



City of San Antonio

Agenda Memorandum

File Number:15-4067

Agenda Item Number: 46.

Agenda Date: 9/17/2015

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: Extraterritorial Jurisdiction (ETJ)

SUBJECT:

Medina County Inter-local Agreement Amendment.

SUMMARY:

An Ordinance approving an Amendment to the 2011 Medina County Inter-local Agreement.

BACKGROUND INFORMATION:

In 2001 the 77th Texas Legislature approved HB 1445 which requires Cities and Counties to agree on a unified set of platting regulations - see enclosed map. In 2004 an ILA was reached between the City and each of the applicable counties (Bexar, Comal, Guadalupe, Wilson, Medina, and Bandera County). The 2004 Medina County ILA identifies that subdivision containing habitable tracts less than 0.4 acres would be reviewed and approved by the City of San Antonio in accordance with our procedures and standards and Medina County would review proposed sites with larger lots.

In 2011, the City and Medina County renegotiated the agreement at the request of Medina County. The adopted 2011 agreement identifies that Medina County would be responsible for reviewing all subdivisions within the Medina County portion of the City of San Antonio Extraterritorial Jurisdiction (ETJ).

The County had previously seen an increase in development that targeted smaller lots, and growth was anticipated to continue. Therefore, on May 12, 2014 Medina County Commissioners Court discussed development activity and requested that the City of San Antonio renegotiate the 2011 executed ILA.

On January 15, 2015 the City Council adopted an ordinance amending the ILA for plat review and approval for subdivisions containing residential tracts between 5,999 square feet and 0.4 acres would be reviewed and approved by the City of San Antonio in accordance with our procedures and standards adopted in the Unified Development Code. Medina County would review proposed sites smaller than 5,999 square feet and lots greater than 0.40 in accordance with their development standards.

ISSUE:

Today the City of San Antonio and Medina County are working on a second amendment to the recently amended 2015 ILA. This amendment includes plat review for subdivisions within the Texas Research Park to be reviewed by the City. However, Medina County shall be a certifying agency for the purposes of city plat review and approval, and County shall comply with all City review timelines as stated in the City's Unified Development Code.

Medina County Commissioners Court considered the ILA at their June 15, 2015 meeting and recommended approval.

Planning Commission recommended approval of the Medina County ILA on July 22, 2015

Intergovernmental Relations reviewed on the September 8, 2015

ALTERNATIVES:

The City Council could choose to not adopt or renegotiate the Medina County ILA.

FISCAL IMPACT:

This ordinance approves an amendment to the Medina County Inter-local Agreement that authorizes Development Services to review platting requests in the Medina County portion of the City of San Antonio Extraterritorial Jurisdiction for subdivisions with lots less than 0.4 acres and development within the Texas Research Park. Development Services anticipates platting revenues from this amendment in the amount of \$45,000 in FY 2015 to be deposited into the Development Services Enterprise Fund.

RECOMMENDATION:

Staff recommends approval.