



City of San Antonio

Agenda Memorandum

File Number: 16-5917

Agenda Item Number: 8.

Agenda Date: 2/22/2017

In Control: Planning Commission

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Citywide

SUMMARY:

Public hearing and consideration of a resolution authorizing the release of Extraterritorial Jurisdiction from the City of San Antonio to the City of Converse of approximately 600 acres generally located northwest of the intersection of NE Loop 1604 and Interstate 10 East.

BACKGROUND INFORMATION:

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. San Antonio and Converse have agreed to previous ETJ exchanges in 1979 and 2006. As a result, Converse gained approximately 261 acres of land.

The City of San Antonio does not provide municipal services to the subject area since it is 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

If 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.

ISSUE:

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. Converse proposes to partner with the developer to establish a Tax Increment Reinvestment Zone to fund infrastructure, upon annexation of this neighborhood within 6 months of the ETJ release.

It is general policy of the City of San Antonio to have ongoing discussions with surrounding cities related to annexation. In June of 2016, the City of San Antonio removed the IH 10 East area from its annexation program, and initiated dialogue with Converse regarding potential annexation and municipal boundary adjustments of portions of the IH 10 East area and Loop 1604 to ensure that the urbanizing area receives an urban level of services. The City of Converse is a regional partner that currently delivers fire services to a portion of the IH 10 East area for Emergency Services District No. 1. Additional discussions with Converse related to the IH 10 East area are on-going to develop an overall strategy for this area.

The requested release was evaluated based on the City's annexation goals and policies related to ETJ releases. The requested ETJ release will provide land use controls, clear and logical planning boundaries, will not result in negative impacts to the City of San Antonio's budget, and will not have a negative affect related to the growth of other municipalities in the region.

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. 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.