

AN ORDINANCE **92905**

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 3,267 ACRES OF LAND KNOWN AS THE BULVERDE RD/FM 1604 PROPERTY AND APPROVING A SERVICE PLAN FOR SUCH AREA.

WHEREAS, on the 12th day of October, 2000, and the 19th day of October, 2000, the City Council of the City of San Antonio held public hearings on the proposed annexation of approximately 3,267 acres of land known as the Bulverde Rd/FM1604 property situated outside of, but 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 mentioned public hearings were published in the San Antonio Commercial Recorder on September 29, 2000, 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, notice of the above mentioned public hearing were published on September 29, 2000, on the internet web site maintained by the City of San Antonio in accordance with state statutes; and,

WHEREAS, 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 areas 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 outside of, but adjacent to and adjoining the City of San Antonio known as the Bulverde Rd/FM 1604 property, more particularly described as that portion of the described tract of land 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 Bulverde Road /FM 1604 property so described and so amended 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 as 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 provisions of necessary municipal service 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 purpose. The City will institute proceedings to permanently zone this property within 270 days of the effective date of this Ordinance.

SECTION 5. This ordinance shall be effective from and after December 31, 2000.

PASSED AND APPROVED this 9th day of November, 2000.
(First Reading)



Armando J. Rodriguez
CITY CLERK

Mario Salas Maya Protem

M A Y O R

HW
Howard W. Peak

PASSED AND APPROVED this 14th day of December, 2000.
(Second Reading)

*** SEE AMENDMENT TO BASE ORDINANCE AS ENACTED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO AT SECOND READING ON DECEMBER 14, 2000.



Armando J. Rodriguez
CITY CLERK

HW
M A Y O R

Howard W. Peak

APPROVED AS TO FORM:

Richard [Signature]
City Attorney

00-44

AN AMENDMENT TO ORDINANCE 92905 ON SECOND READING PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS, AS HEREIN AMENDED, BY THE ANNEXATION OF APPROXIMATELY 1,982 ACRES OF LAND KNOWN AS THE BULVERDE/ 1604 PROPERTY AND APPROVING A SERVICE PLAN FOR SUCH AREA.

* * * * *

WHEREAS, Ordinance 92905 was passed on First Reading on November 9, 2000, and,

WHEREAS, this amendment was approved on Second Reading of the ordinance and it deletes three parcels from the proposed annexation. The deleted parcels are:

- Parcel #1: The Northwood Hills Area tract of approximately 362 acres, more or less which is described at Exhibit A, which is incorporated herein for all purposes,
- Parcel #2: The Spaulding/Uecker Properties tract of approximately 92 acres, more or less which is described at Exhibit B, which is incorporated herein for all purposes, and
- Parcel #3: The Evans Road Area tract of approximately 831 acres, more or less which is described at Exhibit C, which is incorporated herein for all purposes.

WHEREAS, the amendment has been published in accordance with the Charter of the City of San Antonio; and,

WHEREAS, a copy of this amendment shall be attached to ordinance 92905;
NOW THEREFORE:

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

SECTION 1. The three parcels known as the Northwood Hills Area tract of approximately 362 acres, the Spaulding/Uecker Properties tract of approximately 92 acres, and the Evans Road Area tract of approximately 831 acres are hereby deleted from the area previously described as the Bulverde/FM1604 Area tract and which was more fully described at Exhibit A of Ordinance 92905 as passed at First Reading on November 9, 2000. The City Clerk is authorized and directed to note the deletion approved by this amendment on the official copy of the Ordinance and the revised description of the Bulverde/FM 1604 tract which is marked as Exhibit D, and which is attached hereto and incorporated herein shall be substituted as the description of the Bulverde/FM 1604 tract to be annexed. The deleted portions are:

Parcel #1: The Northwood Hills Area tract of approximately 362 acres, more or less which is described at Exhibit A, which is attached hereto and incorporated herein for all purposes,

Parcel #2: The Spaulding/Uecker Properties tract of approximately 92 acres, more or less which is described at Exhibit B, which is attached hereto and incorporated herein for all purposes, and

Parcel #3: The Evans Road Area tract of approximately 831 acres, more or less which is described at Exhibit C, which is attached hereto and incorporated herein for all purposes.

SECTION 2. The remaining portions of the land and territory adjacent to and adjoining the City of San Antonio known as the Bulverde/FM 1604 property, more particularly described in Exhibit "D," attached hereto (now totaling approximately 1,982 acres after deletion of the three parcels described in Section 1 of this amendment,) is hereby added and annexed to the City of San Antonio, Texas. 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 the Exhibit "D", are altered and amended so as to include said area within the corporate limits of the City of San Antonio, Texas.

SECTION 3. Ordinance 92905, as passed at First Reading on November 9, 2000 including without limitation the Service Plan, is only amended to the extent necessary to give effect to Sections 1, and 2, and it is, as so amended, approved at this Second Reading.

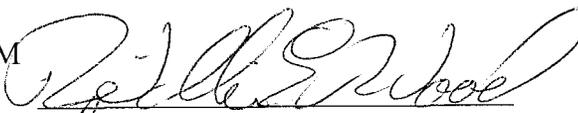
SECTION 4. If a court of competent jurisdiction determines that Ordinance 92905 as amended is invalid as to one or more, but less than all, of the tracts delineated in Exhibit A, B or C then such tracts shall be deemed severed from this ordinance and this ordinance shall continue to pertain to each remaining tract in all respects.

SECTION 5. This amendment shall be effective from and after December 31, 2000.

AMENDMENT PASSED AND APPROVED this 14th day of December, 2000.
(Second Reading)


M A Y O R

ATTEST: 
CITY CLERK

APPROVED AS TO FORM 
for City Attorney

MEETING OF THE CITY COUNCIL

"Bulverde Rd/FM 1604 area"
Line 1 First Reading

Amended

930

AGENDA ITEM NUMBER: _____
 DATE: DEC 14 2000
 MOTION: Perz Comm
 ORDINANCE NUMBER: 92905
 RESOLUTION NUMBER: _____
 ZONING CASE NUMBER: _____
 TRAVEL AUTHORIZATION: _____

ALAMODOME
ASSET MANAGEMENT
AVIATION
BUDGET & PERFORMANCE ASSESSMENT
BUILDING INSPECTIONS
BUILDING INSPECTIONS - HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT PROSECUTORS
RISK MANAGEMENT
CITY MANAGER
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS & RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER (PUBLISH)
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION OFFICE
CONVENTION & VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
ECONOMIC DEVELOPMENT
FINANCE DIRECTOR
FINANCE (ASSESSOR)
FINANCE (CONTROLLER)
FINANCE (GRANTS)
FINANCE (TREASURY)
FIRE DEPARTMENT
HOUSING & COMMUNITY DEVELOPMENT
HUMAN RESOURCES
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION (PUBLISH)
MUNICIPAL COURTS
NEIGHBORHOOD ACTION
PARKS & RECREATION
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION OFFICE
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING (W/ATTACHMENTS)
ENGINEERING
ENVIRONMENTAL SERVICES
PARKING
REAL ESTATE
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
SAN ANTONIO WATER SYSTEM
<i>Sandy</i>

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
MARIO SALAS District 2		✓	
DEBRA GUERRERO District 3		<i>absent</i>	
RAUL PRADO District 4			X
DAVID A. GARCIA District 5		<i>absent</i>	
ENRIQUE BARRERA District 6		✓	
ED GARZA District 7		✓	
BONNIE CONNER District 8		✓	
TIM BANNWOLF District 9		✓	
DAVID CARPENTER District 10		✓	
HOWARD W. PEAK Mayor		✓	

FILE Bulverde RD/FM 1604 Area
 2nd and First Reading
Amendment Files
Bulverde Rd/FM 1604
Property

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
Interdepartmental Memorandum

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

FROM: Emil R. Moncivais AICP, AIA , Director of Planning

COPIES TO: Roy Ramos, Senior Planner; Jesus Garza, Planning Manager; Department of Planning; Lou Lendman, Acting Director of the Budget and Performance Assessment Department; File

SUBJECT: **FIRST READING OF THE ORDINANCES ON ANNEXING: THE POTRANCO RD/FM 1604 AREA, THE AREA WEST OF IH 10, THE REDLAND WOODS/ EMERALD FOREST/JUDSON ROAD AREA, THE BULVERDE RD/FM 604 AREA, THE FOSTER MEADOWS AREA, THE CULEBRA 1604 AREA, THE BABCOCK NORTH OF FM 1604 AREA, and THE SAN ANTONIO WATER SYSTEM ALGAE REMOVAL FACILITY (75 FOOT ACCESS ROAD.)**

October 26, 2000

Summary and Recommendation

This is the first reading of the ordinance concerning the annexation of eight (8) areas effective December 31, 2000. The second reading is scheduled for December 14, 2000. The service plan, field notes and exhibit for the annexation areas are attached for your review.

Staff recommends approval.

Background

The proposed annexation of the Potranco Rd/FM 1604 Area, the Area West of IH 10, the Redland Woods/Emerald Forest/Judson Road Area and the Bulverde Rd/FM 1604 Area were adopted by City Council in the 2000 Annexation Plan on February 17, 2000.

The proposed annexation of the Foster Meadows Area is being brought forward as a result of a six-signature memo by the City Council. The Culebra 1604 Area, the Babcock North of FM 1604 and SAWS Algae Removal Facility (75' foot access road) are voluntary annexation request. All of the properties proposed for annexation are adjacent to the City limits of the City of San Antonio.

Financial Impact

Staff conducts an incremental operating cost/revenue analysis to determine financial impacts over a ten year period. The operating cost/revenue analysis estimates an additional \$11.05 million in General Fund new revenues, and \$8.30 million in additional General Fund operating costs. The annexation of these areas will net a positive \$2.75 million in additional General Fund operating revenue over the ten year analysis period.

In order to provide equitable City services, the FY 2000-2001 adopted budget includes \$849,740 in mandated improvements for services to be provided in the following areas to be annexed this year: Potranco Rd/FM 1604, Area West of IH 10, Redland Woods/Emerald Forest/Judson Rd. and Bulverde Rd/FM 1604.

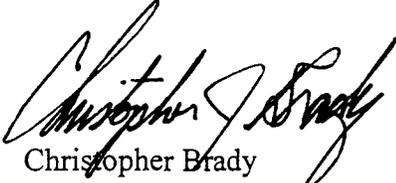
The Debt Service cost/revenue analysis estimates an additional \$5.67 million in new revenues, with no additional capital expenditures associated with the proposed annexation areas. Over the ten year analysis, the City will gain a net revenue of \$5.67 million for debt service.

Coordination

This item is being coordinated with the following departments: City Attorney's Office, Budget & Performance Assessment, Police, Fire, Public Works, Code Compliance, Health, Library, Parks and Recreation, Building Inspections, Finance, City Clerk's Office, and SAWS.

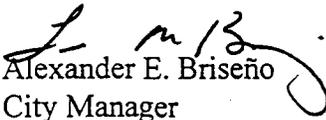

Emil R. Moncivais
Director of Planning


Louis Lendman
Acting Director
Budget & Performance Assessment Department


Christopher Brady
Assistant City Manager


Terry Brechtel
Executive Director of Administration
and Financial Services

APPROVED:


Alexander E. Briseño
City Manager

Attachments

**A BOUNDARY DESCRIPTION FOR 362 ACRE TRACT
KNOWN AS THE NORTHWOOD HILLS AREA**

A boundary description for an annexation area containing 362 Acres, more or less, and being adjacent to the city limits of the City of San Antonio, Bexar County, Texas to the north and being more particularly described as follows:

BEGINNING: at a cutback line along Evans Road at the northeast intersection of Evans Road and Bulverde Road;

THENCE: in a northeasterly direction with the northwest right-of-way line of Evans Road a distance of 2,760 feet to an angle point of this annexation area;

THENCE: in a southeasterly direction and continuing with the northeast right-of-way line of Evans Road a distance of 3,890 feet to a point of intersection with the projected west property line of P-1, CB 4918 to an angle point of this annexation area;

THENCE: in a southwesterly direction crossing Evans Road and with the west property line of P-1, CB 4918 a distance of 1,580 feet to an angle point of this annexation area, said point being 5,960 feet from the east right-of-way line of Bulverde Road;

THENCE: in a southwesterly direction with the extended south boundary line of the Northwood Hills Subdivision a distance of 5,960 feet to a point of intersection with the east right-of-way line of Bulverde Road, said point also being the southwest corner of the Northwood Hills Subdivision and an angle point of this annexation;

THENCE: in a northwesterly direction with the east right-of-way line of Bulverde Road and with the west boundary line of the Northwood Hills Subdivision a distance of 2790 feet to the POINT OF BEGINNING for this annexation area containing 362 acres, more or less;

**PLEASE NOTE: THESE ARE NOT FIELD NOTES. THIS IS NOT A SURVEY
PREPARED BY A LICENSED SURVEYOR ON THE GROUND.**

The description of this property is based on land data maps and computer measurements and are approximations depicting a boundary description for the 362 acre tract.

**A BOUNDARY DESCRIPTION FOR 92 ACRE TRACT
KNOWN AS THE SPRADLING/UECKER PROPERTIES**

A boundary description for an annexation area containing 92 Acres, more or less, and being adjacent to the city limits of the City of San Antonio, Bexar County, Texas to the northeast and being more particularly described as follows:

BEGINNING: at a point along the north right-of-way line of Evans Road, said point being approximately 15,940 feet from the cutback line at the northeast intersection of Evans Road and Bulverde Road following along the north right-of-way line of Evans Road;

THENCE: in a southeasterly direction with the northeast right-of-way line of Evans Road a distance of 2,820 feet to an angle point for the southeast corner of this annexation area;

THENCE: in a southwesterly direction crossing Evans Road, and with the City limits line of the City of San Antonio, a distance of 1,640 feet to an angle point for the southwest corner of this annexation area;

THENCE: in an northwesterly direction and with the City limits line of the City of San Antonio a distance of 620 feet to an angle point;

THENCE: in an northeasterly direction and with the City limits line of the City of San Antonio a distance of 920 feet to an angle point;

THENCE: in an northwesterly direction and with the City limits line of the City of San Antonio a distance of 920 feet to an angle point;

THENCE: in an northwesterly direction and with the City limits line of the City of San Antonio a distance of 500 feet to an angle point;

THENCE: in an northeasterly direction and with the City limits line of the City of San Antonio a distance of 1,100 feet to an angle point;

THENCE: in an northwesterly direction and with the City limits line of the City of San Antonio a distance of 410 feet to an angle point, for the northwest corner of this annexation area;

THENCE: in a northeasterly direction and leaving the City limits line of the City of San Antonio a distance of 500 feet to the POINT OF BEGINNING for this annexation area containing 92 Acres, more or less.

**PLEASE NOTE: THESE ARE NOT FIELD NOTES. THIS IS NOT A SURVEY
PREPARED BY A LICENSED SURVEYOR ON THE GROUND.**

The description of this property is based on land data maps and computer measurements and are approximations depicting a boundary description for the 92 acre tract.

**A BOUNDARY DESCRIPTION FOR 831 ACRE TRACT
KNOWN AS THE EVANS ROAD AREA**

A boundary description for an annexation area containing 831 Acres, more or less, and being adjacent to the city limits of the City of San Antonio, Bexar County, Texas to the northeast and being more particularly described as follows:

BEGINNING: at a point of intersection of the north right-of-way line of Evans Road with the extension of the west property line of P-1 CB 4918, said point being 6,650 feet from the cutback line at the northeast intersection of Evans Road and Bulverde Road following along the north right of way line of Evans Road;

THENCE: in a southeasterly direction with the north right-of-way line of Evans Road a distance of 9,290 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction and with the City limits line of the City of San Antonio, a distance of 9,150 feet to an angle point of this annexation area;

THENCE: in an northwesterly direction with the projected city limits line of the City of San Antonio, a distance of 3,280 feet along a property line to an angle point of this annexation area; said point being 4,310 feet from the POINT OF BEGINNING;

THENCE: in a northeasterly direction with the west property line of P-1 CB 4918 and an extension thereof, a distance of 4,310 feet to the POINT OF BEGINNING for this annexation area containing 831 Acres, more or less.

**PLEASE NOTE: THESE ARE NOT FIELD NOTES. THIS IS NOT A SURVEY
PREPARED BY A LICENSED SURVEYOR ON THE GROUND.**

The description of this property is based on land data maps and computer measurements and are approximations depicting a boundary description for the 831 acre tract.

**A BOUNDARY DESCRIPTION FOR A 1,982 ACRE TRACT
KNOWN AS THE BULVERDE RD/FM 1604 AREA**

As Amended

A boundary description for an annexation area containing 1,982 Acres, more or less, and being adjacent to the city limits of the City of San Antonio, Bexar County, Texas to the north and being more particularly described as follows:

BEGINNING: at a point of intersection of the north right-of-way line of Evans Road with the west right-of-way line of Bulverde Road, said point also being along the city limits line of the City of San Antonio, Bexar County, Texas;

THENCE: in an easterly direction crossing Bulverde Road with the north right-of-way line of East Evans Road a distance of 90 feet to the northeast cutback line of Evans Rd;

THENCE: in a southeasterly direction along said cutback line and with the north right-of-way line of Evans Road, a distance of 130 feet to an angle point of this annexation;

THENCE: in a southerly direction crossing Evans Road and with the east right-of-way line of Bulverde Road a distance of 2,790 feet to an angle point of this annexation area;

THENCE: in a northeasterly direction and with the extended south boundary line of the Northwood Hills Subdivision a distance of 5,960 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction and with the west property line of P-1 CB 4918, a distance of 2,730 feet to an angle point of this annexation area;

THENCE: in a southeasterly direction and with the projected line of the city limits line of the City of San Antonio a distance of 4,250 feet along a property line to an angle point of this annexation area;

THENCE: in a southwesterly direction and with the city limits line of the City of San Antonio a distance of 640 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction and with the city limits line of the City of San Antonio and crossing Bulverde Road a distance of 7,040 feet to an angle point of this annexation area;

THENCE: in a southerly direction and with the west right-of-way line of Bulverde Road a distance of 1,500 feet to an angle point, said point being the northwest corner of the Emerald Forrest Subdivision for an angle point of this annexation area;

THENCE: in a southwesterly direction and with the north boundary line of the Emerald Forrest Subdivision a distance of 2,920 feet to an angle point of this annexation area;

EXHIBIT "D"

THENCE: in a southeasterly direction a distance of 220 feet to an angle point of this annexation area, said point being on the north property line and 60 feet from the east property line of lot 101, BLK 6, CB 4955A;

THENCE: in a northwesterly direction and along the north property line of lots 99-101, BLK 6, CB 4955A, a distance of 218 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction along the east property line of lot 97, BLK 6, CB 04951, a distance of 149 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction with the north property lines of lots 91-97, BLK 6, CB 4955A, and an extension thereof, a distance of 1,860 feet to an angle point of this annexation area, said point being 3,200 feet north of the city limit line of the City of San Antonio;

THENCE: in a southerly direction a distance of 100 feet to an angle point, said point also being the easternmost corner of the Redland Woods Subdivision for a corner of this annexation area;

THENCE: in a southwesterly direction with the projected north property line of lot 30, BLK 6, CB 4952C, a distance of 310 feet to an angle point, said point also being a point of intersection with the east boundary line of the Redland Woods Subdivision;

THENCE: in a northwesterly direction and with the east boundary line of the Redland Woods Subdivision a distance of 3,550 feet to an angle point, said point being along the east boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio;

THENCE: in a northeasterly direction and with the east boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 2,200 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction and with the east boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 1,140 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction and with the northeast boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 450 feet to an angle point of this annexation area;

THENCE: in a northeasterly direction and with the southeast boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 5,890 feet to a point of intersection with the west right-of-way line of Bulverde Road;

THENCE: in a northerly direction and with the west right-of-way line of Bulverde Road and the city limits line of the City of San Antonio, crossing East Evans Road a

EXHIBIT "D"

distance of 3,000 feet to the POINT OF BEGINNING for this annexation area containing 1,982 Acres, more or less.

**PLEASE NOTE: THESE ARE NOT FIELD NOTES. THIS IS NOT A SURVEY
PREPARED BY A LICENSED SURVEYOR ON THE GROUND.**

The description of this property is based on land data maps and computer measurements and are approximations depicting a boundary description for the 1,982 acre tract.

**CITY OF SAN ANTONIO
ANNEXATION SERVICE PLAN
FOR**

BULVERDE RD/FM 1604 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 Chapter 43 of the Texas Local Government Code.

SERVICES

**SERVICE FOR THE BULVERDE RD/FM 1604 AREA
SERVICES TO BE EXTENDED:**

Police protection	The San Antonio Police Department will respond to calls for assistance, enforcement, and protection and provide other services offered by the Police Department on the effective date of annexation.
Fire protection	The San Antonio Fire Department will respond to calls for assistance, fire emergencies and provide other fire-related services as needed on the effective date of annexation. The City of San Antonio will provide emergency Medical Service (EMS).
Solid waste Residential Collection	Residents have the option to choose between a private company or City provided service. If a private company is selected, residents may negotiate the level of waste collection services. If City-provided service is selected, residents will receive garbage collection service twice weekly, recycling service once per week, brush collection service three times per year and dead animal collection upon request. At any time during the two-year period, residents may switch to City-provided services. The City may use a contractor to provide this service.
Solid Waste Commercial	Commercial garbage collection shall be available through the purchase of bags and stickers at designated locations. If service is not desired, private service is permissible.
Brush collection and dead animal pick-up Commercial	Brush pick-up is provided three times per year in accordance with a citywide schedule. Dead animal pick-up is available upon request.
Solid waste fees	For solid waste services contracted or provided by the City of San Antonio, a monthly fee will be assessed for these services on residential electrical bills. This fee may be changed by City Council.
Environmental Fee	A monthly fee will be assessed to residents, apartment dwellers, and businesses on the electric bill.
Maintenance of water & Wastewater facility	Public water facilities shall be maintained and operated by the San Antonio Water System (SAWS), if not already owned by another water utility. Water service shall be provided and extended in accordance with SAWS policies and established fees to those customers within SAWS certificated service area and those not within the certificated area of another water utility.
Public wastewater Facilities	Public wastewater facilities shall be maintained and operated by SAWS if not already owned by another wastewater utility. Wastewater service shall be provided and extended in accordance with SAWS policies and established fees to those customers not within the regional agent boundary or certificated area of another wastewater utility.

SERVICES SERVICE FOR THE BULVERDE RD/FM 1604 AREA TO BE EXTENDED:

Storm water Monitoring	Storm water monitoring and treatment activities as required by EPA will also be provided by SAWS and the City of San Antonio Public Works Department. Service to new and existing customers shall be provided in accordance with SAWS policies and rates.
Traffic control devices	New traffic control devices will be installed as approved by the City Council.
Maintenance of streets & Drainage	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.
Maintenance of Street Signs and traffic Control devices	The City of San Antonio will assume the expenses for operation and maintenance of public streetlights at intersections, cul-de-sacs, dead ends and other locations that conform to the City's policy for placing streetlights. Maintenance and installation of streetlights shall be performed by City Public Service. Traffic control devices and street name signs will be maintained by the Public Works Department.
Zoning	Upon the effective date of annexation, all property will be zoned Temporary "R-1", Single Family District. The City will initiate permanent zoning within 240 to 270 days of the effective date of annexation.
Building Permits	Incomplete construction must obtain building permits from the Building Inspections Department in accordance with City Codes. In addition, as part of the permitting process, applicant(s) will be required to adhere to the City's Tree and Landscape requirements and have access to the Development process Information and Guidance Division. A one stop development service counter has been created to assist the public in any development questions that relate to Building, Planning, and Public Works issues.
Certificate of Occupancy & other Related licenses	New and existing businesses must obtain a Certificate of Occupancy and related licenses required by the City Code from the Building Inspections Department, Health Department, and/or City Tax Office.
Nonconforming rights	To establish nonconforming rights for zoning, property owners with existing land uses must register within one year of the annexation date with the Department of Building Inspections. A Certificate of Occupancy will be issued certifying only those uses required by applicable City and State Codes. Unless exempted from Chapter 43 of the Texas Local Government Code, nonconforming rights to allow future construction or the development of a master plan must be filed within 60 days of annexation, with the Department of Planning in accordance with the Unified Development Code (UDC).

SERVICES

**SERVICE FOR THE BULVERDE RD/FM 1604 AREA
SERVICES TO BE EXTENDED:**

**Other municipal
Services**

Other services available are health, animal control, library, recreational programs and human resources.

Elections

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The Code Compliance Department will enforce city codes and regulations in accordance with the Unified Development Code (UDC). Also, violations pertaining to noise, illegal dumping, minimum housing, including unsanitary premises, front yard parking, livestock, alley and right-of-way violations, and water and sewer, water leaks or discharges of wastewater on private or public property will be enforced. In addition, this department is also responsible for monthly inspections of salvage, junkyards and monitoring and enforcing code requirements of certain materials received at salvage/junkyards.

Gas & electricity

Gas/electric service shall be provided in accordance with City Public Service policies for gas and electric line extensions and service connections.

Customers requiring gas/electric line extensions for their property will be assessed a fee as per the fee tables established by City Public Service. The fees are collected prior to construction. Certain CPS fees are refundable as per CPS policies.

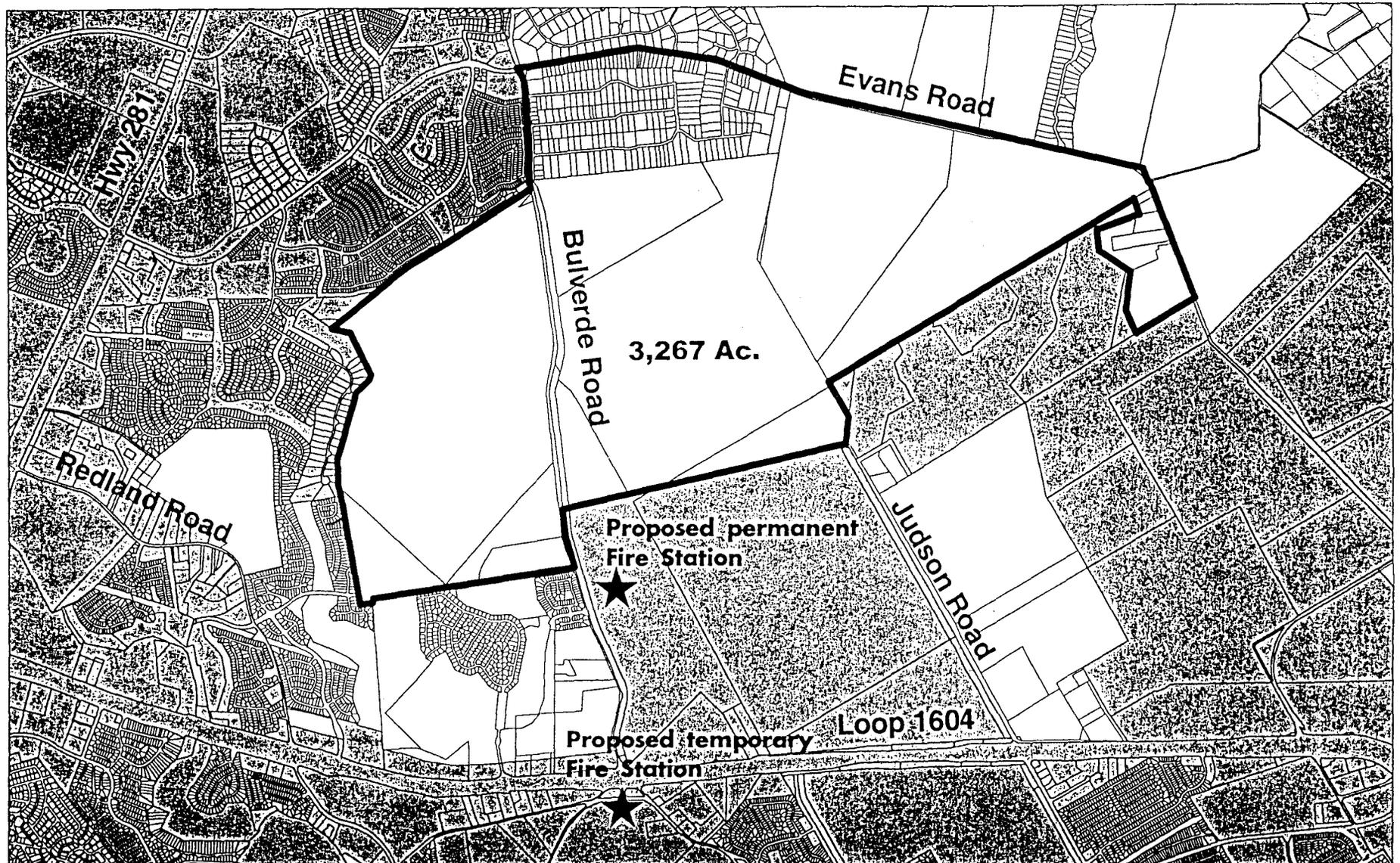
SERVICE

**SAN ANTONIO WATER SYSTEM'S SERVICE
PLAN FOR THE BULVERDE RD/FM 1604 AREA**

Service Concept

The BULVERDE RD/FM 1604 AREA is located within the San Antonio Water System's water and sewer service area. Upon annexation, citizens located within SAWS service area will pay inside the City limits rates as opposed to outside the City limits rates.

Bulverde Rd./FM 1604 Area



NORTH

SCALE: 1" = 3,500'



CITY OF SAN ANTONIO



ANNEXATION AREA

Prepared by the Department of Planning GIS Division

**A BOUNDARY DESCRIPTION FOR A 3,267 ACRE TRACT
KNOWN AS THE BULVERDE RD/FM 1604 AREA**

A boundary description for an annexation area containing 3,267 Acres, more or less, and being adjacent to the city limits of the City of San Antonio, Bexar County, Texas to the north and being more particularly described as follows:

BEGINNING: at a point of intersection of the north right-of-way line of Evans Road with the west right-of-way line of Bulverde Road, said point also being along the city limits line of the City of San Antonio, Bexar County, Texas;

THENCE: in an easterly direction crossing Bulverde Road with the north right-of-way line of East Evans Road a distance of 15,600 feet to an angle point of this annexation area;

THENCE: in a southeasterly direction with the northeast right-of-way line of Evans Road a distance of 3,340 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction crossing Evans Road and with the city limits line of the City of San Antonio a distance of 1,640 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction and with the city limits line of the City of San Antonio a distance of 620 feet to an angle point of this annexation area;

THENCE: in a northeasterly direction and with the city limits line of the City of San Antonio a distance of 920 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction and with the city limits line of the City of San Antonio a distance of 920 feet to an angle point of this annexation area;

THENCE: in a northerly direction and with the city limits line of the City of San Antonio a distance of 500 feet to an angle point of this annexation area;

THENCE: in a northeasterly direction and with the city limits line of the City of San Antonio a distance of 1,100 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction and with the city limits line of the City of San Antonio a distance of 410 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction and with the city limits line of the City of San Antonio a distance of 8,650 feet to an angle point of this annexation area;

THENCE: in a southeasterly direction and with the city limits line of the City of San Antonio a distance of 970 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction and with the city limits line of the City of San Antonio a distance of 640 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction and with the city limits line of the City of San Antonio and crossing Bulverde Road a distance of 7,040 feet to an angle point of this annexation area;

THENCE: in a southerly direction and with the west right-of-way line of Bulverde Road a distance of 1,500 feet to an angle point, said point being the northwest corner of the Emerald Forrest Subdivision for an angle point of this annexation area;

THENCE: in a southwesterly direction and with the north boundary line of the Emerald Forrest Subdivision a distance of 2,920 feet to an angle point of this annexation area;

THENCE: in a southeasterly direction a distance of 220 feet to an angle point of this annexation area, said point being on the north property line and 60 feet from the east property line of lot 101, BLK 6, CB 4955A;

THENCE: in a northwesterly direction and along the north property line of lots 99-101, BLK 6, CB 4955A, a distance of 218 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction along the east property line of lot 97, BLK 6, CB 04951, a distance of 149 feet to an angle point of this annexation area;

THENCE: in a southwesterly direction with the north property lines of lots 91-97, BLK 6, CB 4955A, and an extension thereof, a distance of 1,860 feet to an angle point of this annexation area, said point being 3,200 feet north of the city limit line of the City of San Antonio;

THENCE: in a southerly direction a distance of 100 feet to an angle point, said point also being the easternmost corner of the Redland Woods Subdivision for a corner of this annexation area;

THENCE: in a southwesterly direction with the projected north property line of lot 30, BLK 6, CB 4952C, a distance of 310 feet to an angle point, said point also being a point of intersection with the east boundary line of the Redland Woods Subdivision;

THENCE: in a northwesterly direction and with the east boundary line of the Redland Woods Subdivision a distance of 3,550 feet to an angle point, said point being along the east boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio;

THENCE: in a northeasterly direction and with the east boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 2,200 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction and with the east boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 1,140 feet to an angle point of this annexation area;

THENCE: in a northwesterly direction and with the northeast boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 450 feet to an angle point of this annexation area;

THENCE: in a northeasterly direction and with the southeast boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 5,890 feet to a point of intersection with the west right-of-way line of Bulverde Road;

THENCE: in a northerly direction and with the west right-of-way line of Bulverde Road and the city limits line of the City of San Antonio, crossing East Evans Road a distance of 3,000 feet to the POINT OF BEGINNING for this annexation area containing 3,267 Acres, more or less.

**PLEASE NOTE: THESE ARE NOT FIELD NOTES. THIS IS NOT A SURVEY
PREPARED BY A LICENSED SURVEYOR ON THE GROUND.**

The description of this property is based on land data maps and computer measurements and are approximations depicting a boundary description for the 3,267 acre tract.

Affidavit of Publisher

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2001 MAR 29 A 11:53

STATE OF TEXAS,

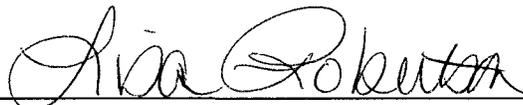
COUNTY OF BEXAR

CITY OF SAN ANTONIO

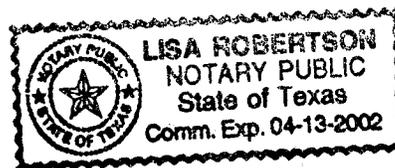
Before me, the undersigned authority, on this day personally appeared Daryle Eaton, who being by me duly sworn, says on oath that he is Editor of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Public Notice, City Clerk, An Ordinance 92905 hereto attached has been published in every issue of said newspaper on the following days, to-wit: November 13, 2000.



Sworn to and subscribed before me this 13th day of November, 2000.



Notary Public in and for Bexar County, Texas



PUBLIC NOTICE

AN ORDINANCE 92905

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 3,267 ACRES OF LAND KNOWN AS THE BULVERDE RD/FM 1604 PROPERTY AND APPROVING A SERVICE PLAN FOR SUCH AREA

WHEREAS, on the 12th day of October, 2000, and the 19th day of October, 2000, the City Council of the City of San Antonio held public hearings on the proposed annexation of approximately 3,267 acres of land known as the Bulverde Rd/FM1604 property situated outside of, but 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 mentioned public hearings were published in the San Antonio Commercial Recorder on September 29, 2000, 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, notice of the above mentioned public hearing were published on September 29, 2000, on the internet web site maintained by the City of San Antonio in accordance with state statutes; and

WHEREAS, 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 areas 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 outside of, but adjacent to and adjoining the City of San Antonio known as the Bulverde Rd/FM 1604 property, more particularly described as that portion of the described tract of land 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 Bulverde Road /FM 1604 property so described and so amended 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 as 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 provisions of necessary municipal service 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 purpose. The City will institute proceedings to permanently zone this property within 270 days of the effective date of this Ordinance.

SECTION 5. This ordinance shall be effective from and after December 31, 2000.

PASSED AND APPROVED this 9th day of November, 2000.
(First Reading)

/s/ HOWARD W. PEAK
Mayor

ATTEST
/s/ NORMA S. RODRIGUEZ
City Clerk

PASSED AND APPROVED this 14th day of December, 2000.

(Second Reading)
A BOUNDARY DESCRIPTION FOR A 3,267 ACRE TRACT KNOWN AS THE BULVERDE RD/FM 1604 AREA

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**CITY OF SAN ANTONIO
ANNEXATION SERVICE
PLAN FOR BULVERDE
RD/FM 1604 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 Chapter 43 of the Texas Local Government Code.

**SERVICES: SERVICE FOR
THE BULVERDE RD/FM 1604
AREA SERVICES TO BE
EXTENDED:**

Police protection: The San Antonio Police Department will respond to calls for assistance, enforcement, and protection and provide other services offered by the Police Department on the effective date of annexation.

Fire protection: The San Antonio Fire Department will respond to calls for assistance, fire emergencies and provide other fire-related services as needed on the effective date of annexation. The City of San Antonio will provide emergency Medical Service (EMS).

Solid waste Residential Collection: Residents have the option to choose between a private company or City provided service. If a private company is selected, residents may negotiate the level of waste collection services. If City-provided service is selected, residents will receive garbage collection service twice weekly, recycling service once per week, brush collection service three times per year and dead animal collection upon request. At any time during the two-year period, residents may switch to City-provided services. The City may use a contractor to provide this service.

THENCE: in a northeasterly direction and with the east boundary line of the Encino Park Subdivision and the city limits line of the City of San Antonio a distance of 2,200 feet to an angle point of this annexation area;

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PREPARED BY A LICENSED
SURVEYOR ON THE
GROUND.**

The description of this property is based on land data maps and computer measurements and are approximations depicting a boundary description for the 3,267 acre tract.

Solid Waste Commercial:

Commercial garbage collection shall be available through the purchase of bags and stickers at designated locations. If service is not desired, private service is permissible.

Brush collection and dead animal pick-up Commercial:

Brush pick-up is provided three times per year in accordance with a citywide schedule. Dead animal pick-up is available upon request.

Solid waste fees: For solid waste services contracted or provided by the City of San Antonio, a monthly fee will be assessed for these services on residential electrical bills. This fee may be changed by City Council.

Environmental Fee: A monthly fee will be assessed to residents, apartment dwellers, and businesses on the electric bill.

Maintenance of water & Wastewater facility: Public water facilities shall be maintained and operated by the San Antonio Water System (SAWS), if not already owned by another water utility. Water service shall be provided and extended in accordance with SAWS policies and established fees to those customers within SAWS certificated service area and those not within the certificated area of another water utility.

Public wastewater Facilities: Public wastewater facilities shall be maintained and operated by SAWS if not already owned by another wastewater utility. Wastewater service shall be provided and extended in accordance with SAWS policies and established fees to those customers not

within the regional agent boundary or certificated area of another wastewater utility.

Storm water Monitoring: Storm water monitoring and treatment activities as required by EPA will also be provided by SAWS and the City of San Antonio Public Works Department. Service to new and existing customers shall be provided in accordance with SAWS policies and rates.

Traffic control devices: New traffic control devices will be installed as approved by the City Council.

Maintenance of streets & Drainage: 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.

Maintenance of Street Signs and traffic Control devices: The City of San Antonio will assume the expenses for operation and maintenance of public streetlights at intersections, cul-de-sacs, dead ends and other locations that conform to the City's policy for placing streetlights. Maintenance and installation of streetlights shall be performed by City Public Service. Traffic control devices and street name signs will be maintained by the Public Works Department.

Zoning: Upon the effective date of annexation, all property will be zoned Temporary "R-1", Single Family District. The City will initiate permanent zoning within 240 to 270 days of the effective date of annexation.

Building Permits: Incomplete construction must obtain building permits from the Building Inspections Department in accordance with City Codes. In addition, as part of the permitting process, applicant(s) will be required to adhere to the City's Tree and Landscape requirements and have access to the Development Process Information and Guidance Division. A one stop development service counter has been created to assist the public in any development questions that relate to Building, Planning, and Public Works issues.

Certificate of Occupancy & other Related licenses: New and existing businesses must obtain a Certificate of Occupancy and related licenses required by the City Code from the Building Inspections Department, Health Department, and/or City Tax Office.

Nonconforming rights: To establish nonconforming rights for zoning, property owners with existing land uses must register within one year of the annexation date with the Department of Building Inspections. A Certificate of Occupancy will be issued certifying only those uses required by applicable City and State Codes. Unless exempted from Chapter 43 of the Texas Local Government Code, nonconforming rights to allow future construction or the development of a master plan must be filed within 60 days of annexation, with the Department of Planning in accordance with the Unified Development Code (UDC).

Other municipal Services: Other services available are health, animal control, library, recreational programs and human resources.

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