

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Steve Parker, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Deputy City Manager

**Subject:** **Interlocal Cooperation Agreement between Guadalupe County and the City of Seguin regarding subdivision regulations in the ETJ**

**Date:** December 15, 2021

The Interlocal Agreement between Guadalupe County and the City of Seguin allows the City to enforce its subdivision regulations in the extraterritorial jurisdiction (ETJ). Currently, the City of Seguin has platting authority when a subdivision of land in the ETJ includes lot sizes of less than 3 acres. Over the past several months City staff has met Guadalupe County to discuss significant changes to the agreement. The proposed changes are based on a number of issues that have come up in the past three years, including but not limited to:

- small family lots that would be exempt under County subdivision regulations but are not exempt under City subdivision regulations;
- sidewalk requirements in the City vs. sidewalk requirements in the rural areas of the County;
- significant differences in City and County street requirements, including right-of-way widths and design standards;
- changes to State Laws that limit cities' abilities to annex properties in the ETJ;
- proposed and/or existing land-locked parcels in which owners desire to create access easements, which the City does not allow;
- and the frequent request for variances to the Interlocal Agreement, which are also not allowed.

Officials from the City of Seguin and Guadalupe County find it in the best interest of both parties to limit the City of Seguin's platting authority in the ETJ. This will eliminate the conflicts between the varying regulations of municipal and county governments. It will also allow property owners in the County to follow the subdivision rules of their own local jurisdiction. The new agreement proposes that the City's platting authority be limited to properties with existing development agreements and properties that will be served by the City of Seguin public water or sewer system.

The agreement, as attached, has been reviewed by City and County staff and is recommended for approval. It shall be effective immediately upon the formal signature and execution by both the City of Seguin and Guadalupe County.