

Agenda item #47

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

TO: Sheryl Sculley, City Manager

FROM: Emil R. Moncivais, FAICP, AIA, CNU, Director, Planning Department

SUBJECT: An Ordinance approving the release of property directly adjacent to the north, east and southwest of Fair Oaks Ranch city limit line from the City of San Antonio's Extraterritorial Jurisdiction (ETJ) as requested by the City of Fair Oaks Ranch.

DATE: June 29, 2006

SUMMARY AND RECOMMENDATIONS

The City of Fair Oaks Ranch has requested the release of property directly adjacent to the north, east and southwest of the Fair Oaks Ranch city limit line from the City of San Antonio's ETJ. It is the desire of Fair Oaks Ranch to gain an ETJ to better control the character and the density of the potential development directly adjacent to their City limits. Staff recommends approval of the requested release.

BACKGROUND INFORMATION

On February 2, 2006, the Fair Oaks Ranch City Council passed a resolution to request the City of San Antonio release property from the City's ETJ. Subsequently, a petition requesting the release of approximately 3,258 acres was then filed by Fair Oaks Ranch on March 23, 2006.

The City of Fair Oaks Ranch incorporated in 1987. The City of San Antonio released the property for the incorporation with the condition that Fair Oaks Ranch release their ETJ rights. In recent years, Fair Oaks Ranch has received several requests for annexation, water and emergency services from various property owners in the proposed released areas.

The property along the north and east boundary of Fair Oaks Ranch is one mile radius from Fair Oaks Ranch city limits and includes the Fairco, Grona and Corley Tracts. The Fair Oaks Ranch envisions this property to be developed primarily with single family residences with some of the property along Ralph Fair Road to be developed with commercial uses. This property is accessible by way of a four (4) mile stretch along Ralph Fair Road. The property to the southwest toward IH-10 is referred to as the Pheiffer Tract and is approximately 2.45 miles north of the city limit line. Fair Oaks Ranch envisions the vacant property to be developed primarily with single family residences on one acre or larger lots, a 20 acre school site and 10 acres of commercial uses. An existing Frost Bank branch is currently operating south of the intersection of Fair Oaks Parkway and the IH-10 access road. Please see the attached map.

Fair Oaks Ranch has two (2) existing water sources including the Fair Oaks Ranch Utilities and the Guadalupe-Blanco River Authority (GBRA). SAWS will be a third potential water source once the extension of their CCN to the southwest (Pheiffer) tract is complete. Fair Oaks Ranch currently has an agreement for fire protection and EMS with Leon Springs VFD and has two fire stations within their city limit boundaries staffed by the Leon Springs VFD. Fair Oaks Ranch participates in an inter-local agreement with Kendall, Comal, and Bexar Counties as well as the City of Boerne to provide additional response for fire protection and EMS during emergency situations or as requested by dispatch. The requested release was recommended for approval by the Planning Commission on May 24, 2006 and was recommended for full Council consideration by Urban Affairs on June 21, 2006.

POLICY ANALYSIS

The requested release was individually evaluated based on the City's annexation goals and policies. The City's annexation goals are to preserve the City's range of annexation options, promote orderly growth and the provision of municipal services, enhance the City's fiscal position, preserve the integrity of the City and ETJ, and maintain a systematic annexation process.

Annexation is not a viable option in the near future based on the remote location and the difficulty to provide municipal services. Future annexation by San Antonio would require a new fire station in the vicinity and result in extended police response times due to the travel distance. Upon release, future development will adhere to the City of Fair Oaks Ranch Subdivision Ordinance which requires stringent minimum lot sizes and frontages based on the type of water system in the proposed development.

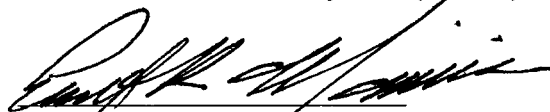
SAWS has secured affidavits from property owners on the Pheiffer Tract supporting (SAWS) application to extend their CCN and provide future service to the area if released from the City's ETJ. Under TCEQ CCN rules, in order for SAWS to extend their CCN outside the City's ETJ, written permission from the customers owning tracts larger than 25 acres is required.

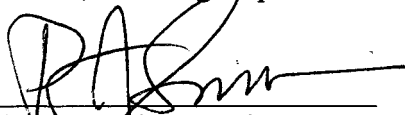
FISCAL IMPACT

There is no revenue loss by the City of San Antonio.

COORDINATION

This item was coordinated with the Departments of Fire, Police, Public Works, Development Services, Environmental Services, Code Compliance, Parks and Recreation, and Library, as well as San Antonio Water System (SAWS) and City Public Service (CPS).


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Director, Planning Department

for 
Jelynn LeBlanc Burley
Deputy City Manager

Approved for Council Consideration:


Sheryl Sculley
City Manager

