



City of San Antonio

Legislation Details (With Text)

File #: 15-2974

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 5/13/2015

Title: Public hearing and consideration of a resolution recommending a Municipal Boundary Adjustment (MBA) that releases approximately 0.86 of an acre of real property from the City of San Antonio to the City of Windcrest. The subject area is adjacent to the northbound Interstate Highway 35 access road beginning at Walzem Road and extending approximately 541.74 feet north of Crestwind Drive. Staff recommends Approval. (Sidra Schimelpfening, Senior Planner, (210) 207-8187, Sidra.Schimelpfening@sanantonio.gov, Department of Planning & Community Development)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Windcrest Signed Resolution, 2. Aerial Map, 3. Showing Measurements, 4. Zoomed Out Map, 5. Resolution Windcrest May 5 2015 FINAL

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John M. Dugan

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

A Municipal Boundary Adjustment from the City of San Antonio to the City of Windcrest.

SUMMARY:

A request by the City of Windcrest for a Municipal Boundary Adjustment (MBA) that releases 0.86 of an acre of real property from the City of San Antonio to the City of Windcrest. The subject area is adjacent to the northbound Interstate Highway 35 access road beginning at Walzem Road and extending approximately 541.74 feet north of Crestwind Drive.

BACKGROUND INFORMATION:

The City of San Antonio received a resolution from the City of Windcrest, signed on June 2, 2014 requesting

the City of San Antonio cede 0.86 of an acre of real property to the City of Windcrest. Under State law, Sec. 43.031 of the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

The narrow extent of land between Interstate Highway 35 and the current city limits line, which ranges in width between 32 feet and 38 feet, has historically been served by the City of Windcrest, due to the balance of the property being located in the City of Windcrest. The parcels along this stretch of Interstate Highway 35 access road are private property which has caused jurisdictional confusion regarding the development process. The municipal boundary adjustment would enable the entire area to be located in the City of Windcrest which has been providing municipal services to the area.

ISSUE:

The City of San Antonio's Annexation Policies provide guidance and rationale for consideration of area for annexation and issues within the ETJ. The subject request was evaluated based on criteria provided in the policies and on the feedback received from other City of San Antonio departments.

The subject area consists of commercial frontage, with private driveways, sidewalks, and utility poles. The Annexation Policies recommend logical boundaries in order to prevent confusion between jurisdictions and to provide efficient service delivery. The proposed adjustment will create a logical planning boundary by adjusting the city boundary to align with the property lines for parcels already located mostly within the City of Windcrest. Once released the City of Windcrest would provide municipal services including police and fire protection, emergency medical services, code enforcement, and city codes and regulations. Staff concurs the subject area is more closely identified with and will best be served by the City of Windcrest.

ALTERNATIVES:

Denial of the request or an alternative agreement with the City of Windcrest.

FISCAL IMPACT:

The subject area is less than one acre and due to the small size and the fact that Windcrest has provided municipal services to the 0.86 acre of land for many years, staff recommends there be no fee assessed to the City of Windcrest for the municipal boundary adjustment.

RECOMMENDATION:

Staff recommends approval of the resolution.