

AGENDA ITEM NO. 5

**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: An Ordinance releasing approximately 252 acres from the City of San Antonio Extraterritorial Jurisdiction (ETJ), as petitioned by the City of Elmendorf contingent on the release of approximately 183 acres from the City of Elmendorf ETJ

DATE: August 11, 2005

SUMMARY AND RECOMMENDATIONS

This is a request for consideration of an ordinance releasing approximately 252 acres from the City of San Antonio's Extraterritorial Jurisdiction (ETJ), as petitioned by the City of Elmendorf contingent on the release of approximately 183 acres from the City of Elmendorf ETJ.

BACKGROUND INFORMATION

On May 24, 2005, the City of Elmendorf submitted a petition to release approximately 252 acres comprised of 118 acres situated north of Highway 181 and Stuart Road, 116 acres to the south of Highway 181 and Stuart Road, and 18 acres of right-of-way along Highway 181. Attached is a location map of the proposed release.

The portion south of Highway 181 is in the Elmendorf water service area and the part north of Highway 181 is in the East Central Water Supply service area. The draft Master Development Plan for the site consists of 234 developable acres proposed for mixed-use development with a total of 681 single-family homes. The plan also proposes 114 town homes, 242 apartments and 80,000 square feet of retail space. The City of Elmendorf plans to grant Tax Increment Financing for this property.

In exchange, the City of Elmendorf has agreed to release from their ETJ, approximately 183 acres along the south right-of-way line of Highway 181 generally between a private road at Cassiano Road and S. Loop 1604. This exchange allows the City of San Antonio to have development authority (platting) on both sides of US Highway 181 to S. Loop 1604. San Antonio currently has platting authority on the north side of Highway 181 abutting Calaveras Lake.

On May 24, 2005, the City Council Urban Affairs Committee reviewed Elmendorf's request for the release of approximately 252 acres from San Antonio's ETJ and recommended it move forward to the Planning Commission for their recommendation. The Planning Commission considered Elmendorf's request on July 13, 2005 and recommended approval.

POLICY ANALYSIS

The City's annexation goals are to promote orderly growth and provision of municipal services, enhance the City's fiscal position and preserve the integrity of the City and its extraterritorial jurisdiction.

The City of Elmendorf's release of the 183 acres along the south right of way line of Highway 181 grants the City of San Antonio development authority (platting) on both sides of US Highway 181 to S Loop 1604.

The City of Elmendorf City Council has accepted the subdivision master development plan that would regulate the development of the property once it is released from the City of San Antonio ETJ and subsequently annexed into the City of Elmendorf.

The property is contiguous to the City of Elmendorf and the City of San Antonio has no current plans to annex the area at this time.

FISCAL IMPACT

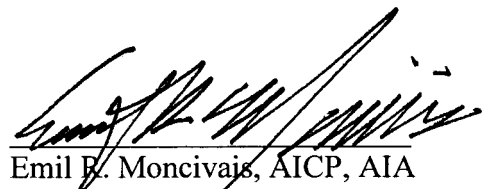
No revenue loss by the City of San Antonio.

COORDINATION

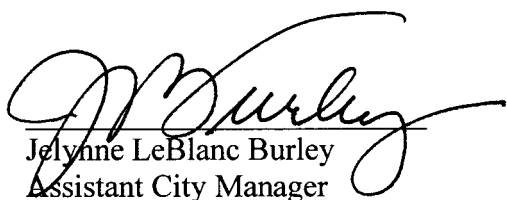
This item was coordinated with Fire, Police, Public Works, Code Compliance, Development Services and Finance Departments, SAWS, City Attorney's Office and the City Manager's Office.

SUPPLEMENTARY COMMENTS

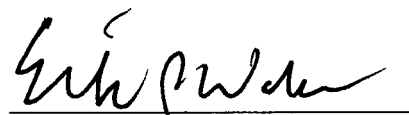
The release of San Antonio's ETJ will be effective only upon the City of Elmendorf's release of ETJ to San Antonio.



Emil R. Moncivais, AICP, AIA
Director, Planning Department



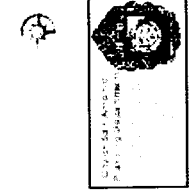
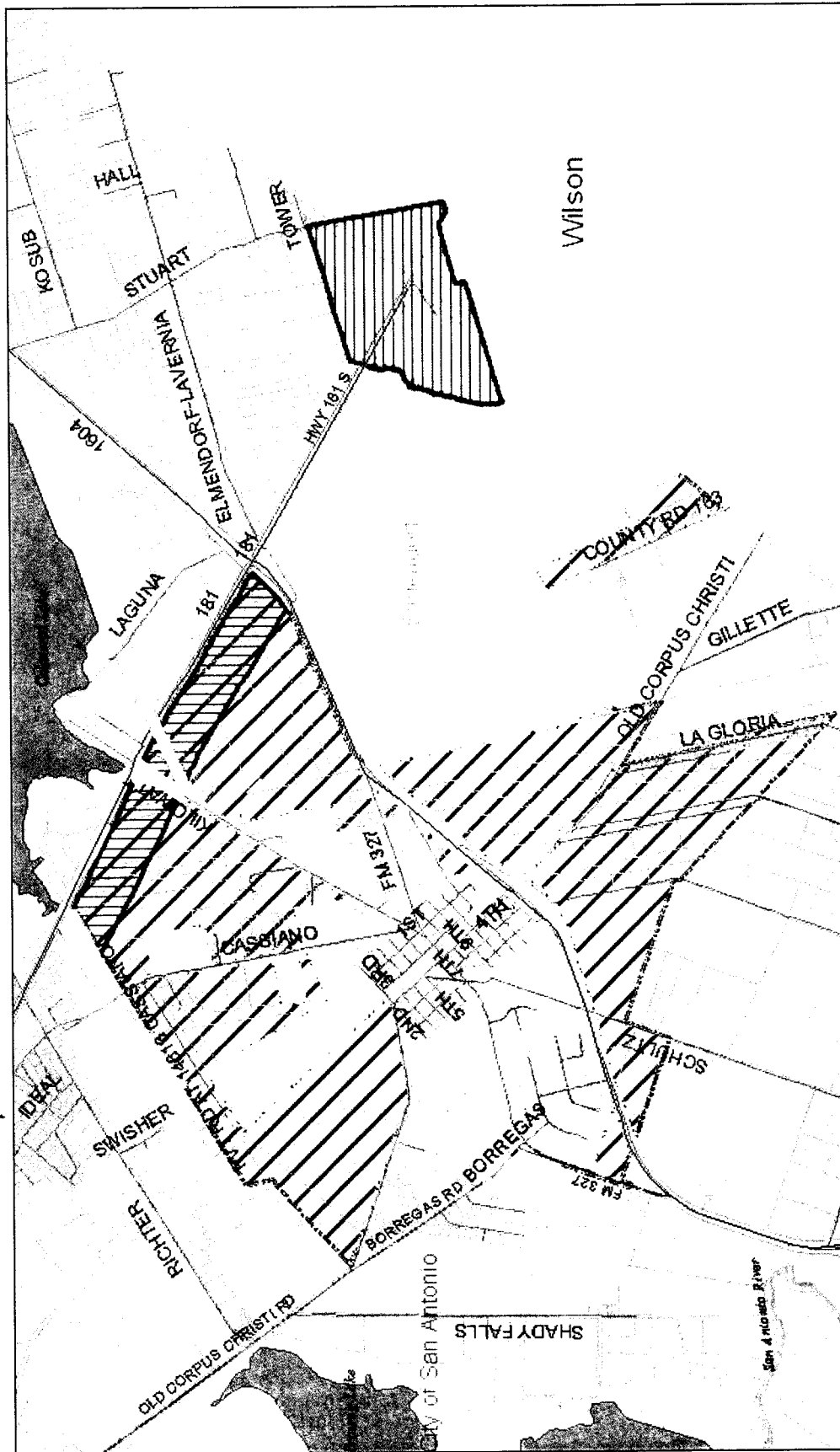
Jelynn LeBlanc Burley
Assistant City Manager



J. Rolando Bono
Interim City Manager

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- ☒ Release to Elmendorf
- ☐ Release to COSA
- ☐ Elmendorf ETJ
- ☐ San Antonio ETJ
- ☐ City of Elmendorf
- ☐ City of San Antonio
- ☐ Bexar County
- ☐ Wilson County

City of San Antonio
Proposed ETJ exchange with City of Elmendorf

