



City of San Antonio

Agenda Memorandum

File Number: 16-5907

Agenda Item Number: 5B.

Agenda Date: 3/9/2017

In Control: City Council A Session

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Citywide

SUMMARY:

An Ordinance authorizing the release of approximately 600 acres from the City of San Antonio to the City of Converse.

BACKGROUND INFORMATION:

Consistent with the Interlocal Agreement, the City of Converse has requested that San Antonio release approximately 600 acres of Extraterritorial Jurisdiction (ETJ) area. The subject area is generally located in east Bexar County, southwest of the City of Converse, and northwest of the intersection of NE Loop 1604 and Interstate 10 East.

On November 15, 2016 the City of Converse Council, by resolution, requested that the City of San Antonio release 403 acres of land, northwest of the intersection of NE Loop 1604 and Interstate 10 East. Based on further negotiations between the City of San Antonio and the City of Converse, the request was then updated to an area consisting of 600 acres. Upon release, Converse plans to extend its ETJ to the property and annex the area. Converse, a home rule municipality, may annex properties unilaterally or by consent of the property owners. The proposed ETJ area is contiguous to the existing Converse municipal boundaries and will provide logical planning and service delivery boundaries.

State law allows cities with population of 5,000 to 24,999 a one mile ETJ area around their city limits (Converse's 2015 US Census population was 21,987). Texas cities are permitted to seek the release of another city's existing ETJ area with the written consent from the releasing city's governing body.

The City of San Antonio does not provide municipal services to the subject area since it located within an unincorporated area of San Antonio's ETJ. If the subject area is transferred to Converse's ETJ, there would be

no changes in service providers:

- SAWS
- San Antonio River Authority - sewer provider
- CPS Energy
- Bexar County Sheriff's Office
- ESD No. 1 serviced by City of Converse Fire Department
- Acadian Ambulance Services, a Bexar County contractor

Once Converse annexes the area, Converse would be responsible for full municipal services including police and fire protection, emergency medical services, code enforcement, and could extend city codes and regulations to the area.

Planning Commission approved recommendation of this item on February 22, 2017.

ISSUE:

This item would authorize the release of Extraterritorial Jurisdiction from the City of San Antonio to the City of Converse of approximately 600 acres generally located south of the Converse city limit line on the north, west of the San Antonio city limit line on the east, north of IH-10 on the south, and east of FM 1516 on the west, consistent with the Interlocal Agreement. The subject area is located near the I-10 East Corridor and the majority of the land is vacant, with one low-density residential parcel, one commercial storage parcel, and a solar farm. A single-family residential subdivision (184.588 acres, 4 units per acre) is proposed for five of the vacant parcels. The requested ETJ release and subsequent annexation by the City of Converse would allow for the provision of essential city services to the subject neighborhood. It is expected that Converse will annex this area by June 30, 2017.

ALTERNATIVES:

Alternatives would be to approve the release for a portion of the area, or deny the release.

FISCAL IMPACT:

This request is fiscally neutral to the City's General Fund. There is no general fund revenue loss for the City of San Antonio associated with this release. The subject area is currently located within the San Antonio ETJ where neither City property nor sales taxes are collected. SAWS and CPS Energy fees will continue to apply on the subject properties. Currently, San Antonio's Development Services Department collects fees for plats, MDPs and rights determinations processed for properties in the ETJ. If released, these fees would not be collected by San Antonio's Development Services Department.

RECOMMENDATION:

Staff recommends approval of the release of 600 acres of Extraterritorial Jurisdiction from the City of San Antonio to the City of Converse.