

Converse Proposed Growth

The City of Converse and the City of San Antonio are considering entering into an **Interlocal Agreement (“ILA”)**. This ILA outlines a series of Municipal Boundary Adjustments (MBAs) and phased-in annexations.

These areas include:

- **Loop 1604 Frontage South to Interstate 10**
- **Northern Frontage of Interstate 10 from 1604 to Foster Road**
- **FM 1516 between Converse and I-10**
- **FM 78 between Converse and Foster Road**
- **Over 30 subdivisions, including Camelot and the Glen**

As a result of this ILA, Converse would grow from 7.10 square miles to over 12.83 square miles in the next 15 + years.

HISTORICALLY SPEAKING...

Converse and the City of San Antonio have been discussing this idea since 2009.

In 2015, San Antonio stated that they would annex all of this area. In 2016, Converse City Council passed a Resolution opposing San Antonio’s plan to annex this area.

In late 2016, San Antonio approached the City of Converse, proposing that Converse receive Loop 1604 to I-10, contingent on accepting The Glen and Camelot subdivisions. Converse said **“Maybe, BUT, we need enough tax base to pay for the City services.”**

After months of discussions, Converse and San Antonio have agreed on the attached map of proposed growth opportunities.

WHAT THE LAW SAYS....

The two cities would prefer that this occur all at once, but State Law won’t allow it.

Under state law, MBAs can only proceed by **1,000 feet** per year (maximum).

Furthermore, **Converse can only annex approximately 1,400 acres the first year and approximately 600 to 700 acres each year thereafter.**

Any property to be annexed with 100 or more homesteads can only be annexed after adopting a **3 year annexation/service plan**. Agricultural property must be given the option of a non-annexation agreement.

WHAT IS NEXT.....

1. San Antonio and Converse will both need to approve an Interlocal Agreement agreeing to take formal action on the proposed growth. Then, Converse can begin annexation.
2. Additionally, San Antonio and Converse must both take action to adjust their municipal boundaries (MBA).

THE MAP

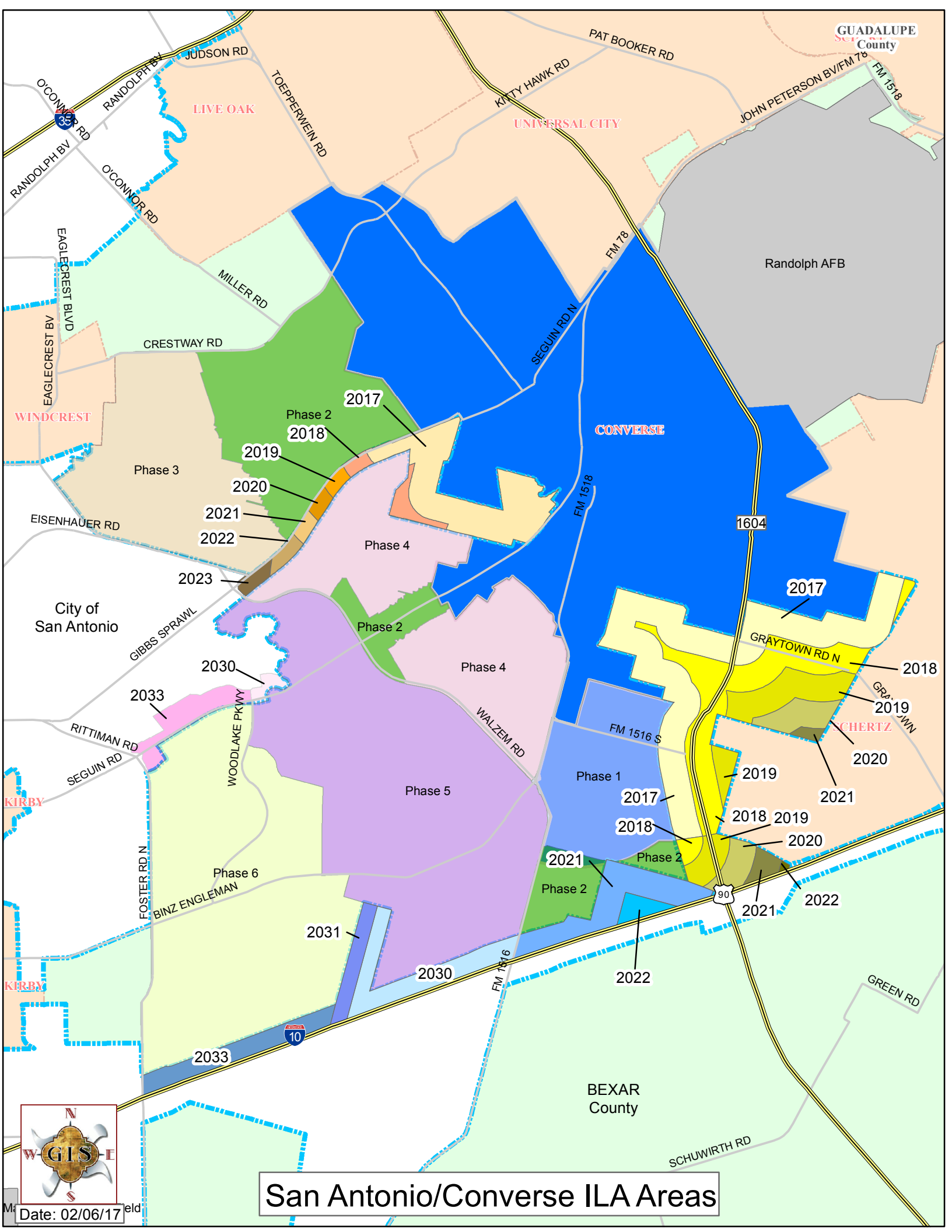
Attached is the proposed map reflecting these legal parameters. Depicted, you will find a **series of MBAs that will take 16 years to complete. There are also six phases of annexations that will take 18 years to complete.** These MBAs and annexations will happen concurrently.

FINANCIAL ASSUMPTIONS

The City of San Antonio and the City of Converse have **conducted an advanced analysis** of the requirements for the financing and staffing of these plans.

The additional areas will provide significant commercial properties and values that are needed to provide the necessary revenues to offset the expenses well into the future.

This analysis shows that, even without additional growth or development, the City of Converse 1) will be able to afford the proposed annexation plan and 2) provide the same level of services to these new areas without negatively impacting existing services to current residents.



San Antonio/Converse ILA Areas



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