

Agenda Item #48

**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 Los Reyes Canyon Subdivision from the City of San Antonio's extraterritorial jurisdiction (ETJ) as requested by the City of Helotes

DATE: June 29, 2006

SUMMARY AND RECOMMENDATIONS

The City of Helotes has requested the release of Los Reyes Canyon Subdivision from the City of San Antonio's ETJ. Upon the release, Helotes intends to initiate procedures to annex the subdivision as petitioned by the majority of registered voters. It is the opinion of Helotes that they will be better able to provide the Los Reyes Canyon subdivision residents with Police and Fire protection upon the anticipated release and annexation. Staff recommends approval of the requested release.

BACKGROUND INFORMATION

On January 26, 2006, Helotes City Council passed a resolution requesting the City of San Antonio release Los Reyes Canyon Subdivision, approximately 397 acres, from the City's ETJ. Subsequently, a petition requesting the release was then filed by Helotes on March 1, 2006.

Los Reyes Canyon is a single-family gated subdivision with 204 platted lots and private streets located immediately northwest and adjacent to Helotes with Iron Horse Canyon Park directly to the southwest. Single access to the subdivision is provided by State Highway 16 (Bandera Road). More than 60 percent of the subdivision is developed with existing homes while 40 percent remains vacant. The subdivision is approximately 3.5 miles from the San Antonio city limits to Los Reyes Canyon Subdivision. See attached map.

Fire protection and EMS is currently provided to the subdivision and the surrounding area in unincorporated Bexar County by the City of Helotes through an emergency services agreement with Bexar County. The emergency services agreement is scheduled to expire on December 31, 2006. The agreement was recently extended when the City of Helotes City Council voted to discontinue emergency services for unincorporated Bexar County effective April 1, 2006. Furthermore, a new Emergency Services District, ESD, #7 was approved by voters on May 23, 2006. ESD #7 includes a 47 square mile area of unincorporated Bexar County around Helotes and is tentatively scheduled to be legally created and functioning by Fall 2006. Two ESD proposals were previously voted down by area voters in past elections.

The requested release of Los Reyes Canyon 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.

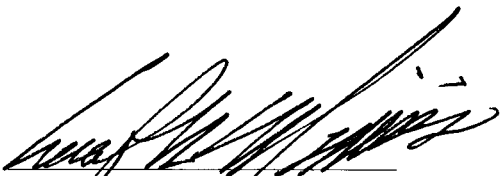
Annexation is not a viable option in the future based on a service perspective due to the location and the City's accessibility to the subdivision. Future annexation of this subdivision would require a new fire station and the creation of a new police district and the realignment of existing districts. Los Reyes Canyon was platted while in the City's ETJ based on an approved Master Development Plan according to San Antonio's UDC provisions and will continue to be developed in the same manner.

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, Library Department as well as San Antonio Water System (SAWS).



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Director, Planning Department



Jelynn LeBlanc Burley
Deputy City Manager

Approved for Council Consideration:



Sheryl Sculley
City Manager

