

IH-10 WEST PROPOSED LIMITED PURPOSE ANNEXATION



Planning Commission Public Hearing on Annexation, North Sector
Plan Amendments, and Development Agreements

October 2, 2015

City of San Antonio

Department of Planning & Community Development

Annexation Phases 1 & 2

US 281 N



IH-10 West

HWY 151

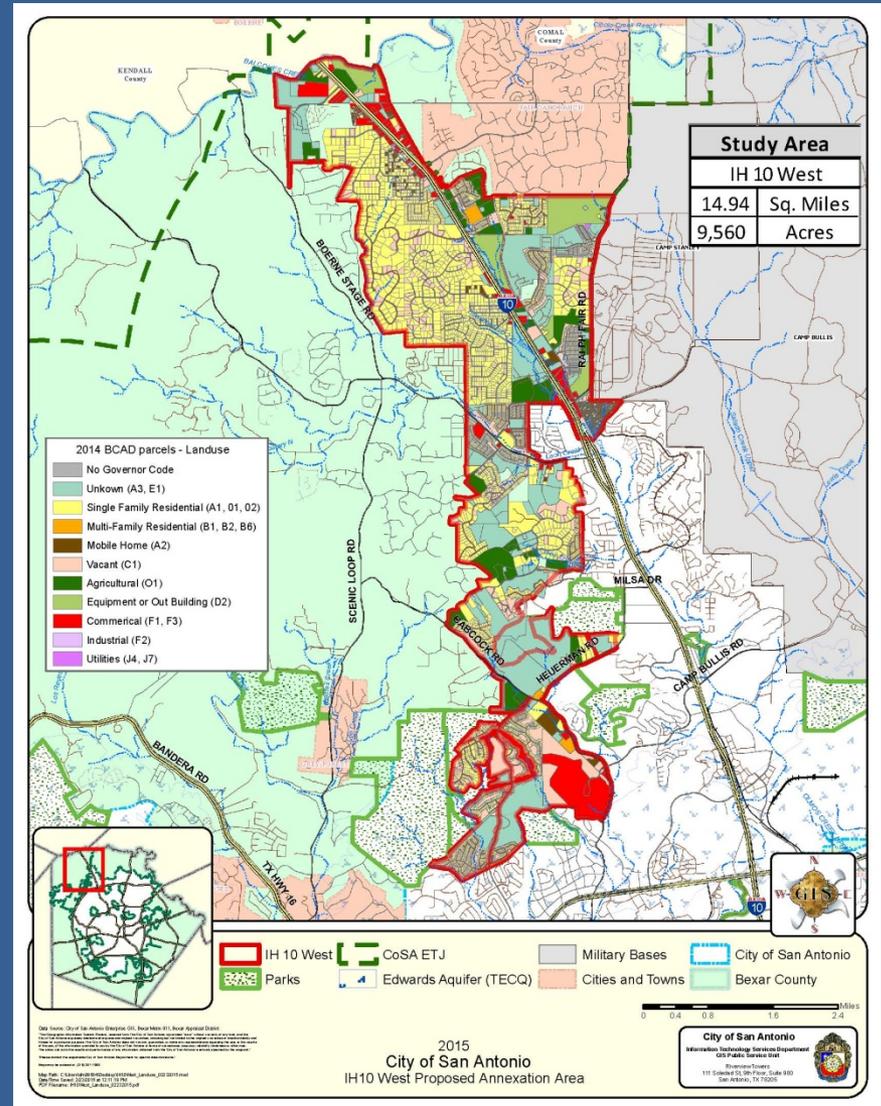


HWY 90/Loop 1604

IH-10 East

IH-10 WEST AREA

- IH-10 West – a major gateway
- 2010 Population: 12,871
- 20 Yr Pop. Projection: 22,928
- 14.94 square miles
- \$220 million investment in IH-10 West expansion, in FY 2016



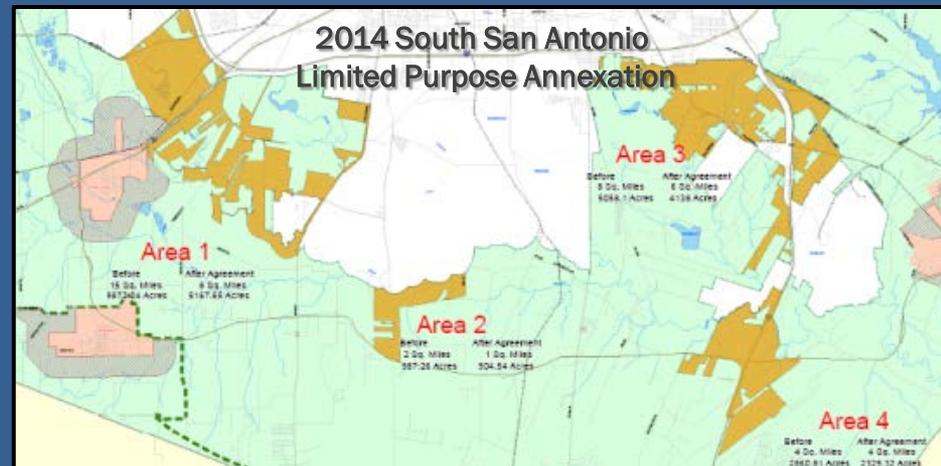
WHY ANNEX?

- Regulates Type and Character of Development
- Extends Zoning
- Requires Building Permits and Inspections



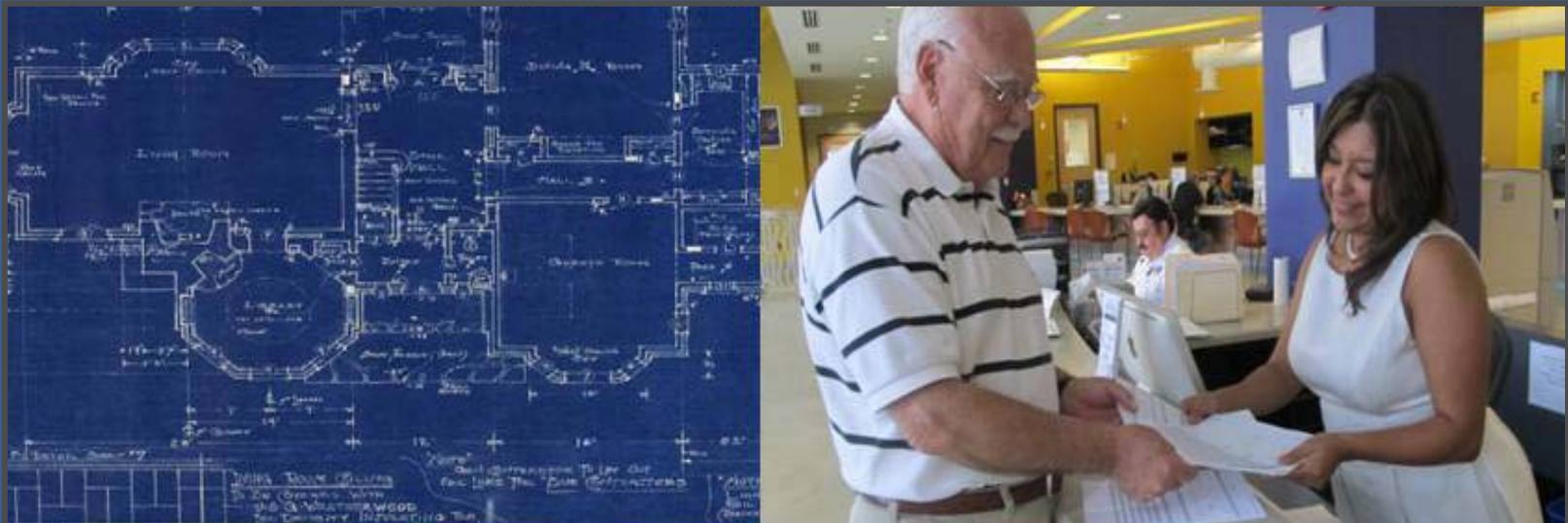
LIMITED PURPOSE ANNEXATION

- Limited Purpose Annexation extends zoning and building codes
- Development Services fees apply
- No City property or sales taxes
- May vote in Mayor, Council and recall elections, not bond elections
- Full purpose annexation before 3rd year



REGULATORY PLAN

- Extends San Antonio Code of Ordinances Related to Development
- Fees waived for 180 days after annexation
 - Plan and Zoning amendments, Non-conforming rights



NON-CONFORMING RIGHTS

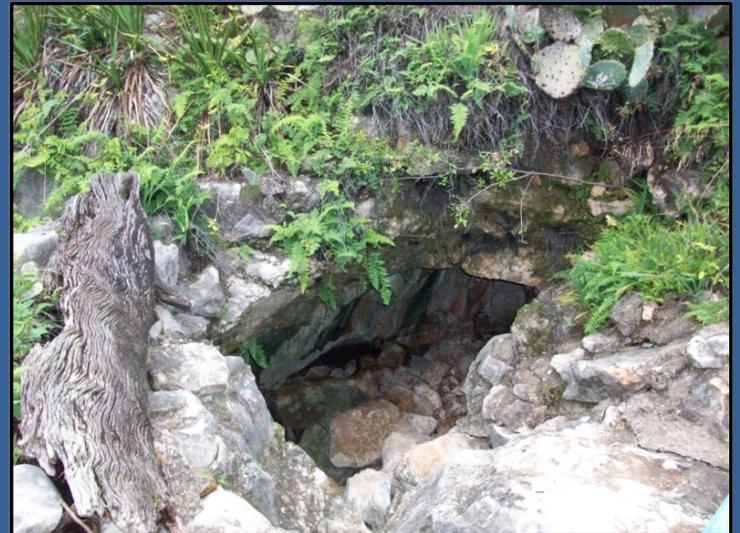


- TX Local Government Code 43.002 - property owners may continue a use of land, if it is a legal use and in existence on:
 - the date annexation proceedings are started (October 29th) or
 - or planned before the 90th day (August 1st) before the effective date of annexation

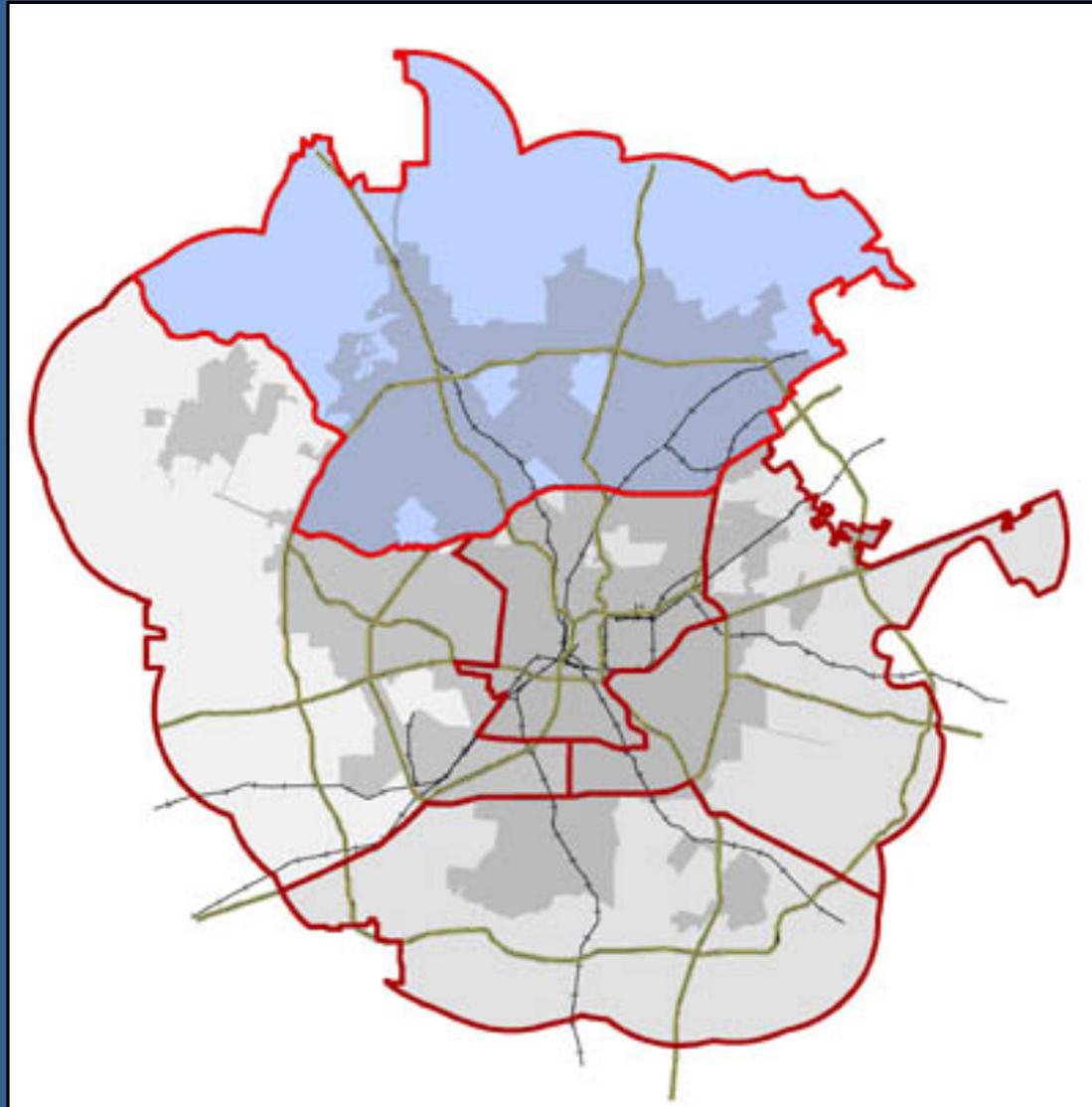
FULL PURPOSE ANNEXATION

■ Urban Level Services

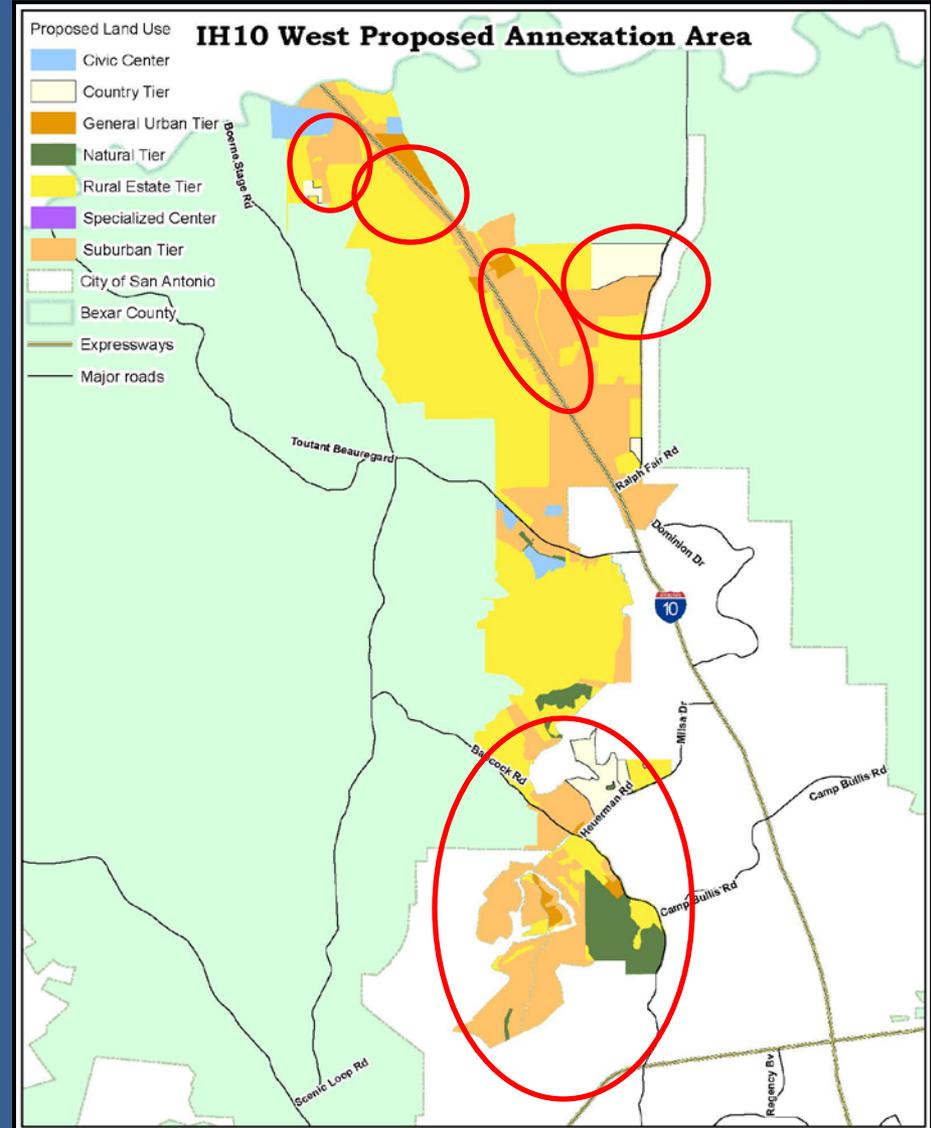
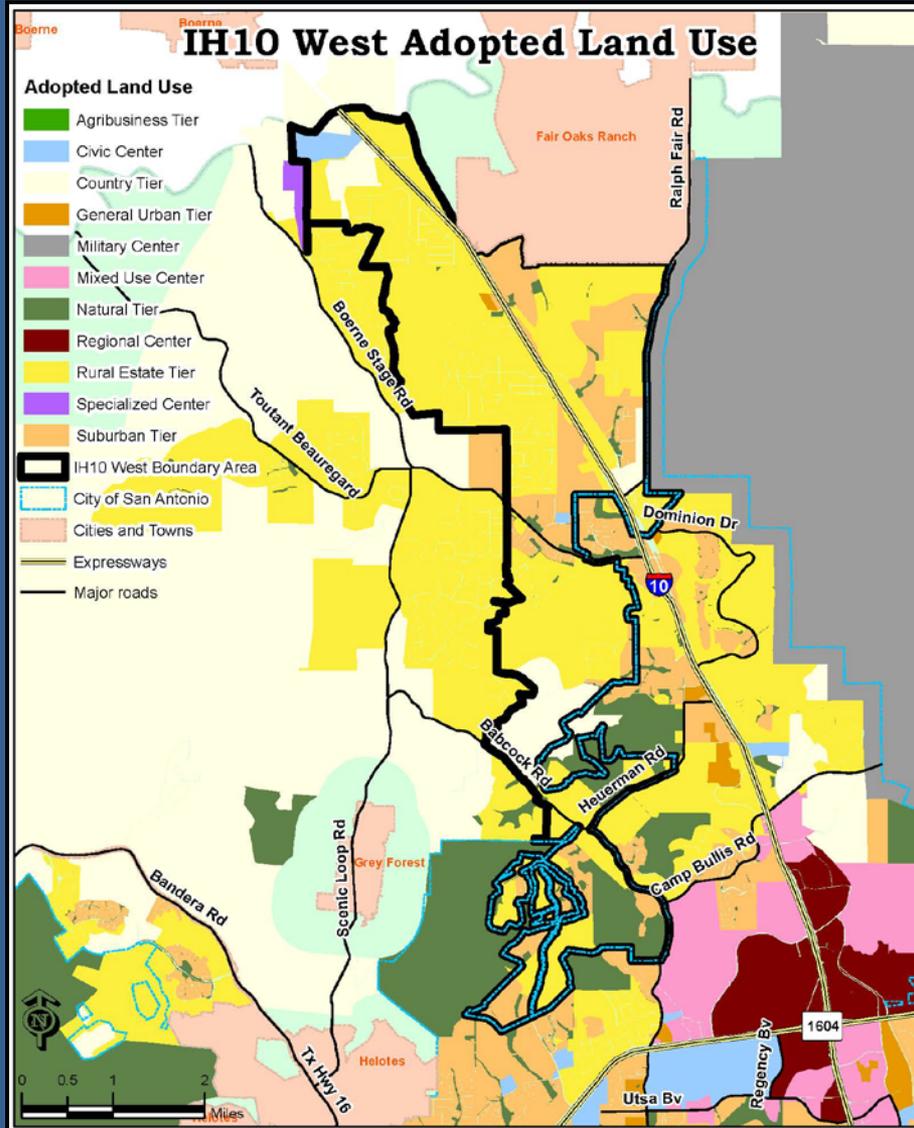
- Comprehensive, urban level services
- Public health and safety regulations
- Eligible for capital improvements and bond projects
- Maintenance of public roads, parks, and other public facilities



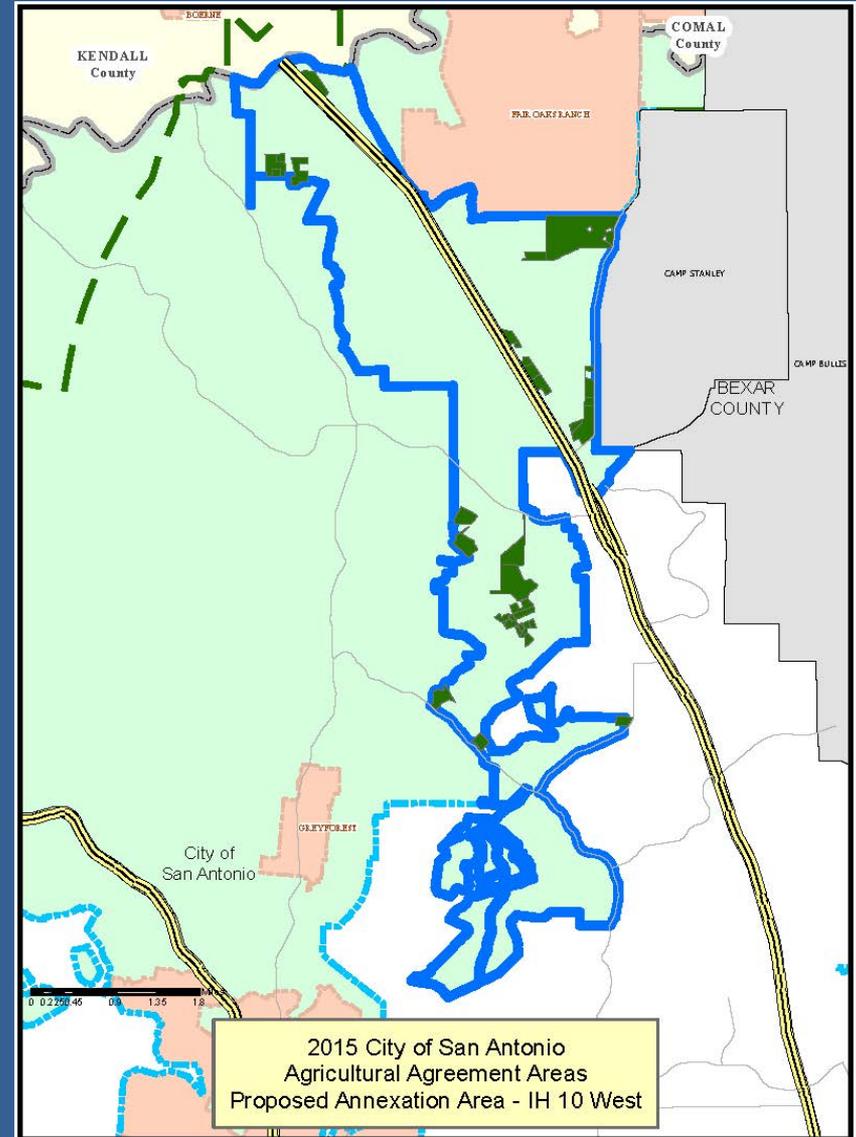
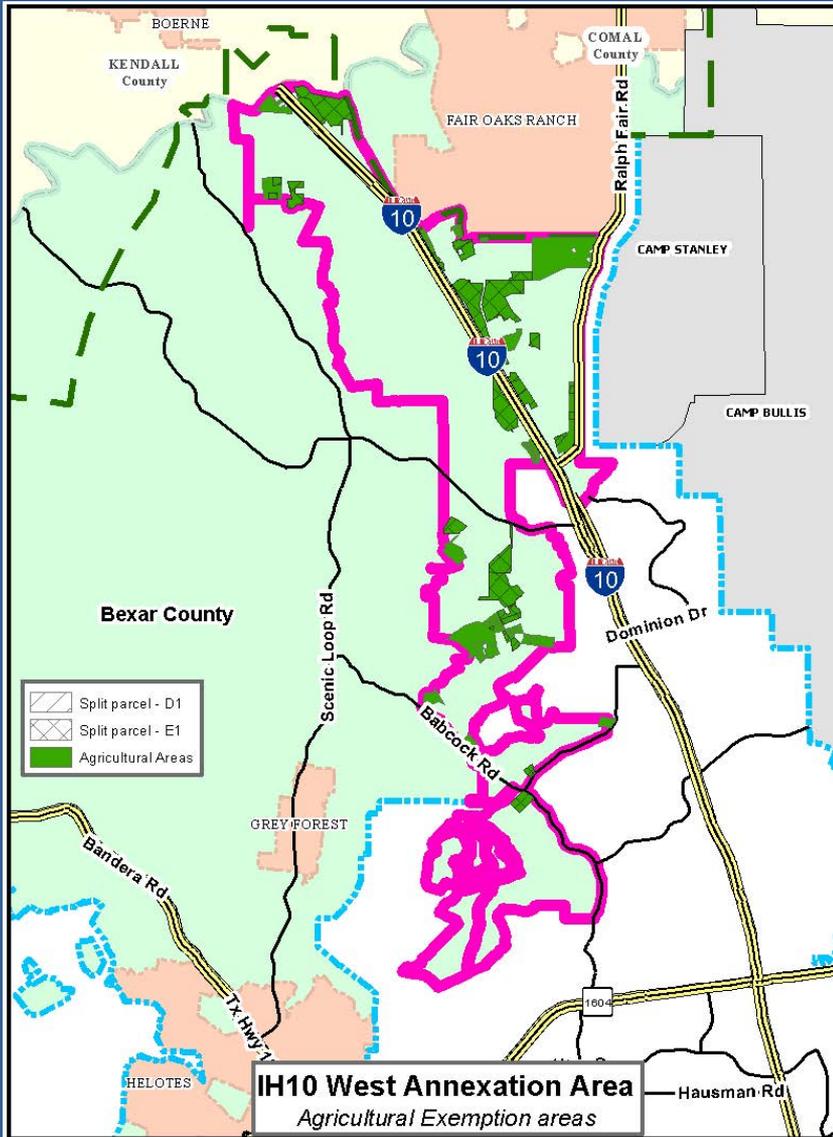
NORTH SECTOR PLAN



IH-10 WEST PLAN AMENDMENTS



DEVELOPMENT AGREEMENTS



Offered Development Agreements

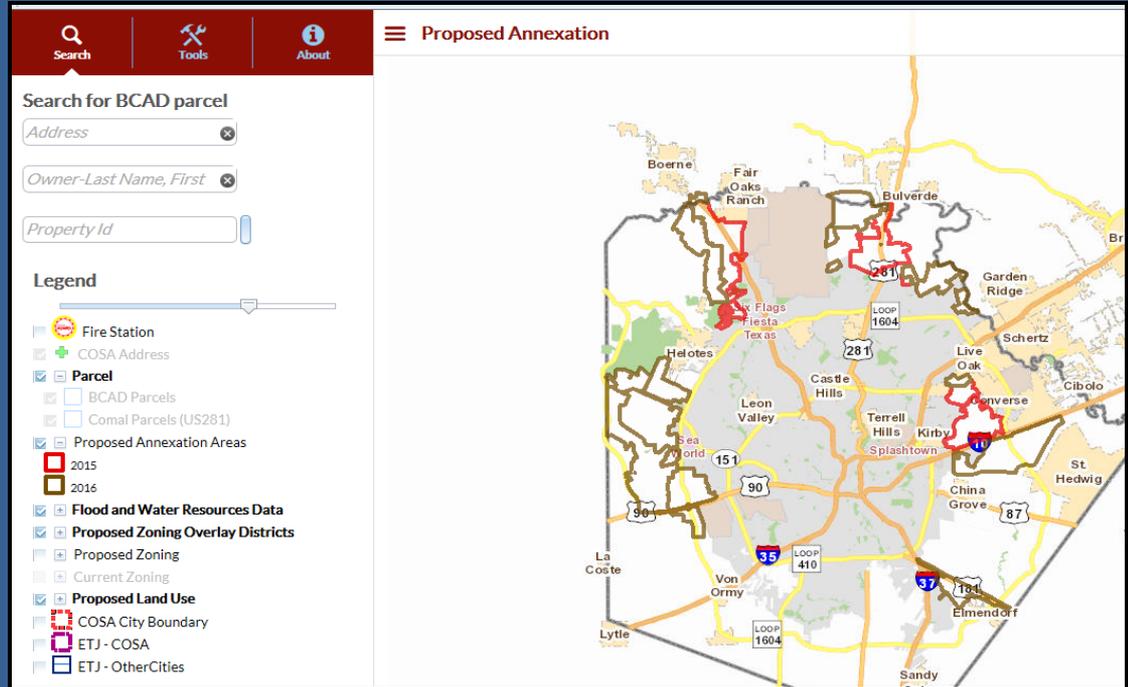
Signed Development Agreements

NOTIFICATION

- Aug. 8 - Open House Session
- Aug. 28 – Zoning notice published
- Sep. 2 – 7,913 hearing notices were mailed
- Sep. 4 – Planning notice published
- Sep. 10 – First annexation hearing notice published
- Sep. 17 – Second annexation hearing notice published
- Sep. 29 – Annexation Ordinance published

ANNEXATION INTERACTIVE MAP

- Available to the public since early August 2015
- Search by address, name, or property ID
- Displays:
 - Adopted/Proposed land use, Proposed Zoning, Overlay Districts, Floodplain, & BCAD Data



IH-10 WEST LIMITED PURPOSE ANNEXATION SCHEDULE

- **August 8, 2015:** Community Meeting
- **September 18, 2015:** Zoning Commission
- **September 30, 2015:** 1st City Council Public Hearing
- **October 2, 2015:** Planning Commission
- **October 7, 2015:** 2nd City Council Public Hearing
- **October 29, 2015:** City Council Consideration
- **November 27, 2015:** Annexation Effective Date



CONTACT INFORMATION

DPCD Main Telephone: 210-207-PLAN (7526)

DPCD WEBSITE



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