



City of San Antonio

Agenda Memorandum

File Number: 13-1006

Agenda Item Number: 48.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: Council District 3, Council District 4

SUBJECT: Second Public Hearing on Dissolution of City South Management Authority

SUMMARY:

This is the second public hearing on the proposed ordinance to dissolve the City South Management Authority (CSMA). The proposed date of dissolution is January 19, 2014.

BACKGROUND INFORMATION:

The City South Management Authority, a political subdivision of the State of Texas, was established by the City of San Antonio in 2005 in order to encourage balanced growth by promoting sustainable development and economic growth in the 63 square mile City South area, located in the southernmost part of San Antonio as well as in unincorporated Bexar County. Senate Bill 1493, which became effective on September 1, 2011, required that CSMA study the effectiveness of the Authority, and that the board of directors submit a report to the legislature on the effectiveness of the Authority no later than December 31 of each even-numbered year. The Effectiveness Study provided an assessment and evaluation of the CSMA area. The study is posted on the CSMA web page: http://www.sanantonio.gov/citysouth/Publications/CSMA_FinalReport_110512_V2.pdf.

On December 10, 2012, the CSMA Board of Directors adopted the Effectiveness Study Report and accepted Option 2 that recommended phasing out CSMA in coordination with the City of San Antonio's annexation and land use policies. This would allow San Antonio to study areas within CSMA for annexation purposes in order to continue zoning controls in anticipated growth areas. Once these areas are annexed, CSMA would be dissolved.

On December 13, 2012, the City Council adopted Resolution 12-12-13-0045R that accepted the Effectiveness Study Report and Option 2 of phasing out CSMA. The Effectiveness Study report was submitted to the Texas legislature on December 18, 2012.

In accordance with Texas Local Government Code §375.314(b) and §375.305(a), two public hearings are required not earlier than the 60th day or later than the 30th day before the date the governing body of the municipality takes action on the creation or the dissolution of an authority. This is the second public hearing on December 5, 2013, regarding the dissolution of CSMA. The first public hearing will be held at City Council on December 4, 2013. City Council consideration and action regarding dissolution will be scheduled for the City Council meeting of January 9, 2014.

ISSUE:

Currently CSMA provides zoning controls for areas in the extraterritorial jurisdiction within the CSMA boundary. Zoning controls are necessary to achieve orderly growth and development in areas impacted by Toyota Manufacturing of Texas, Texas A&M University-San Antonio, a new Southwest ISD campus, the Southwest Bexar County Sewer Line expansion and businesses fueled by Eagle Ford Shale mineral extraction activities. With limited purpose annexation of potential growth centers, these areas will retain their zoning and will be subject to the city's development codes for a period of three years, which allows staff additional time to plan for full purpose annexation. The areas not annexed will no longer have zoning controls.

ALTERNATIVES:

City Council may adopt, deny, or modify the ordinance.

FISCAL IMPACT:

With the dissolution of CSMA, the City would no longer financially support the operations of CSMA.

RECOMMENDATION:

No action is required by City Council at this second public hearing on December 5, 2013. Staff recommends approval of the proposed ordinance to dissolve CSMA in conjunction with a limited purpose annexation of areas in CSMA. The proposed date of dissolution is January 19, 2014.