

San Antonio/Converse Interlocal Agreement

**Presented by:
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Planning Director**

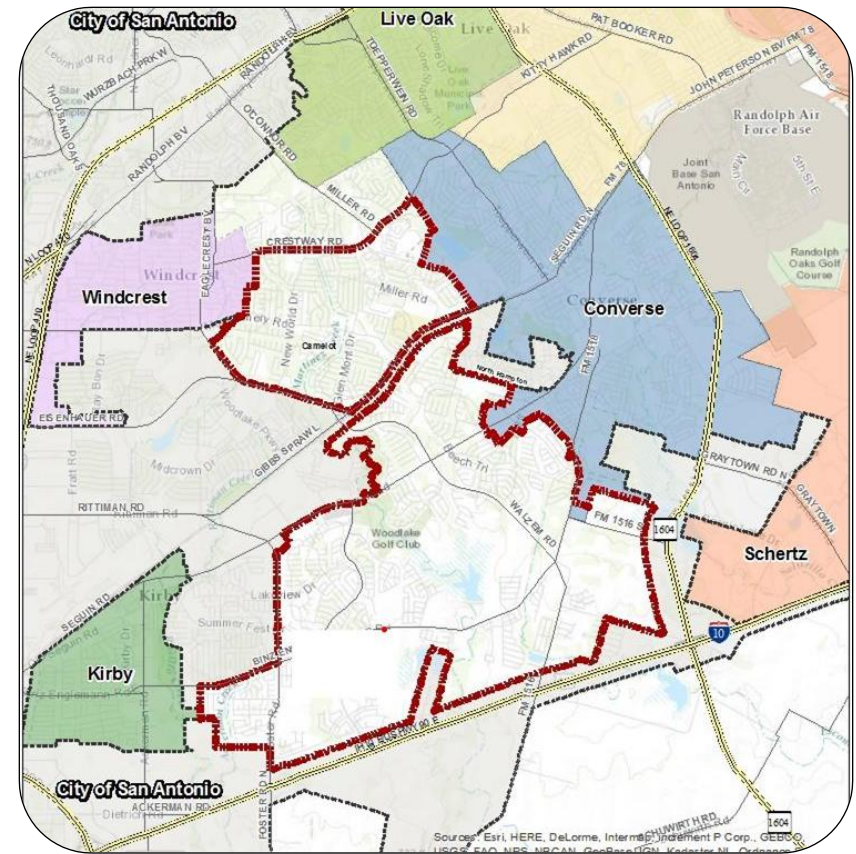


**Planning Commission
February 22, 2017**

IH 10 East Area

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- In June 2016, IH 10 East area removed from San Antonio's annexation program
- San Antonio and Converse initiated dialogue
 - ▣ Ceding municipal boundaries by San Antonio
 - ▣ Annexation of unincorporated ETJ areas by Converse



Legal Requirements

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State law allows Texas cities to:

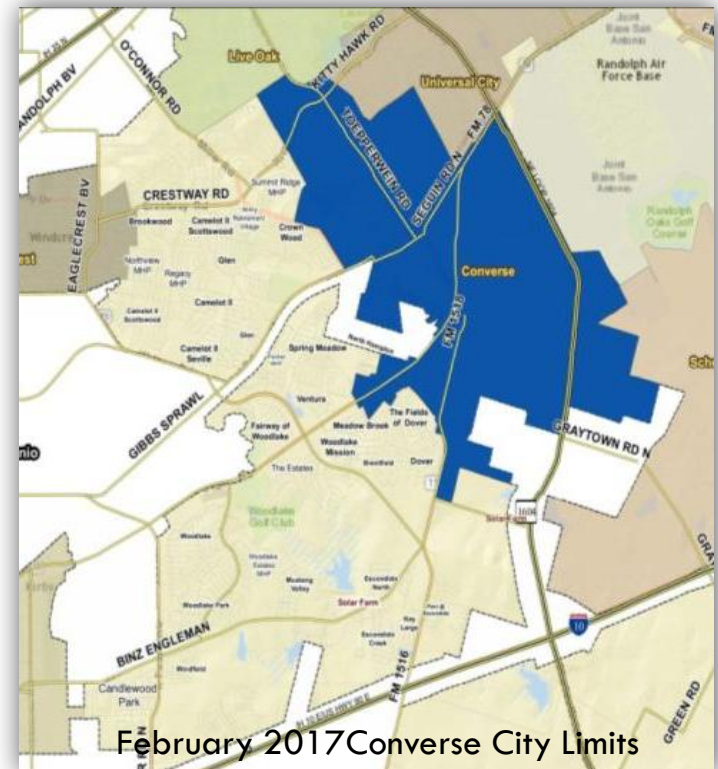
- Seek release of another city's ETJ area with written consent from releasing city's governing body
- Mutually agree to boundary changes less than 1,000 feet in width



COSA/Converse ILA Proposal

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- Interlocal Agreement will include:
 - ▣ Municipal Boundary Adjustments by San Antonio
 - ▣ ETJ Releases by San Antonio
 - ▣ Annexation Options by Converse



Municipal Boundary Adjustments

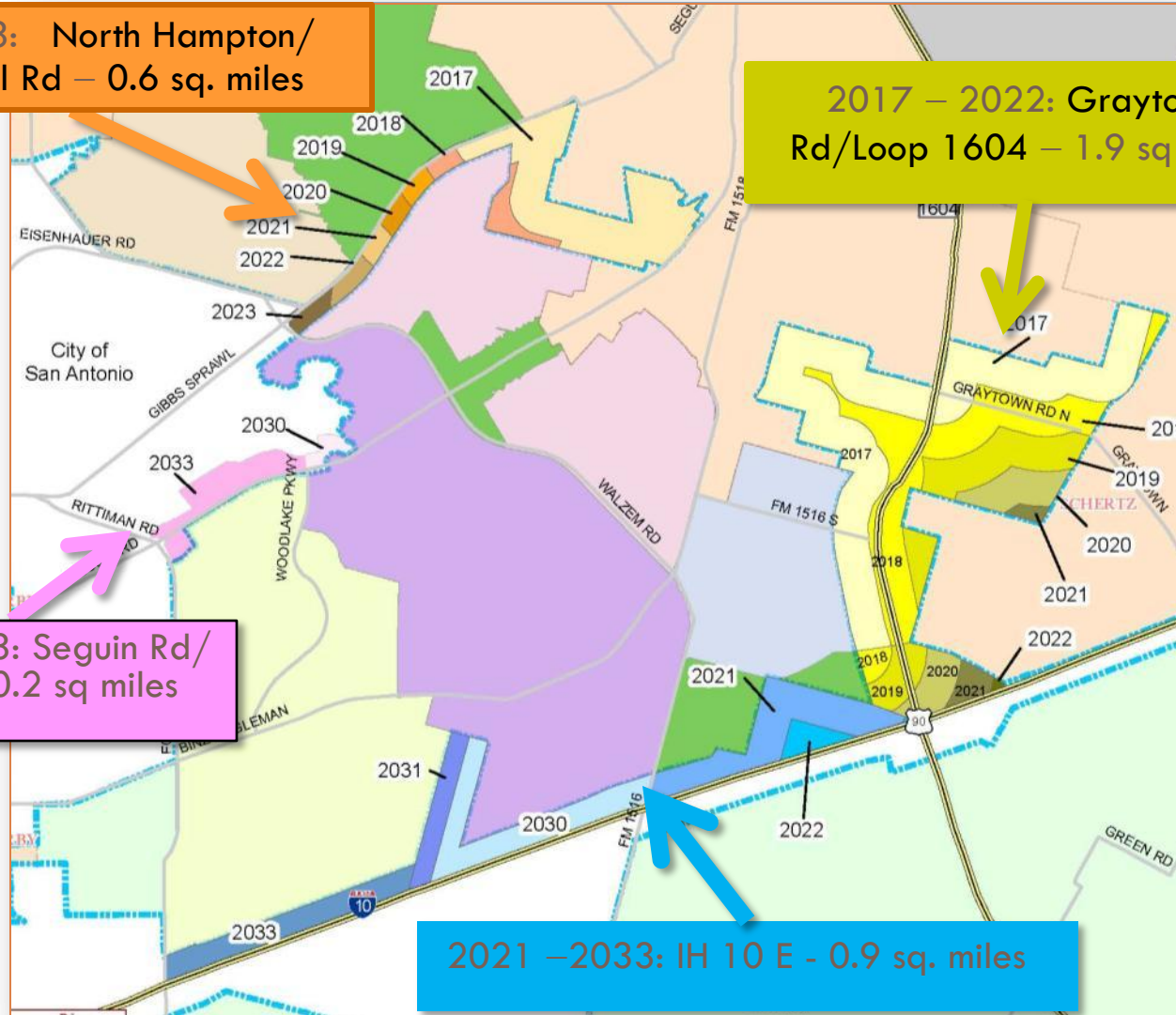
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2017 – 2023: North Hampton/
Gibbs Sprawl Rd – 0.6 sq. miles

2017 – 2022: Graytown
Rd/Loop 1604 – 1.9 sq miles

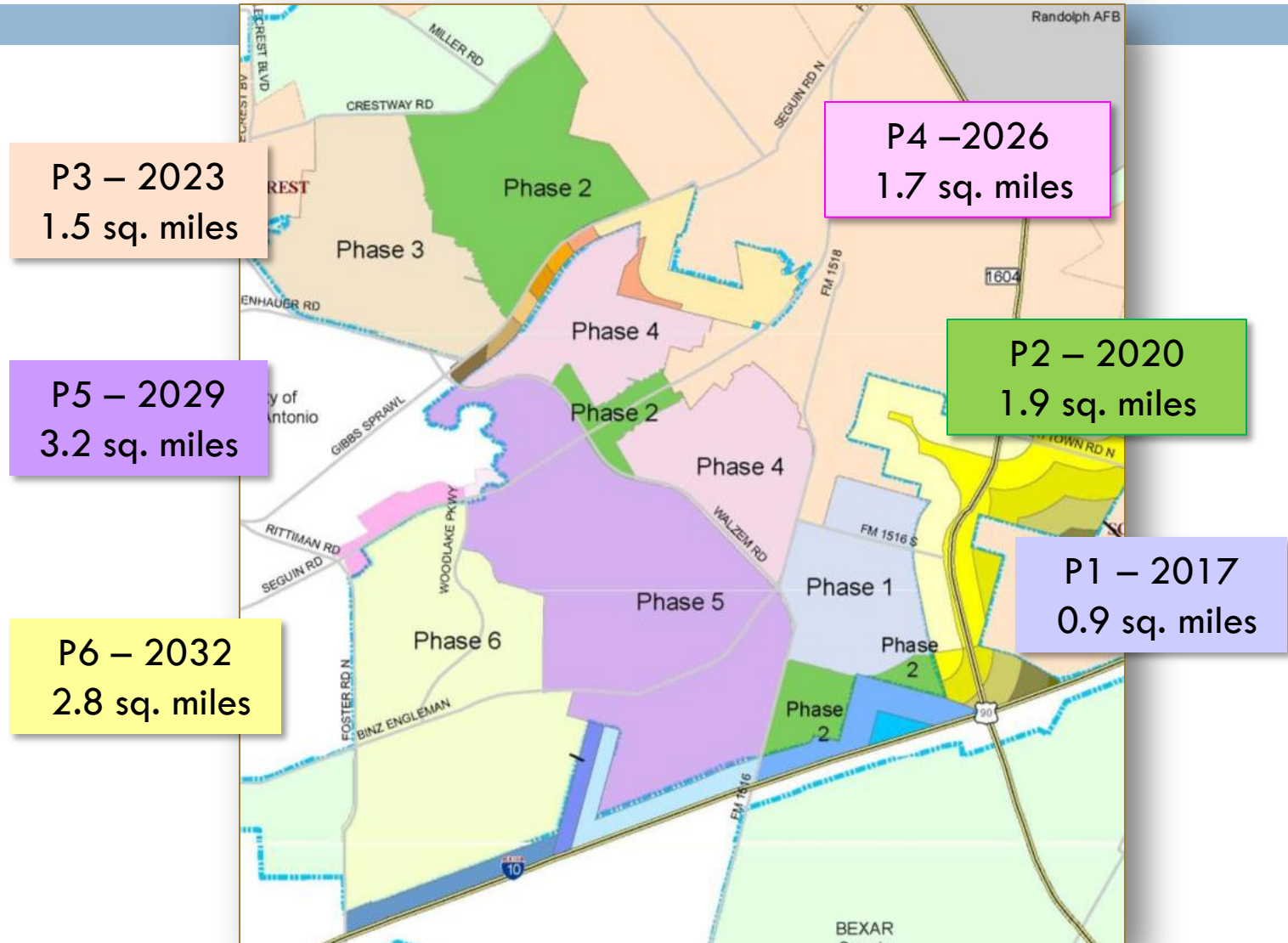
2030-2033: Seguin Rd/
FM 78 – 0.2 sq miles

2021 – 2033: IH 10 E - 0.9 sq. miles



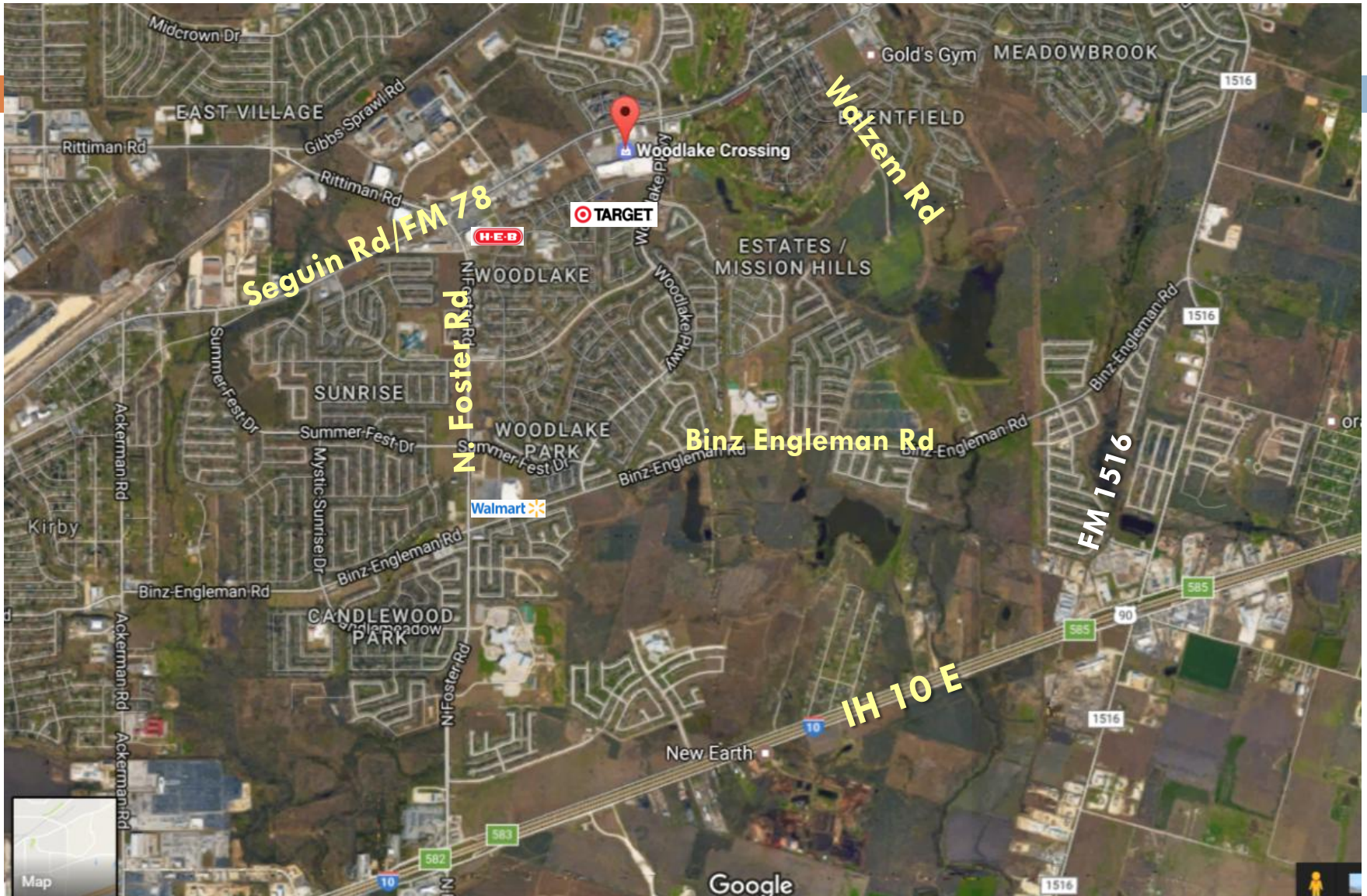
ETJ Phases

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Corridors and Commercial Centers

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Northampton Park

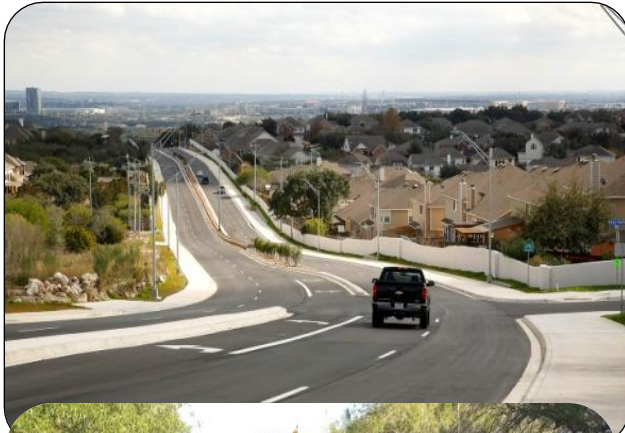
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- San Antonio and Converse will negotiate the disposition of a city-owned (North Hampton) Park



City Services

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- City of Converse Services- Library, Health, Animal Care, Code Compliance, Zoning, Building Permits and Street Maintenance including street lighting
- City of San Antonio solid waste contract for Camelot II expires December 1, 2018
- Options include:
 - ▣ Renewal of solid waste contract for Camelot II and
 - ▣ Possible expand to Glen area beyond 2019 - until Converse annexes areas

Fiscal Impact of Boundary Adjustments

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- For ETJ Phases properties:
 - ▣ Current property value – \$2,007,837,878
 - ▣ No tax revenues
- For areas within San Antonio's corporate area:
 - ▣ Current property value – \$301,512,920
 - ▣ Estimated property tax revenue – \$1,733,500, annually
 - ▣ Transfer area over multiple years
 - ▣ San Antonio would realize cost savings for maintenance and operation of Northampton Park, streets, roads and other City services within the transferred area



Next Steps

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San Antonio Planning Commission	Wednesday, February 22
San Antonio City Council	Thursday, March 9
Converse City Council	Tuesday, March 21

Recommendation

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Staff recommends **Approval** of the Resolution authorizing an interlocal agreement between the Cities of San Antonio and Converse with San Antonio releasing approximately 12 square miles (7,670 acres) from San Antonio's ETJ and approximately 3.6 square miles (2,287 acres) from San Antonio's corporate area to Converse.