



City of San Antonio

Legislation Details (With Text)

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Type: Miscellaneous Item

In control: City Council A Session

On agenda: 9/15/2016

Title: An Ordinance approving the Inner City Reinvestment Infill Policy rate to the fee-in-lieu of on-site detention assessment for the San Antonio Stock Show & Rodeo's 24.7 acre asphalt parking lot project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Sponsors:

Indexes:

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Attachments: 1. Ordinance 2016-09-15-0708

Date	Ver.	Action By	Action	Result
9/15/2016	1	City Council A Session	adopted	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Approving a fee reduction to the San Antonio Stock Show and Rodeo for fee-in-lieu of on-site detention (FILO).

SUMMARY:

Approving a 50% reduction of the fee-in-lieu of on-site detention (FILO) amount for the San Antonio Stock Show and Rodeo property located off of Pace Picante Place, equivalent to the Inner City Reinvestment and Infill Policy (ICRIP) rate, totaling \$80,814.43.

BACKGROUND INFORMATION:

In January 2016, a 24.7-acre asphalt parking lot was constructed off of Pace Picante Place to serve the San Antonio Stock Show and Rodeo. A conditional permit was issued by the Development Services Department to construct the parking lot; however, a full release of permits has not been issued since payment in the amount of \$161,628.85 for the fee-in-lieu of on-site detention (FILO) is still pending.

The San Antonio Stock Show and Rodeo is a strong partner in the promotion of youth education, tourism and delivering a significant impact to the City of San Antonio. Local impact includes \$12 million in scholarships and endowments that benefit Texas youth and an annual impact of \$252 million, including \$160 million from out of town visitors.

In 1997, the Regional Storm Water Management Program (RSWMP) was established in an effort to protect public health and safety by requiring development to mitigate increases in storm water runoff resulting from their development. The program allows three options in which developers may participate to assist in this mitigation. The options include construction of onsite detention facilities, participation in the construction of a mitigation project, or paying a fee in-lieu-of (FILO).

ISSUE:

Given the proximity of the San Antonio Stock Show & Rodeo parking lot project to the Inner City Reinvestment Infill Policy (ICRIP) area and the benefit provided to the community by the San Antonio Stock Show & Rodeo, the Transportation and Capital Improvements (TCI) department recommends the Inner City Reinvestment and Infill Policy (ICRIP) rate. The ICRIP rate for projects greater than 20,000 square feet is 50% of the FILO amount; therefore, the amount needed to be paid is \$80,814.43.

Upon payment of the above mentioned ICRIP amount of \$80,814.43, a full release of permit for the 24.7-acre parking lot will be provided. A full release of permits for the second phase will be provided once the parking lot is constructed in accordance with the construction plans and all applicable city codes.

Since the development is not currently within an ICRIP area, City Council will need to approve the reduced FILO amount.

ALTERNATIVES:

An alternative to the reduced fee-in-lieu of on-site detention (FILO) amount would be to require the original \$161,628.85 amount be paid; however, requiring the original FILO amount may adversely affect the San Antonio Stock Show and Rodeo's mission of providing agriculture and youth education in Texas by diverting those funds.

FISCAL IMPACT:

Approval of the reduced fee would allow the city to collect 50% of the \$161,628.85 FILO amount, or \$80,814.43 since it is adjacent to an Inner City Reinvestment and Infill Policy (ICRIP) area. The funds will be deposited into the Storm Water Regional Facilities Fund for appropriate flood control and storm water management infrastructure.

RECOMMENDATION:

Staff recommends approval of the reduced fee-in-lieu of on-site detention (FILO) amount to be equivalent to the Inner City Reinvestment and Infill Policy (ICRIP) rate.