

**CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Mayor and City Council

**FROM:** Emil R. Moncivais, AICP, AIA, Director, Planning Department

**SUBJECT:** Briefing and Request for Consideration of a Petition from the Schoenthal Ranch Community Association to release 42 lots from the City of San Antonio Extraterritorial Jurisdiction (ETJ).

**DATE:** December 9, 2004

**SUMMARY AND RECOMMENDATIONS**

This is a request to release 42 lots within the Schoenthal Ranch Subdivision from the City of San Antonio's Extraterritorial Jurisdiction (ETJ), as requested by the Schoenthal Ranch Community Association. Staff recommends approval.

**BACKGROUND INFORMATION:**

The Schoenthal Ranch Community Association property owners have petitioned the City of San Antonio to release 42 lots in their subdivision from the City's ETJ. The Schoenthal Ranch Subdivision is located in Comal County, off Schoenthal Road North, between FM 3009 and FM 1863. Exhibit A shows the lots proposed to be released from the City of San Antonio ETJ. Exhibit B lists the location addresses and legal descriptions of the properties proposed for release.

Out of the total 104 lots in Schoenthal Ranch subdivision, a majority of the lots are within the City of New Braunfels ETJ. Property owners are requesting the ETJ release from the City of San Antonio to bring in the entire subdivision within the City of New Braunfels ETJ. If released from the City of San Antonio ETJ, property owners will ask to be included in the City of New Braunfels ETJ. The City of New Braunfels, by Council resolution, supports this request.

Planning Commission considered this item and recommended approval on November 10, 2004.

**POLICY ANALYSIS:**

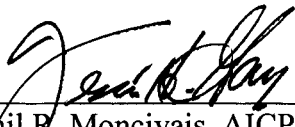

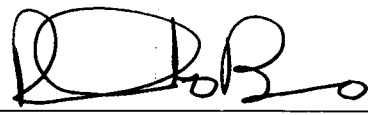
All of the lots proposed for release from the City's ETJ are in Comal County and not adjacent to San Antonio's City Limits. The subdivision was platted in 1978 and the City of San Antonio ETJ was extended to this area in 1998. The City of San Antonio has no current plans to annex this area. In addition, current services to the area are provided by Comal County. City of San Antonio service delivery would be challenging since the most direct access to the subdivision is through the City of Gardenridge. Also, the area is not within SAWS service area.

**FISCAL IMPACT:**

No revenue loss by the City of San Antonio since the lots are within the City's ETJ.

**COORDINATION:**

This item was reviewed by the City Council Urban Affairs Committee on October 11, 2004, and the Committee recommended it move forward for consideration. Additionally, the item was coordinated with Fire, Police, Public Works, Code Compliance, and Finance Departments, Office of Management and Budget and San Antonio Water System and received favorable recommendations for the release.

  
Emil R. Moncivais, AICP, AIA  
Director, Planning Department  
Jelynn LeBlanc Burley  
Assistant City Manager  
J. Rolando Bono  
Interim City Manager

**AN ORDINANCE**

**RELEASING FORTY TWO (42) LOTS OF THE SHOENTHAL RANCH SUBDIVISION  
SITUATED IN COMAL COUNTY AND WITHIN THE CITY OF SAN ANTONIO'S  
EXTRATERRITORIAL JURISDICTION.**

\* \* \* \* \*

**WHEREAS**, the Schoenthal Ranch Community Association property owners have requested that 42 lots in the Schoenthal Ranch Subdivision, in Comal County, be released from the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio; and

**WHEREAS**, the Planning Commission of the City of San Antonio has considered the proposed release of said property from the ETJ and has recommended approval; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** City Council released from the Extraterritorial Jurisdiction of the City of San Antonio, the property known as a portion of Schoenthal Ranch Subdivision, Comal County, Texas ("Property") consisting of approximately 226.5 acres and more particularly described in Exhibit A Map and Exhibit B Legal Descriptions, attached hereto for reference, from the Extraterritorial Jurisdiction of the City of San Antonio. The City Manager or his designee is authorized to execute any necessary documents to implement this Ordinance and to evidence fulfillment of any stated conditions.

**SECTION 2.** This ordinance shall take effect on December 9, 2004.

**PASSED AND APPROVED THIS 19<sup>th</sup> DAY OF DECEMBER, 2004.**

**M A Y O R**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**



San Antonio ETJ  
New Braunfels ETJ  
Post 2003 Annexation



Schoenthal Ranch Subdivision



Comal County Parcels

Streets



Portion of Schoenthal Ranch  
requesting release from COSA ETJ

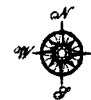


Exhibit A

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Map Created by: Gregory Rice  
Map Creation Date: 06-26-04  
Map File Location: C:\City\GIS\Map\New Braunfels ETJ-SA\_MJ\_ETJ\_3.mxd  
PDF Filename: 06/26/04.pdf

## Extraterritorial Jurisdiction San Antonio and New Braunfels



EXHIBIT B

LISTING OF ADDRESSES AND LEGAL DESCRIPTIONS IN SCHOENTHAL RANCH SUBDIVISION  
TO BE RELEASED FROM CITY OF SAN ANTONIO ETJ

	COMAL CAD ACCOUNT NUMBER	STREET NUMBER	STREET NAME	LEGAL DESCRIPTION	
1	R056489	25219	Bormann Drive	Schoenthal Ranch 1	LOT: 31
2	R056477	25220	Bormann Drive	Schoenthal Ranch 1	LOT: 30
3	R056490	25229	Bormann Drive	Schoenthal Ranch 1	LOT: 32
4	R056476	25236	Bormann Drive	Schoenthal Ranch 1	LOT: 29
5	R056475	25314	Bormann Drive	Schoenthal Ranch 1	LOT: 28
6	R056455	25317	Bormann Drive	Schoenthal Ranch 1	LOT: 7
7	R056474	25324	Bormann Drive	Schoenthal Ranch 1	LOT: 27
8	R056456	25327	Bormann Drive	Schoenthal Ranch 1	LOT: 8
9	R056473	25334	Bormann Drive	Schoenthal Ranch 1	LOT: 26
10	R056457	25337	Bormann Drive	Schoenthal Ranch 1	LOT: 9
11	R056458	25347	Bormann Drive	Schoenthal Ranch 1	LOT: 10
12	R056459	25357	Bormann Drive	Schoenthal Ranch 1	LOT: 11
13	R056460	10519	Dedeke Drive	Schoenthal Ranch 1	LOT: 12
14	R056461	10529	Dedeke Drive	Schoenthal Ranch 1	LOT: 13
15	R101155	10539	Dedeke Drive	Schoenthal Ranch 1	LOT: 14
16	R056462	10617	Dedeke Drive	Schoenthal Ranch 1	LOT: 15
17	R056472	10636	Dedeke Drive	Schoenthal Ranch 1	LOT: 25
18	R056471	10646	Dedeke Drive	Schoenthal Ranch 1	LOT: 24
19	R056470	10714	Dedeke Drive	Schoenthal Ranch 1	LOT: 22
20	R056468	10724	Dedeke Drive	Schoenthal Ranch 1	LOT: 21
21	R056488	10150	Montanio Drive	Schoenthal Ranch 1	LOT: 41
22	R056448	10155	Montanio Drive	Schoenthal Ranch 1	LOT: 1A
23	R056449	10155	Montanio Drive	Schoenthal Ranch 1	LOT: 1B
24	R056486	10220	Montanio Drive	Schoenthal Ranch 1	LOT: 40A
25	R056487	10226	Montanio Drive	Schoenthal Ranch 1	LOT: 40B
26	R056450	10227	Montanio Drive	Schoenthal Ranch 1	LOT: 2R
27	R056451	10243	Montanio Drive	Schoenthal Ranch 1	LOT: 3
28	R056485	10246	Montanio Drive	Schoenthal Ranch 1	LOT: 39
29	R056452	10309	Montanio Drive	Schoenthal Ranch 1	LOT: 4
30	R056453	10329	Montanio Drive	Schoenthal Ranch 1	LOT: 5
31	R056484	10330	Montanio Drive	Schoenthal Ranch 1	LOT: 38
32	R056483	10440	Montanio Drive	Schoenthal Ranch 1	LOT: 37
33	R056454	10445	Montanio Drive	Schoenthal Ranch 1	LOT: 6
34	R056481	10446	Montanio Drive	Schoenthal Ranch 1	LOT: 36A
35	R056482	10450	Montanio Drive	Schoenthal Ranch 1	LOT: 36B
36	R056480	10460	Montanio Drive	Schoenthal Ranch 1	LOT: 35
37	R056479	10470	Montanio Drive	Schoenthal Ranch 1	LOT: 34
38	R056478	10480	Montanio Drive	Schoenthal Ranch 1	LOT: 33
39	R056500	10803	Tonne Drive West	Schoenthal Ranch 2	LOT: 50
40	R056510	10808	Tonne Drive West	Schoenthal Ranch 2	LOT: 59
41	R056502	10811	Tonne Drive West	Schoenthal Ranch 2	LOT: 51
42	R056503	10824	Tonne Drive West	Schoenthal Ranch 2	LOT: 52