

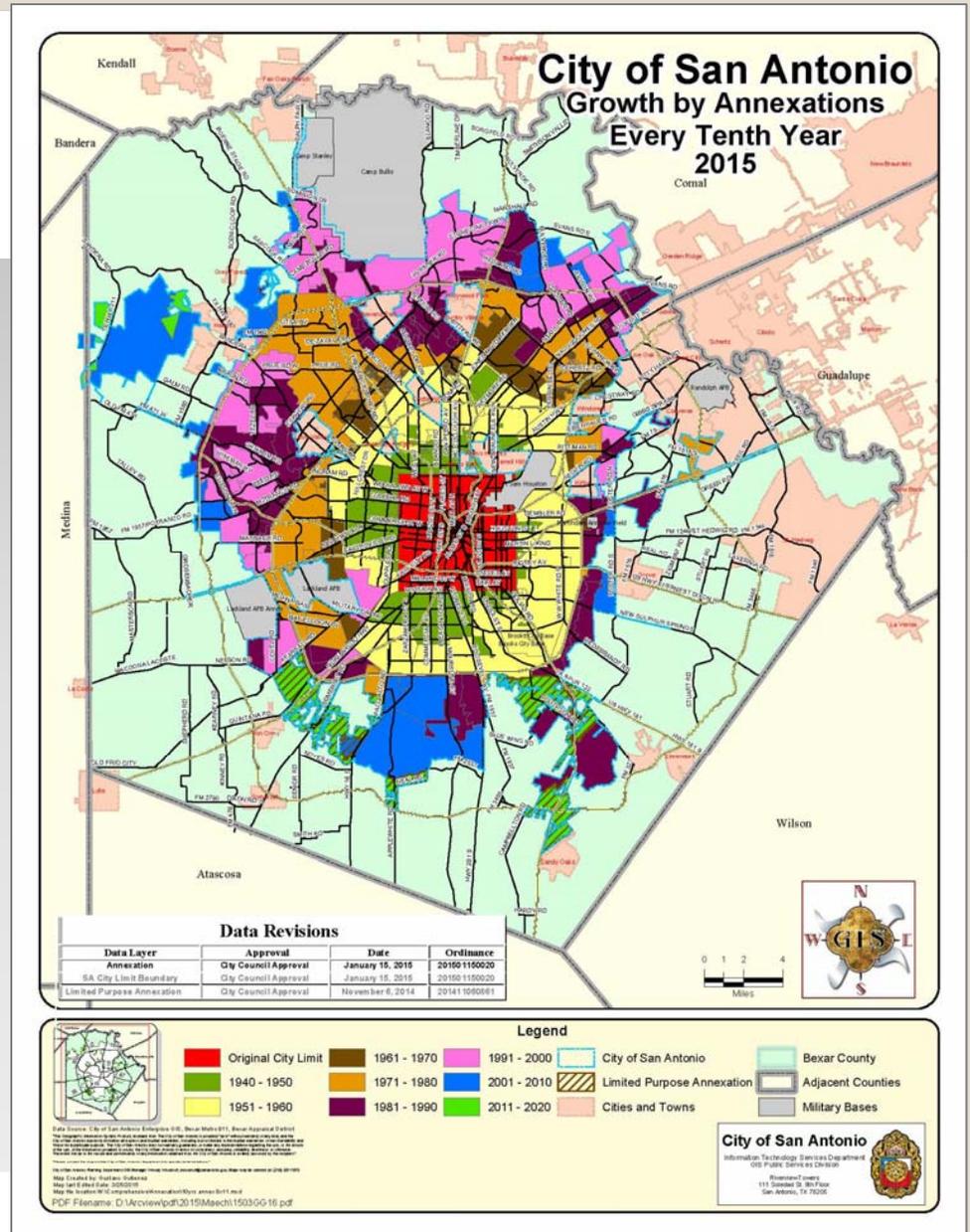
# Annexation Program

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**Director**  
**Department of Planning &  
Community Development**



# Annexation Program

- Why Annex?
- Annexation 360 Program
- Process/Timeline
- Benefits of Annexation



# Why Annex?

## ■ Protects Future Development

- Extends zoning and public health & safety codes
- Requires building permits
- Public voice in managing growth
- Provides urban level services

## ■ Facilitates Long-Range Planning

- Ensures area growth in orderly fashion
- Helps fund capital projects (roads, parks, centers)



# Why Annex? Cont.

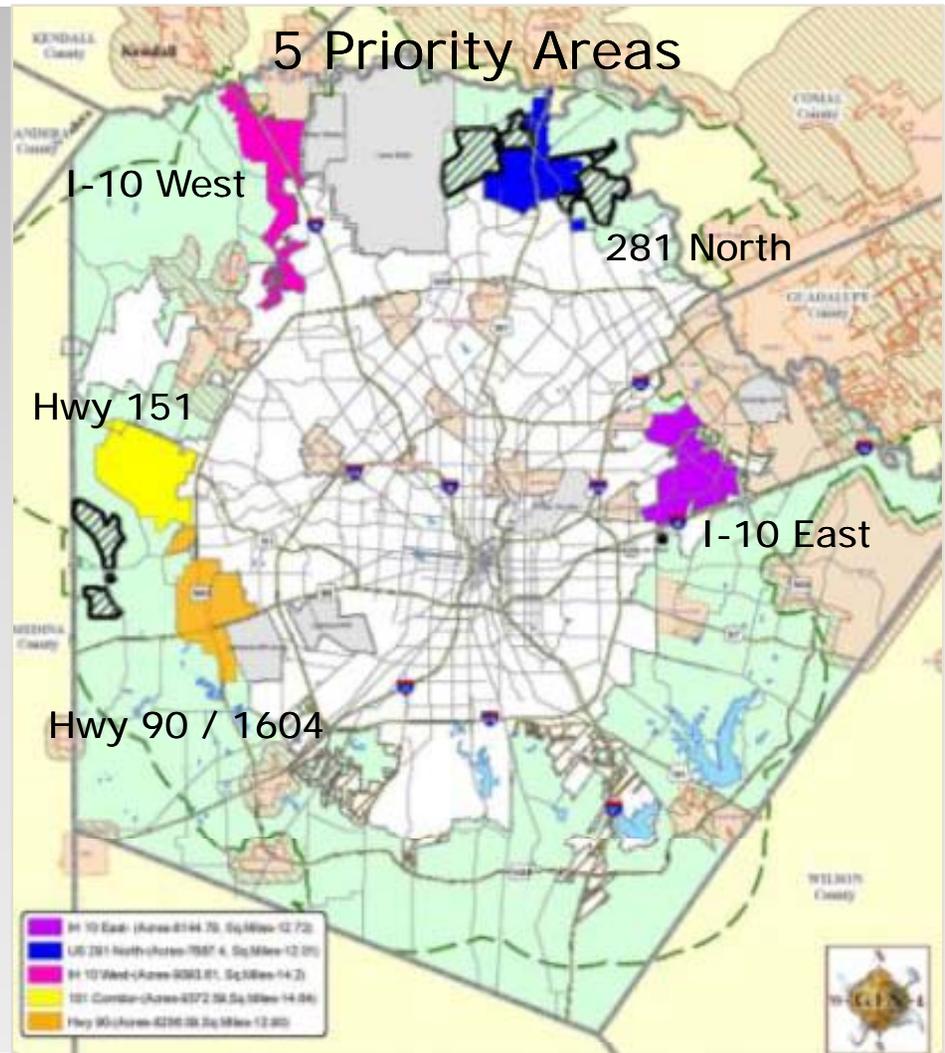
- **Promotes Economic Growth**

- Enhances City's position as regional center by providing certainty through zoning
- Allows City to recoup costs for services enjoyed by residents in outlying areas
- Allows City to participate in regional projects – transportation, sustainability, and land use planning



# Annexation 360 Priority Areas

- Identifies areas where City may chose to initiate annexation proceedings
- Ten-Year Projection
- Estimates phasing for annexation
- Inclusion does not obligate City to annex
- Exclusion does not prohibit an area from being annexed



Annexation 360 Priority Areas

# 1. Projected Growth

- Planned Regional Growth Centers
- Anticipated Development
- Undeveloped Land



# 2. Municipal Services

- Annex areas that benefit from city level service
- Not adversely impact services to existing City areas, but may allow for more efficient future services



# 3. Public Health, Safety & Welfare

- Provide zoning, building codes and development regulations to protect:
  - Military operations
  - Environmentally sensitive areas
  - Neighborhoods and commercial centers



## Policy Categories



## 4. Intergovernmental Strategies

- Protect City's ability to expand
- Work with existing jurisdictions to encourage higher standard of development that results in a strong regional economy



## 5. Fiscal Impact

- Fiscal Impact Analysis for all proposed annexation
- Keep economic activity and tax revenue within City limits



## 6. Non-Annexation Agreements

- City must offer development agreement to land appraised (ad valorem tax purposes) for:
- Agricultural, Wildlife Management, or Timber Management use
- Property owners agree to maintain property undeveloped

# Policy Categories

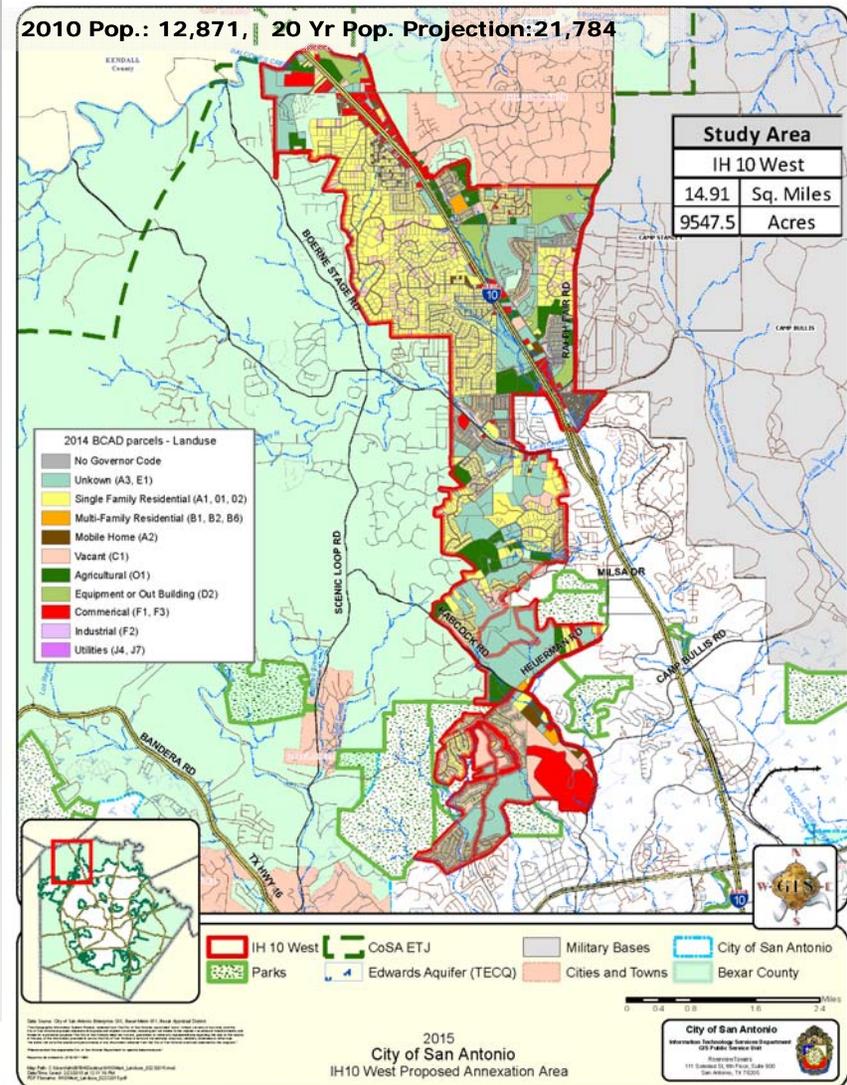
# 2015 Recommendation Areas

- FY 2015 – Three areas:
  - I-10 West Area
  - US 281 North Area
  - I-10 East Area



# I-10 West Priority Area

- I-10 West – a major gateway, adjacent La Cantera, Fiesta Texas, UTSA, Valero, The Rim, and NuStar Headquarters
- \$70 million investment in I-10 West expansion, in FY 2016
- Preserve Camp Bullis and Camp Stanley's military missions
- Preserve rural scenic character, and Edwards Aquifer Zone through zoning

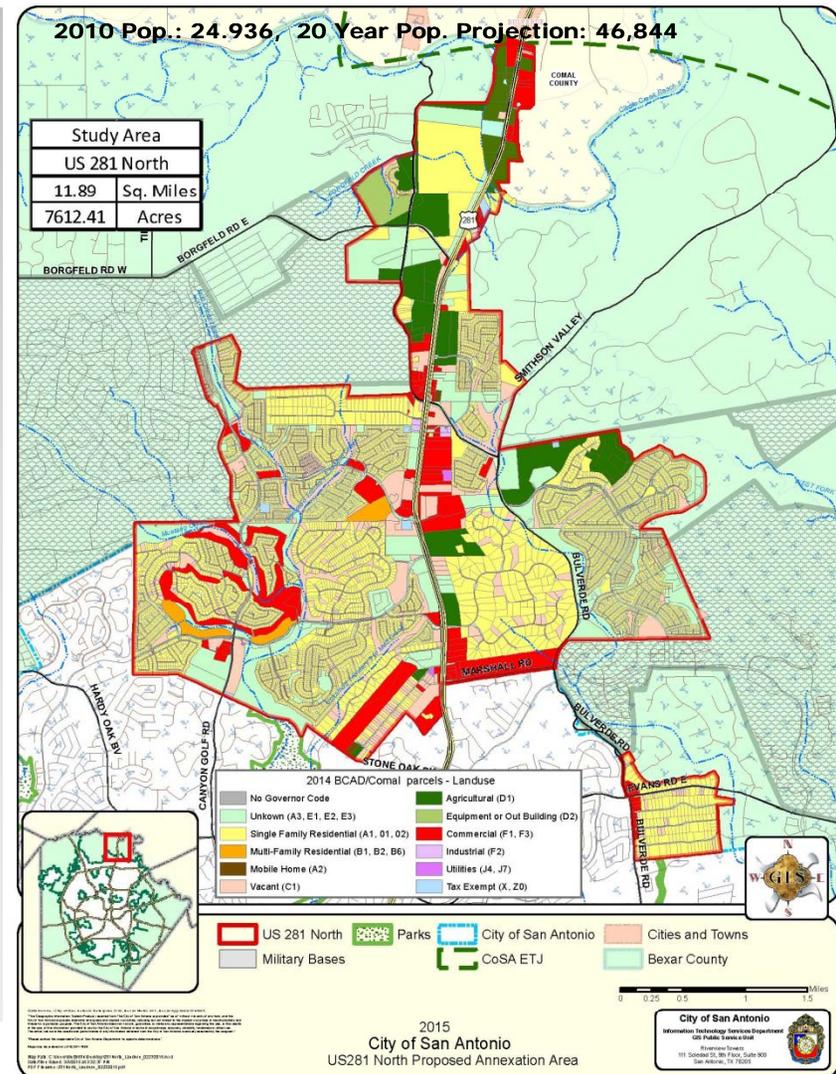


2015 Priority Area

# 281 North Priority Area

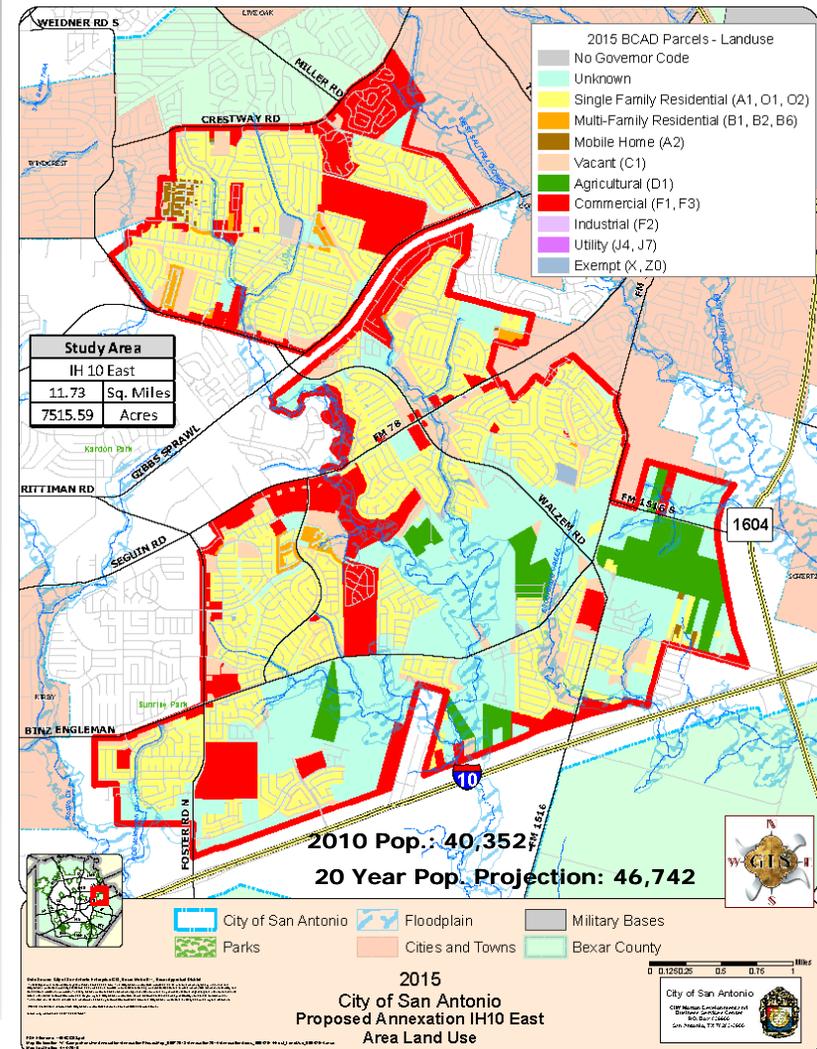
- High growth areas with established neighborhoods
- Positive fiscal impact with established commercial uses
- Protect Edwards Aquifer through zoning
- \$228 Million investment in highway expansion

## 2015 Priority Areas



# I-10 East Priority Area

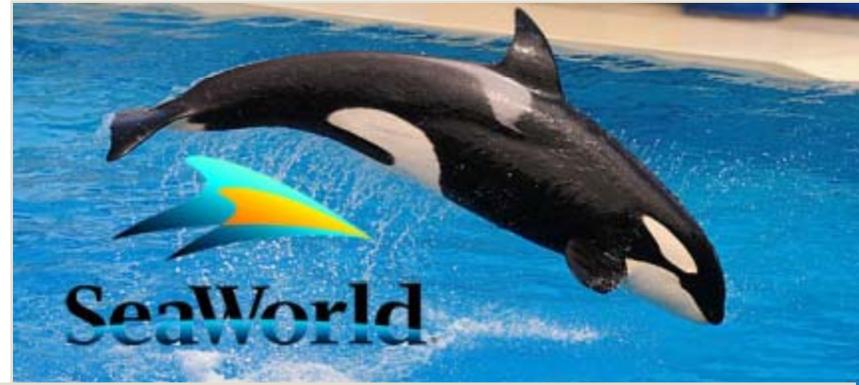
- I-10 East - a major gateway with developing industrial parks
- Dense urban area and commercial growth
- Anticipated residential growth with higher value developments
- Extending city services and regulations to improve public health & safety of study area and adjacent areas within city limits



## 2015 Priority Areas

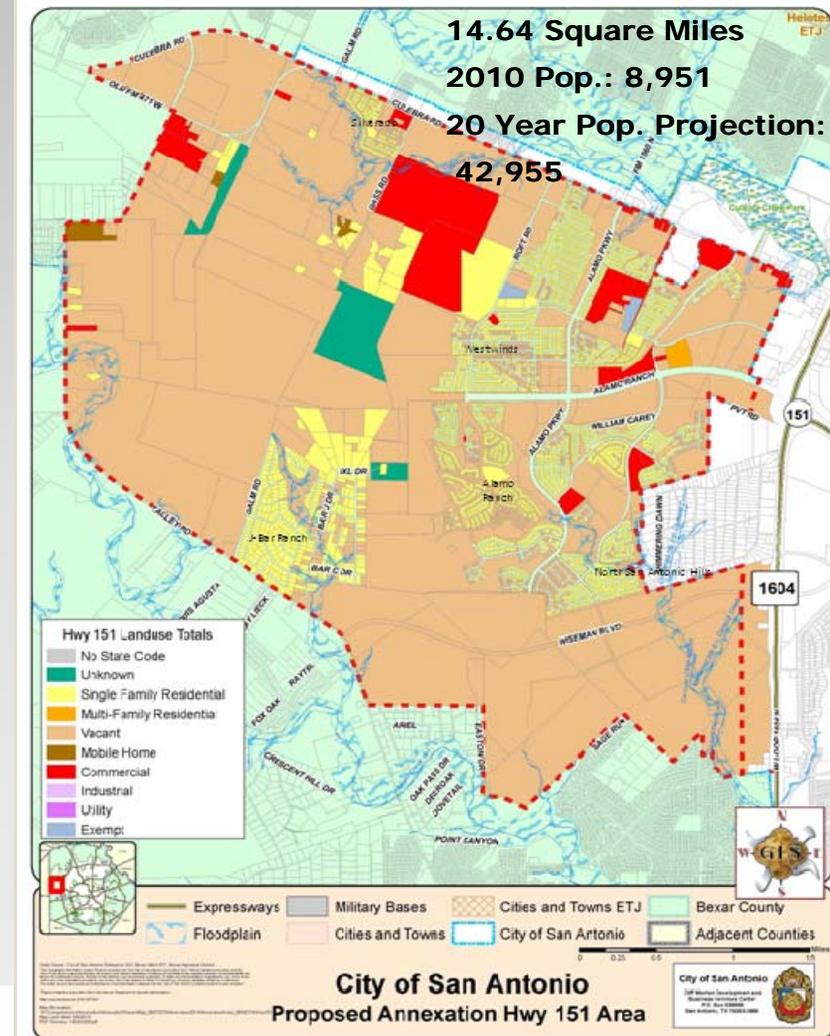
# 2016 Recommendation Areas

- FY 2016 – Two areas:
  - Hwy 151 Area
  - Hwy 90/1604 Area



# Hwy 151 Priority Area

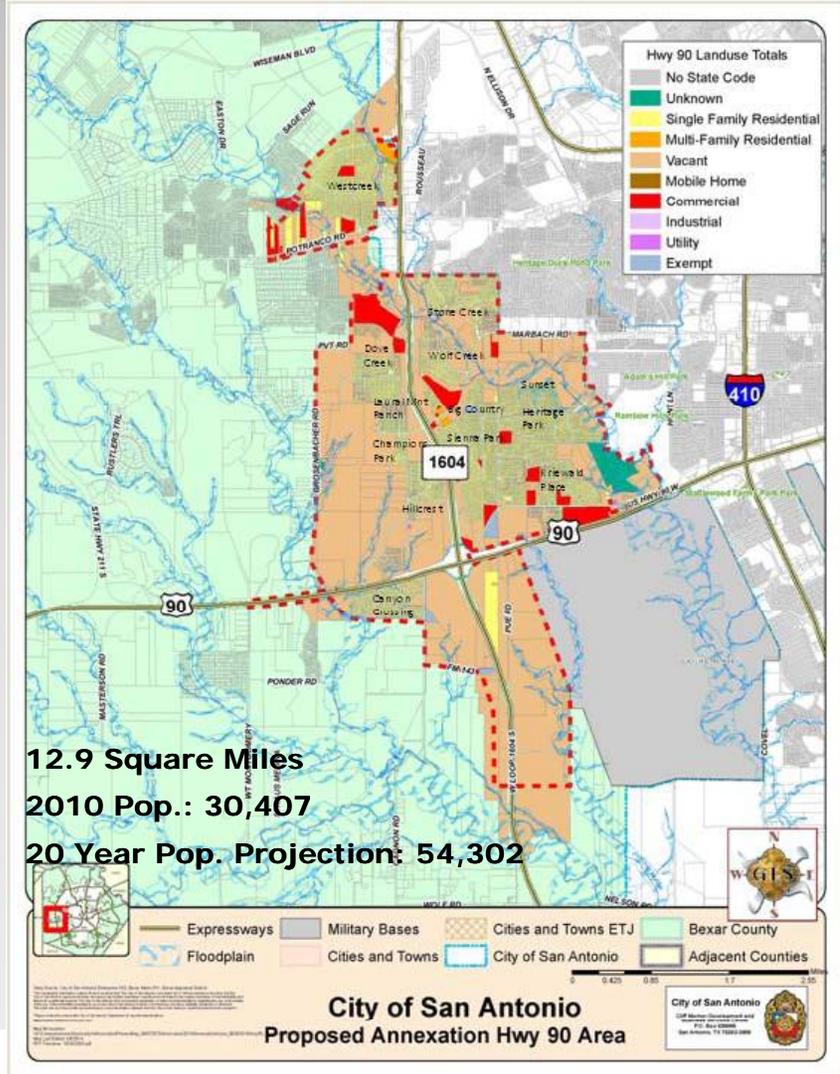
- Positive fiscal impact with emerging commercial centers on Hwy 151, Sea World, and Westover Hills
- \$190.9 Million investment in highway expansion
- Projected 7.2 million square feet commercial build out on 500 acres Westpointe MDPs
- Extend regulations before development occur



2016 Priority Area

# Hwy 90 / 1604 Priority Area

- Dense urbanized area north of Hwy 90
- Farm and ranch land bounded by Hwy 90, Lackland Annex and the City limits
- Developing business/industrial parks
- Preserve Lackland AFB Annex mission through zoning



2016 Priority Area

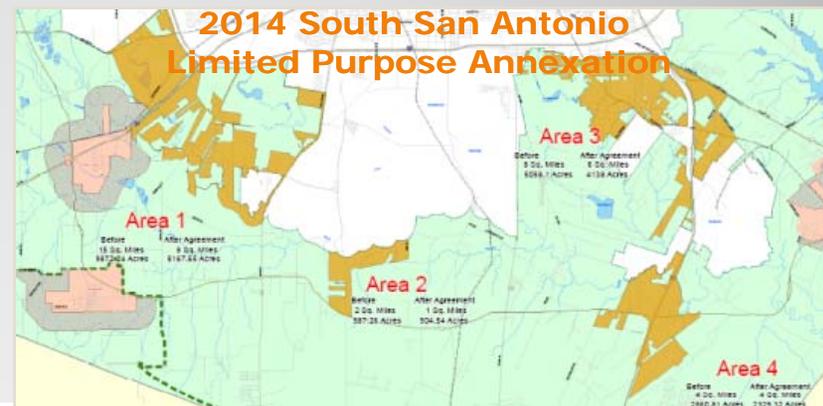
# Process/Timeline

- 4 -Year Process
  - Phase I -2015: Planning Study and Public Hearings
  - 2016 - 2018: Limited Purpose Annexation
  - Full Purpose Annexation (at the end of 2018)



# Limited Purpose Annexation

- Extends some City Regulations
- No City property or sales taxes - Development Services fees apply: building inspections, permit fees, Certificate of Occupancy, etc.
- May vote Mayor, Council and recall elections, not bond elections
  - Not eligible to be a candidate for municipal office
- Development Agreement - properties with agriculture value
  - City will notify property owners prior to annexation
- May lead to future Full Purpose Annexation



## Annexation Method

# Planning Study Schedule

- January – May 2015: Preparation of regulatory and zoning plans
- June – July 2015: Community Meetings
- August – September 2015: Planning and Zoning Commissions briefings
- September – October 2015: Public Hearings
- October – November 2015: Conclude proceedings
- December 2015: Annexation effective



# Additional Planning Requirements

- Year 1: Prepare land use and intensity plan for planning future services
- Year 2: Identify future capital improvement project (CIP)
- Year 3:
  - Include projects in adopted CIP Program & identify potential funding for services & improvements
  - Develop Service Plan
  - Annex for full purposes within 36 months



# Taxes after Full Purpose Annexation

## Property taxes within City limits

- Appraised House Value: \$113,800
- Current Taxes: \$2,342.35
  - *(ESD taxes & No City taxes)*
- Projected taxes: \$2,859.69
  - *(City taxes & No ESD taxes)*
- Potential increase of approximately \$517.34 or 22.1%



## Other Fees and Rate within City limits

- Homeowners insurance would likely decrease 10% – 25%
- SAWS rates would likely decrease by approx. 23% for water and 17% for wastewater

# Impact after Full Purpose Annexation

- City-level services
- Public Health & Safety Regulations
- Building Permits and Inspections
- Development and Zoning



# Full Purpose Annexation Benefits



## Access to City's Public Safety Services:

- **SAFD** rated 2/10 by Insurance Services Organization
  - Fire Fighting: Hazardous Material Response, Technical Rescue, Aircraft Rescue, and Wild Land Urban Interface Team
  - Fire Prevention: 2012 International Fire Codes & Standards,
  - Emergency Medical Services (EMS)
- **SAPD and Park Police**: Major Crimes, Traffic Investigation Detail, K-9 Detail and Bomb Squad, Vehicle Burglary Task Force

Post - Full Purpose Annexation

## Annexation Benefits (Cont.)

- Maintenance of parks, roads and other public facilities
- Eligible for City's Capital Improvement Projects (CIP) Bonds
- Street sweeping and road maintenance
- Mowing of public rights of way, channels, and medians



## Annexation Benefits (Cont.)



- Animal Care Services and Enforcement
- Comprehensive solid waste collection & recycling services
- Code enforcement - nuisance, zoning and business regulations
- Health and human services programs



Miles of Smiles –  
Head Start Program

# Public Health & Safety Regulations



- Building Code
- Electrical Code
- Plumbing Code
- Fire Prevention Code
- Signs and Billboards
- Salvage Yards and Auto Dismantlers
- Lot clearance

Post - Full Purpose Annexation

# Building Permits & Inspection



- Building permits ensure compliance with national building standards
- City Building Inspection determine if work was done in accordance with building codes
- A means to protect your property and your investment

Post - Full Purpose Annexation

# Development & Zoning



- Notification of new zoning and land uses changes
- Planning Commission and Zoning Commission public hearings
- City Council public hearings
- Residents and registered neighborhood associations within 200 feet of proposed zoning change
- Gives community a voice in public hearings

**Post - Full Purpose Annexation**



# Contacts

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- Sofia Lopez, Senior Planner, 210.207.0268

**DPCD Website**



<http://www.sanantonio.gov/Planning/PlanningUrbanDesign/Annexation.aspx>

# Questions?

