

AN ORDINANCE      **92907**

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 311 ACRES OF LAND KNOWN AS THE "CULEBRA 1604" AREA PROPERTY AND APPROVING A SERVICE PLAN FOR SUCH AREA.

\*\*\*\*\*

**WHEREAS**, on the 12<sup>th</sup> 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 311 acres of land known as the Culebra 1604 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**, the owners of the property petitioned the City of San Antonio requesting the property be annexed as provided in applicable statutes; 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 Culebra 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.

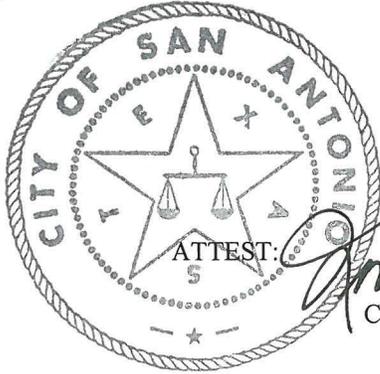
**SECTION 2.** The land and territory known as the Culebra 1604 Area property so described and so amended shall be part of the City of San Antonio, Texas and the property so added shall bear its share of the taxes levied by the City of San Antonio, Texas and the inhabitants thereof shall be entitled 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 as soon as practical after 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)



ATTEST: *Anna S. Rodriguez*  
CITY CLERK

*Maricela Solor-Moya Pro Tem*  
M A Y O R

*Jr* Howard W. Peak

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



ATTEST: *Anna S. Rodriguez*  
CITY CLERK

*HW Peak*  
M A Y O R

Howard W. Peak

APPROVED AS TO FORM:

*Richard E. Wood*  
for City Attorney

00-44

**MEETING OF THE CITY COUNCIL**

*Final Reading*

**48 F**

AGENDA ITEM NUMBER: \_\_\_\_\_  
 DATE: NOV 9 2000  
 MOTION: Perez Argente  
 ORDINANCE NUMBER: 92907  
 RESOLUTION NUMBER: \_\_\_\_\_  
 ZONING CASE NUMBER: \_\_\_\_\_  
 TRAVEL AUTHORIZATION: \_\_\_\_\_

ALAMODOME
ASSET MANAGEMENT
AVIATION
1 BUDGET & PERFORMANCE ASSESSMENT
1 BUILDING INSPECTIONS
1 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
1 COMMERCIAL RECORDER (PUBLISH) <i>w/ final notes</i>
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION OFFICE
CONVENTION & VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
ECONOMIC DEVELOPMENT
FINANCE DIRECTOR
1 FINANCE (ASSESSOR)
1 FINANCE (CONTROLLER)
FINANCE (GRANTS)
1 FINANCE (TREASURY)
1 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
1 PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
1 LAND DEVELOPMENT SERVICES
1 POLICE DEPARTMENT
GROUND TRANSPORTATION OFFICE
1 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
1 <i>Sandy</i>

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

**FILE** CULEBRA 1604 AREA PROPERTY

**00-44**

**MEETING OF THE CITY COUNCIL**

"Culebra 1604" Area  
2nd & First Reading

93 F

AGENDA ITEM NUMBER: \_\_\_\_\_  
 DATE: DEC 14 2000  
 MOTION: Plus (agenda)  
 ORDINANCE NUMBER: 92907  
 RESOLUTION NUMBER: \_\_\_\_\_  
 ZONING CASE NUMBER: \_\_\_\_\_  
 TRAVEL AUTHORIZATION: \_\_\_\_\_

ALAMODOME
ASSET MANAGEMENT
AVIATION
BUDGET & PERFORMANCE ASSESSMENT
BUILDING INSPECTIONS
BUILDING INSPECTIONS - HOUSE NUMBERING
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FINANCE DIRECTOR
FINANCE (ASSESSOR)
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ENVIRONMENTAL SERVICES
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REAL ESTATE
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
SAN ANTONIO WATER SYSTEM
Sandy

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

**FILE**

Culebra 1604 Area Property

2nd and First Reading

Competition File - Culebra

1604 Area

00-41

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.

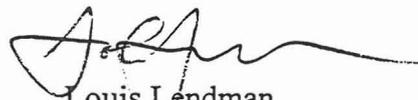
In order to provide equitable City services, the FY 2000-2001 adopted budget includes \$849,740 in mandated improvements for services to be provided in the following areas to be annexed this year: Potranco Rd/FM 1604, Area West of IH 10, Redland Woods/Emerald Forest/Judson Rd. and Bulverde Rd/FM 1604.

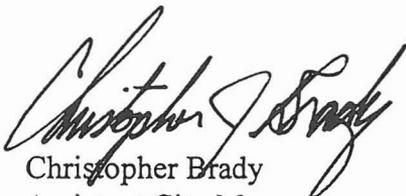
The Debt Service cost/revenue analysis estimates an additional \$5.67 million in new revenues, with no additional capital expenditures associated with the proposed annexation areas. Over the ten year analysis, the City will gain a net revenue of \$5.67 million for debt service.

**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.

  
for 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 AN 310.842 ACRE TRACT  
KNOWN AS THE CULEBRA 1604 AREA**

A boundary description for an annexation area containing approximately 310.842 acres of land out of the Stonebridge Subdivision Unit 1, recorded in Volume 9543, Pages 217-219, Deed and Plat Records, out of a 109.686 acre tract of land described in Volume 7249, Page 669, and all out of a 417.77 acre tract of land, described in Volume 6063, Page 852 of the Official Public Records of Real Property of Bexar County, Texas; said parcel of land in, County Block (CB.) 4449, and being out of a 60.139 acre parcel out of 75 acre parcel in the Candilario Villanueva 1/3 League Survey No. 85 and being part of subdivision No. 5 of said survey as shown on Plat Recorded in Volume 61, Pages 275 -276 Deed Records of, in the City of San Antonio, Bexar County, Texas, and being adjacent to the City limits of the City of San Antonio and being more particularly described as follows:

**COMMENCING** at a point on the southeast right-of-way line of FM 1560 for the north end of the cutback from the northeast right-of-way line of FM 471 (ROW 80');

**THENCE** N 23°38'58" E., a distance of 369.20 feet to a point for the west corner and **POINT OF BEGINNING** of this tract;

**THENCE:** N 23°38'58" E., a distance of 554.84 feet to point, for a corner;

**THENCE:** S 46°01'17" E., a distance of 1,519.38 feet to point, for a reentrant corner;

**THENCE:** N 23°39'27" E., a distance of 1,263.37 feet to point, for a corner;

**THENCE:** S 65°45'05" E., a distance of 568.55 feet to point, for a corner;

**THENCE:** N 23°52'17" E., a distance of 857.75 feet to point for a corner;

**THENCE:** S 66°03'20" E., a distance of 2,889.66 feet to point for a corner;

**THENCE:** N 23°46'17" E., a distance of 199.44 feet to point for the southwest corner of the Culebra Treatment Plant;

**THENCE:** continuing N 23°46'17" E., a distance of 1,135.28 feet to point for the northwest corner of the Culebra Treatment Plant;

**THENCE:** S 65°44'11" E., a distance of 1,876.18 feet to point for the northeast corner of the Culebra Treatment Plant, and said point also being the City limit line of the City of San Antonio;

**THENCE:** following the City limits line of the City of San Antonio, S 24°03'29" W, a distance of 1,135.84 feet to a point, said point being the southeast corner of the Culebra Treatment Plant;

- THENCE:** continuing along said City limits line and leaving the Culebra Treatment Plant, S 23°36'20" W, a distance of 282.62 feet to point, for an angle point;
- THENCE:** S 23°22'08"W., a distance of 852.03 feet along the City limits line to a point, for an angle point;
- THENCE:** S 23°35'12"W., a distance of 305.13 feet along the City limits line to a point, for an angle point;
- THENCE:** S 24°39'12"W., a distance of 825.80 feet to a point for the southeast corner of this tract, and the City limit line of the City of San Antonio;
- THENCE:** in a westerly direction and continuing along the City limits line of the City of San Antonio, N 66°07'44"W., a distance of 636.65 feet to a point, for an angle point;
- THENCE:** N 66°05'56"W., a distance of 473.59 feet along the City limits line to a point, for an angle point;
- THENCE:** N 64°56'44"W., a distance of 382.37 feet along the City limits line to a point, for an angle point;
- THENCE:** N 67°09'44"W., a distance of 2,592.21 feet along the City limits line to a point, for an angle point;
- THENCE:** N 66°25'44"W., a distance of 952.27 feet along the City limits line to a point, for an angle point;
- THENCE:** N 67°37'44"W., a distance of 908.52 feet along City limits line to a point, for an angle point;
- THENCE:** N 67°10'13"W., a distance of 225.28 feet along the City limits line to a the POINT OF BEGINNING, and containing 310.842 acres of land, 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 310.842 acre tract.

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

**CULEBRA 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 CULEBRA 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 CULEBRA 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**

All territory newly annexed to the City shall be classified as temporary R-1 single family residence district in which only the uses permitted in the permanent R-1 district shall be allowed. As soon as practicable after the annexation of any territory to the City, the Zoning Commission shall institute proceedings on its own motion to permanently zone such newly annexed territory in harmony with the Unified Development Code.

**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 CULEBRA 1604 AREA  
SERVICES TO BE EXTENDED:**

**Other municipal  
Services**

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

**Elections**

Provision of elections, polling sites for the City of San Antonio elections, is made by the Office of the City Clerk and are available to the citizens of San Antonio.

**Code Compliance**

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.

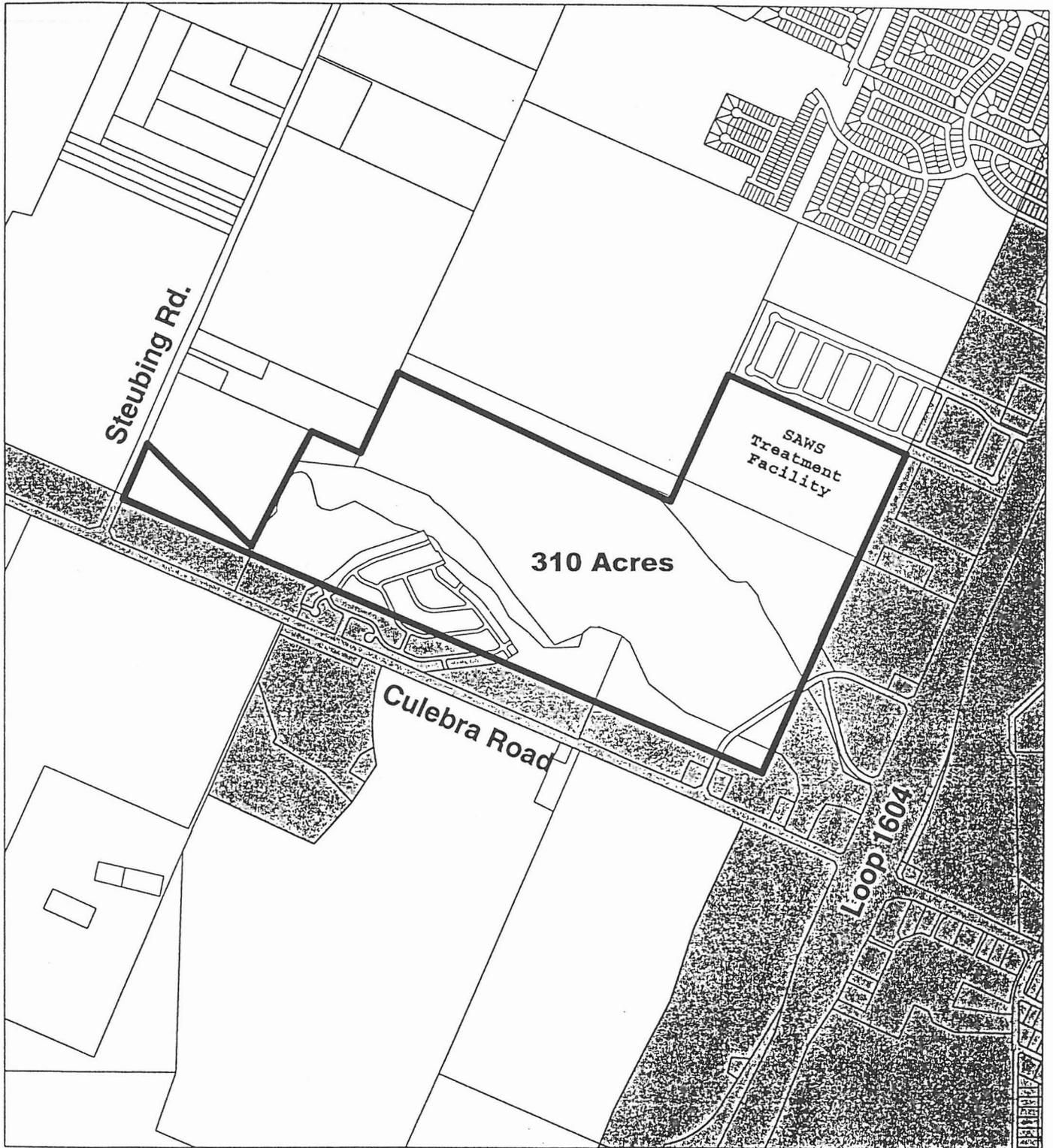
**SERVICE**

**SAN ANTONIO WATER SYSTEM'S SERVICE  
PLAN FOR THE CULEBRA 1604 AREA**

**Service Concept**

The CULEBRA 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.

# Culebra 1604 Area



**NORTH**

SCALE: 1" = 1,400'



CITY OF SAN ANTONIO



ANNEXATION AREA

Prepared by the Department of Planning GIS Division

**CITY OF SAN ANTONIO  
ANNEXATION SERVICE PLAN  
FOR  
CULEBRA 1604 AREA**

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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 CULEBRA 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**

### **Storm water Monitoring**

## **SERVICE FOR THE CULEBRA 1604 AREA TO BE EXTENDED:**

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.

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### **Nonconforming rights**

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## **SERVICES**

### **SERVICE FOR THE CULEBRA 1604 AREA SERVICES TO BE EXTENDED:**

#### **Other municipal Services**

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

#### **Elections**

Provision of elections, polling sites for the City of San Antonio elections, is made by the Office of the City Clerk and are available to the citizens of San Antonio.

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## **SERVICE**

### **SAN ANTONIO WATER SYSTEM'S SERVICE PLAN FOR THE CULEBRA 1604 AREA**

#### **Service Concept**

The CULEBRA 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.

# Affidavit of Publisher

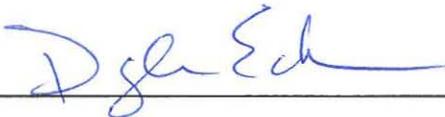
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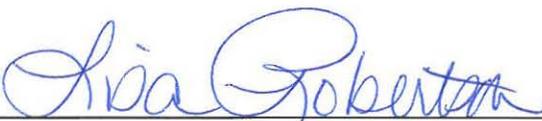
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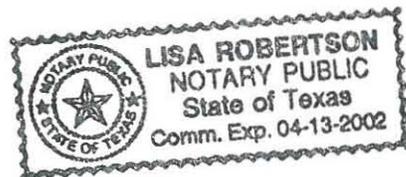
CITY OF SAN ANTONIO

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 92907 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 92907**

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE ANNEXATION OF APPROXIMATELY 311 ACRES OF LAND KNOWN AS THE "CULEBRA 1604" AREA 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 311 acres of land known as the Culebra 1604 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, the owners of the property petitioned the City of San Antonio requesting the property be annexed as provided in applicable statutes; 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 Culebra 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 here-

by 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 Culebra 1604 Area 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 as soon as practical after 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 AN 310.842 ACRE TRACT KNOWN AS THE CULEBRA 1604 AREA**

A boundary description for an annexation area containing approximately 310.842 acres of land out of the Stonebridge Subdivision Unit 1, recorded in Volume 9543, Pages 217-219, Deed and Plat Records, out of a 109.686 acre tract of land described in Volume 7249, Page 669, and all out of a 417.77 acre tract of land, described in Volume 6063, Page 852 of the Official Public Records of Real Property of Bexar County, Texas; said parcel of land in, County Block (CB.) 4449, and being out of a 60.139 acre parcel out of 75 acre parcel in the Candilaro Villanueva 1/3 League Survey No. 85 and being part of subdivision No. 5 of said survey as shown on Plat Recorded in Volume 61, Pages 275 -276 Deed Records of, in the City of San Antonio, Bexar County, Texas, and being adjacent to the City limits of the City of San Antonio and being more particularly described as follows:

**COMMENCING** at a point on the southeast right-of-way line of FM 1560 for the north end of the cutback from the northeast right-of-way line of FM 471 (ROW 80);

**THENCE:** N 23°38'58" E., a distance of 369.20 feet to a point for the west corner and **POINT OF BEGINNING** of this tract;

**THENCE:** N 23°38'58" E., a distance of 554.84 feet to point, for a corner;

**THENCE:** S 46°01'17" E., a distance of 1,519.38 feet to point, for a reentrant corner;

**THENCE:** N 23°39'27" E., a distance of 1,263.37 feet to point, for a corner;

**THENCE:** S 65°45'05" E., a distance of 568.55 feet to point, for a corner;

**THENCE:** N 23°52'17" E., a distance of 857.75 feet to point for a corner;

**THENCE:** S 66°03'20" E., a distance of 2,889.66 to point for a corner;

**THENCE:** N 23°46'17" E., a distance of 199.44 feet to point for the southwest corner of the Culebra Treatment Plant;

**THENCE:** continuing N 23°46'17" E., a distance of 1,135.28 feet to point for the northwest corner of the Culebra Treatment Plant;

**THENCE:** S 65°44'11" E., a distance of 1,876.18 feet to point for the northeast corner of the Culebra Treatment Plant, and said point also being the City limit line of the City of San Antonio;

**THENCE:** following the City limits line of the City of San Antonio, S 24°03'29" W, a distance of 1,135.84 feet to a point, said point being the southeast corner of the Culebra Treatment Plant;

**THENCE:** continuing along said City limits line and leaving the Culebra Treatment Plant, S 23°36'20" W, a distance of 282.62 feet to point, for an angle point;

**THENCE:** S 23°22'08"W., a distance of 852.03 feet along the City limits line to a point, for an angle point;

**THENCE:** S 23°35'12"W., a distance of 305.13 feet along the City limits line to a point, for an angle point;

**THENCE:** S 24°39'12"W., a distance of 825.80 feet to a point for the southeast corner of this tract, and the City limit line of the City of San Antonio;

**THENCE:** in a westerly direction and continuing along the City limits line of the City of San Antonio, N 66°07'44"W., a distance of 636.65 feet to a point, for an angle point;

**THENCE:** N 66°05'56"W., a distance of 473.59 feet along the City limits line to a point, for an angle point;

**THENCE:** N 64°56'44"W., a distance of 382.37 feet along the City limits line to a point, for an angle point;

**THENCE:** N 67°09'44"W., a distance of 2,592.21 feet along the City limits line to a point, for an angle point;

**THENCE:** N 66°25'44"W., a distance of 952.27 feet along the City limits line to a point, for an angle point;

**THENCE:** N 67°37'44"W., a distance of 908.52 feet along City limits line to a point, for an angle point;

**THENCE:** N 67°10'13"W., a distance of 225.28 feet along the City limits line to a the POINT OF BEGINNING, and containing 310.842 acres of land, 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 310.842 acre tract.

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

**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.

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