ANNEXATION ORDINANCE

DATE: December 5, 1991

Summary and Recommendation

This is the second and final reading of the ordinance annexing the Huebner Road, Blanco/1604, and Deerfield areas which include approximately 625 acres and 140 residents. The Council approved the first reading of this ordinance on November 14, 1991. This annexation will be effective December 31, 1991. Staff recommends approval.

Policy Analysis

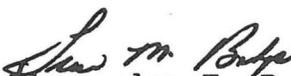
The City Council Annexation Committee approved the annexation of these areas on September 23 and November 4, 1991. On November 14, the Council removed two areas, Dover Ridge North and Dover Ridge South, from consideration for annexation this year.

Financial Impact

For the period 1992 through 2002, general fund revenues for the three annexation areas are estimated to exceed costs by approximately \$164,000 annually for a total net revenue of \$1.8 million over the eleven year period. Projected costs and revenues for each area are attached.


Rebecca Quintanilla Cedillo
Director of Planning

APPROVED


Alexander E. Briseño
City Manager

RQC/MCO

1991 ANNEXATION AREAS

AREA	ACRES	DWELLING UNITS	POPULATION
Huebner Road	25	0	0
Blanco/1604	400	0	0
Deerfield	200	55	140
TOTALS	625	55	140

FIRST READING: ANNEXATION
 1991 ANNEXATION
 PACKAGE
 HUEBNER, BLAND, DEERFIELD
 MEETING OF THE CITY COUNCIL

ITEM NO. 39A
 DATE: NOV 14 1991

MOTION BY: Hanton SECONDED BY: Pierce

ORD. NO. 74750 ZONING CASE _____

RESOL. _____ PETITION _____

ARTS & CULTURAL AFFAIRS
AVIATION
BUILDING INSPECTIONS
BUILDING INSPECTIONS HOUSE NUMBER
CITY ATTORNEY
MUNICIPAL COURT (HOLLIS YOUNG)
REAL ESTATE (FASSNIDGE)
REAL ESTATE (HUBBARD)
REAL ESTATE (WOOD)
TRIAL SECTION
CITY MANAGER
TRAVIS BISHOP, ASST. TO MGR.
CODE COMPLIANCE
INTERGOVERNMENTAL RELATIONS
CITY PUBLIC SERVICE-GENERAL MGR.
CITY PUBLIC SERVICE-MAPS/RECORDS
CITY WATER BOARD-GENERAL MGR.
COMMERCIAL RECORDER
COMMUNITY DEVELOPMENT (BASEMENT)
COMMUNITY INITIATIVES
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
DOME DEVELOPMENT OFFICE
ECONOMIC DEVELOPMENT
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
GRANTS
RISK MANAGEMENT
TREASURY
FIRE DEPARTMENT
HOUSING TRUST
INFORMATION RESOURCES
INTERNATIONAL RELATIONS
LIBRARY
MANAGEMENT SERVICES (BUDGET)
MANAGEMENT SERVICES (PERSONNEL)
MARKET SQUARE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORP. (PUBLICATION)
MUNICIPAL COURTS
PARKS & RECREATION
PLANNING
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
POLICE DEPT.-GROUND TRANSPORTATION
PUBLIC INFORMATION OFFICE
PUBLIC UTILITIES
PUBLIC WORKS
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE (BILL TOUDOUZE)
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
WASTEWATER MANAGEMENT

	ROLL CALL	AYES	NAYS
ROGER PEREZ PLACE 1		absent	
FRANK PIERCE PLACE 2		✓	
LYNDA BILLA BURKE PLACE 3		absent	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		absent	
BOB THOMPSON PLACE 6		✓	
YOLANDA VERA PLACE 7		ABSENT	
BILL THORNTON PLACE 8		✓	
WEIR LABATT PLACE 9		✓	
LYLE LARSON PLACE 10		✓	
NELSON WOLFF PLACE 11 (MAYOR)		✓	

PUBLISH! (PLANNING DEPT. WILL HANDLE, PER ALEY GARCIA)

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

TO: City Council through Alexander E. Briseño, City Manager

FROM: Rebecca Cedillo, Director of Planning
George Noe, Director of Management Services;

COPIES TO: Michael O'Neal, Planning Department

SUBJECT: FIRST READING OF ANNEXATION ORDINANCES

DATE: November 5, 1991

Summary and Recommendation

This is the first reading of the ordinances annexing five areas for which the City Council held public hearings on October 17 and 22, 1991. Based on the input received at those public hearings, the City Council Annexation Committee met on November 4 to review the five areas. The Committee recommends that the annexation of the Dover Ridge North and Dover Ridge South areas be deferred until next year and that the entire Northwest Crossing Subdivision be considered at that time. The Annexation Committee recommends that the remaining three areas be annexed this year as scheduled. Staff concurs with the Committee's recommendation.

Policy Analysis

The City Council Annexation Committee approved the annexation of these areas on September 23 and November 4, 1991.

Financial Impact

For the period 1992 through 2002, general fund revenues for the three areas recommended for annexation are projected to exceed costs by approximately \$164,000 annually for a total net revenue of \$1.8 million over the eleven year period. Projected costs and revenues for each area are attached.

Rebecca Quintanilla Cedillo
Rebecca Quintanilla Cedillo
Director of Planning

APPROVED

Alexander E. Briseño
Alexander E. Briseño
City Manager

RQC/MCO

1991 ANNEXATION AREAS

AREA	ACRES	DWELLING UNITS	POPULATION
Huebner Road	25	0	0
Blanco/1604	400	0	0
Deerfield	200	55	140
SUBTOTALS	625	55	140
Dover Ridge South	100	250	625
Dover Ridge North	150	300	750
TOTALS	875	605	1,515

ANNEXATION SCHEDULE

First reading of annexation ordinances	November 14, 1991
Second reading of annexation ordinances	December 19, 1991
Effective date of annexation	December 31, 1991

PROPOSED ANNEXATION OF FIVE AREAS
TOTAL PROJECTED CITY COSTS & REVENUES

10/02/91

YEAR	GENERAL FUND			ALL CITY FUNDS		
	REVENUES	EXPENSES	DIFFERENCE	REVENUES	EXPENSES	DIFFERENCE
1992	513,982	234,339	279,643	568,382	316,375	252,007
1993	513,982	229,598	284,384	568,382	311,634	256,748
1994	513,982	229,206	284,776	568,382	311,242	257,140
1995	513,982	229,598	284,384	568,382	311,634	256,748
1996	513,982	229,206	284,776	568,382	311,242	257,140
1997	513,982	229,598	284,384	568,382	311,634	256,748
1998	513,982	229,206	284,776	568,382	311,242	257,140
1999	513,982	229,598	284,384	568,382	311,634	256,748
2000	513,982	229,206	284,776	568,382	311,242	257,140
2001	513,982	229,598	284,384	568,382	311,634	256,748
2002	513,982	229,206	284,776	568,382	311,242	257,140
TOTAL	5,653,802	2,528,359	3,125,443	6,252,202	3,430,755	2,821,447

PROPOSED ANNEXATION OF AREA #1 - HUEBNER ROAD

PROJECTED CITY COSTS & REVENUES

10/02/91

YEAR	GENERAL FUND			ALL CITY FUNDS		
	REVENUES	EXPENSES	DIFFERENCE	REVENUES	EXPENSES	DIFFERENCE
1992	0	6,020	(6,020)	0	6,020	(6,020)
1993	0	5,947	(5,947)	0	5,947	(5,947)
1994	0	5,947	(5,947)	0	5,947	(5,947)
1995	0	5,947	(5,947)	0	5,947	(5,947)
1996	0	5,947	(5,947)	0	5,947	(5,947)
1997	0	5,947	(5,947)	0	5,947	(5,947)
1998	0	5,947	(5,947)	0	5,947	(5,947)
1999	0	5,947	(5,947)	0	5,947	(5,947)
2000	0	5,947	(5,947)	0	5,947	(5,947)
2001	0	5,947	(5,947)	0	5,947	(5,947)
2002	0	5,947	(5,947)	0	5,947	(5,947)
TOTAL	0	65,490	(65,490)	0	65,490	(65,490)

PROPOSED ANNEXATION OF AREA #2 - BLANCO/1604

PROJECTED CITY COSTS & REVENUES

10/02/91

GENERAL FUND

ALL CITY FUNDS

YEAR	GENERAL FUND			ALL CITY FUNDS		
	REVENUES	EXPENSES	DIFFERENCE	REVENUES	EXPENSES	DIFFERENCE
1992	27,314	3,227	24,087	27,178	3,227	23,951
1993	27,314	3,227	24,087	27,178	3,227	23,951
1994	27,314	3,227	24,087	27,178	3,227	23,951
1995	27,314	3,227	24,087	27,178	3,227	23,951
1996	27,314	3,227	24,087	27,178	3,227	23,951
1997	27,314	3,227	24,087	27,178	3,227	23,951
1998	27,314	3,227	24,087	27,178	3,227	23,951
1999	27,314	3,227	24,087	27,178	3,227	23,951
2000	27,314	3,227	24,087	27,178	3,227	23,951
2001	27,314	3,227	24,087	27,178	3,227	23,951
2002	27,314	3,227	24,087	27,178	3,227	23,951
TOTAL	300,454	35,497	264,957	298,958	35,497	263,461

PROPOSED ANNEXATION OF AREA #3 - DEERFIELD

PROJECTED CITY COSTS & REVENUES

10/02/91

YEAR	GENERAL FUND			ALL CITY FUNDS		
	REVENUES	EXPENSES	DIFFERENCE	REVENUES	EXPENSES	DIFFERENCE
1992	185,585	39,470	146,115	201,165	57,572	143,593
1993	185,585	38,517	147,068	201,165	56,619	144,546
1994	185,585	38,517	147,068	201,165	56,619	144,546
1995	185,585	38,517	147,068	201,165	56,619	144,546
1996	185,585	38,517	147,068	201,165	56,619	144,546
1997	185,585	38,517	147,068	201,165	56,619	144,546
1998	185,585	38,517	147,068	201,165	56,619	144,546
1999	185,585	38,517	147,068	201,165	56,619	144,546
2000	185,585	38,517	147,068	201,165	56,619	144,546
2001	185,585	38,517	147,068	201,165	56,619	144,546
2002	185,585	38,517	147,068	201,165	56,619	144,546
TOTAL	2,041,435	424,640	1,616,795	2,212,815	623,762	1,589,053