

IH-10 WEST PROPOSED LIMITED PURPOSE ANNEXATION



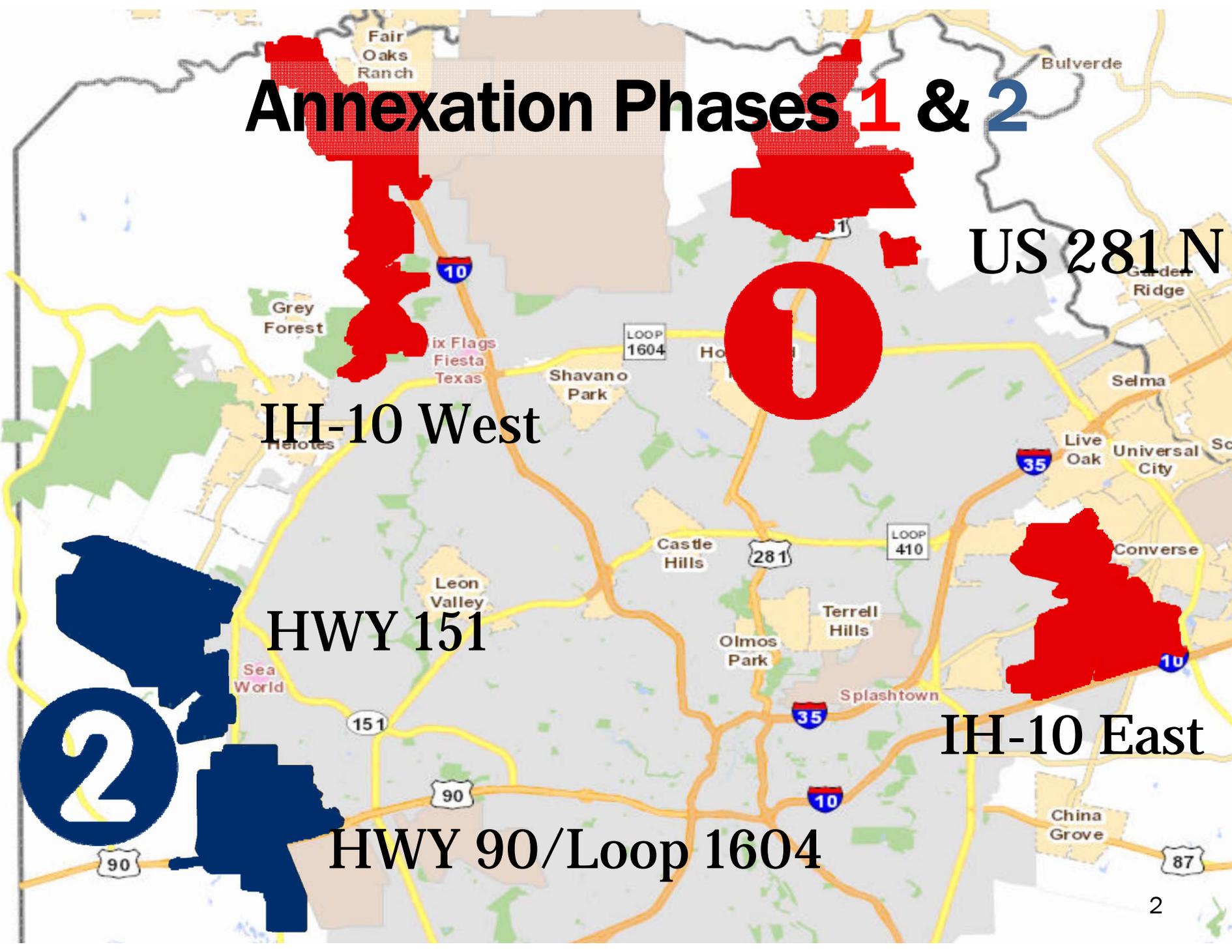
Zoning Commission # Z2015282 CD S ERZD

September 18, 2015

City of San Antonio

Department of Planning & Community Development

Annexation Phases 1 & 2



US 281 N

IH-10 West

HWY 151

IH-10 East

HWY 90/Loop 1604

ANNEXATIONS PHASES

1

FY
2015

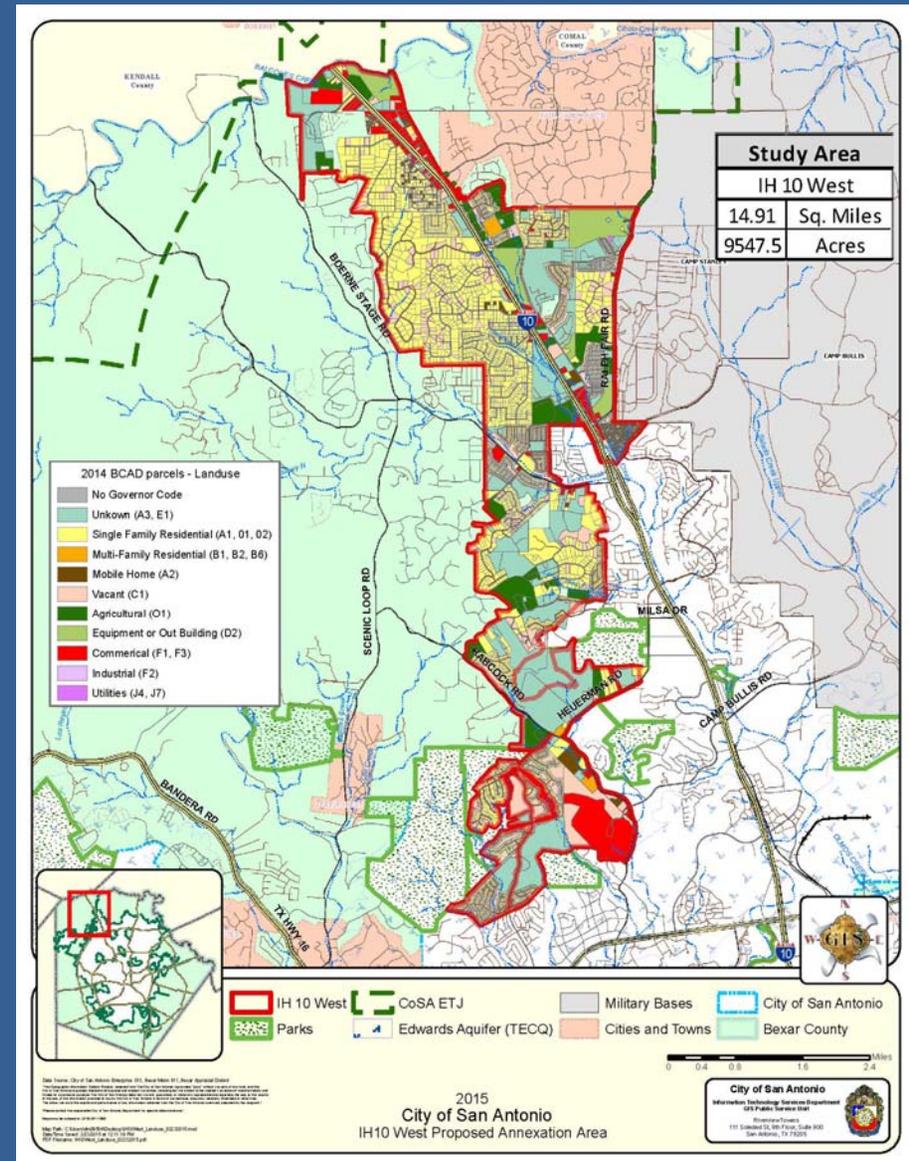
Area	Sq. miles	2010 Pop.	2030 Pop.	20 Yr Operating Impact (\$ in millions)
IH-10 West	14.9	12,781	22,928	\$68.2
US 281 N	12.0	27,936	43,940	\$78.9
IH-10 East	12.5	40,353	54,180	(\$155.5)
HWY 151	14.6	8,951	42,999	\$41.9
HWY 90/ Loop 1604	12.9	30,402	54,302	(\$3.9)
Total 5 areas	66.9	120,423	218,349	\$29.6

2

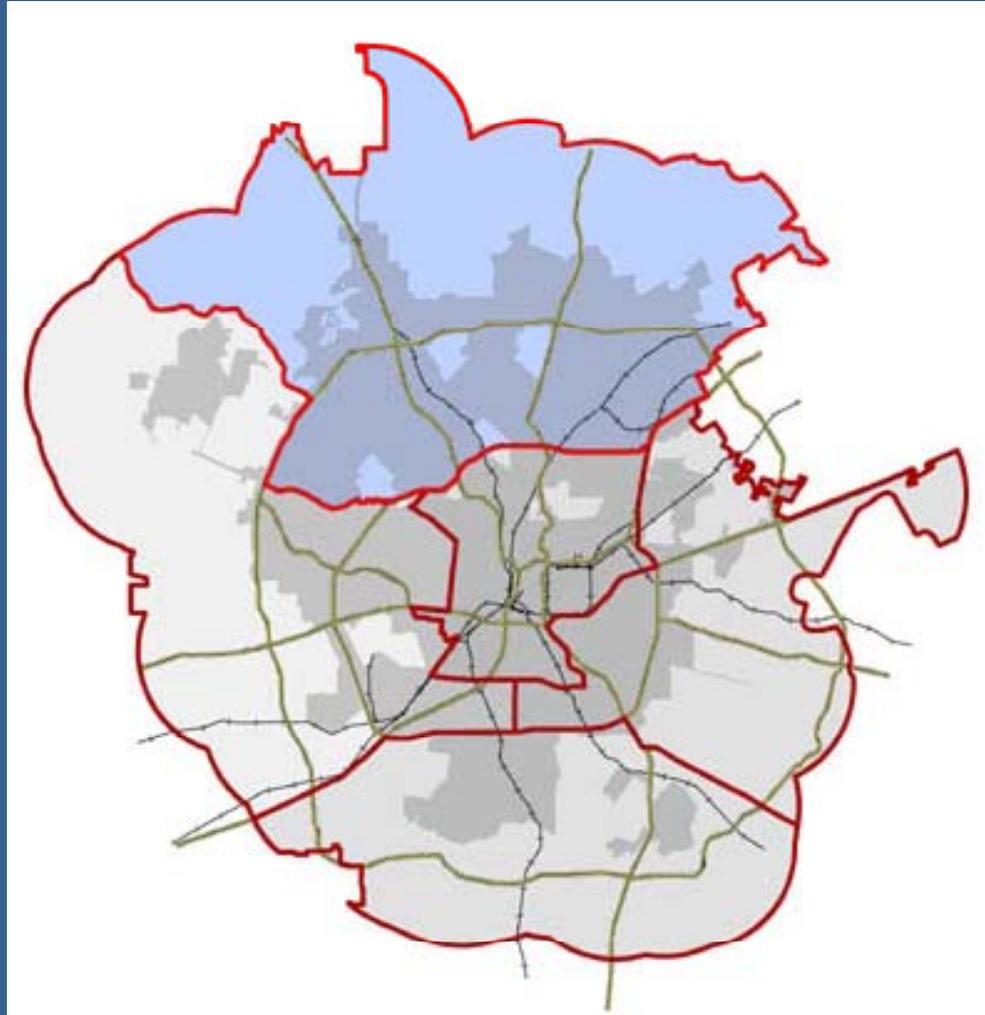
FY
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IH-10 WEST AREA

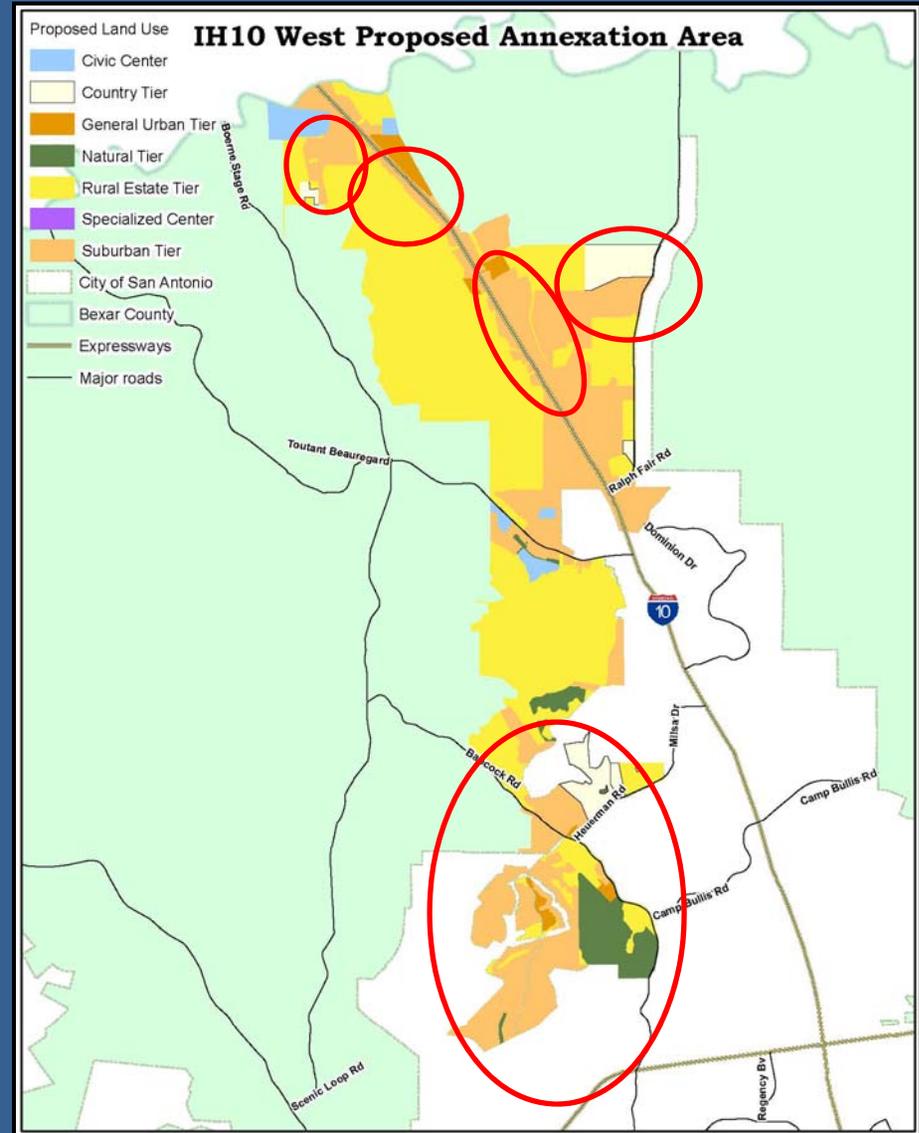
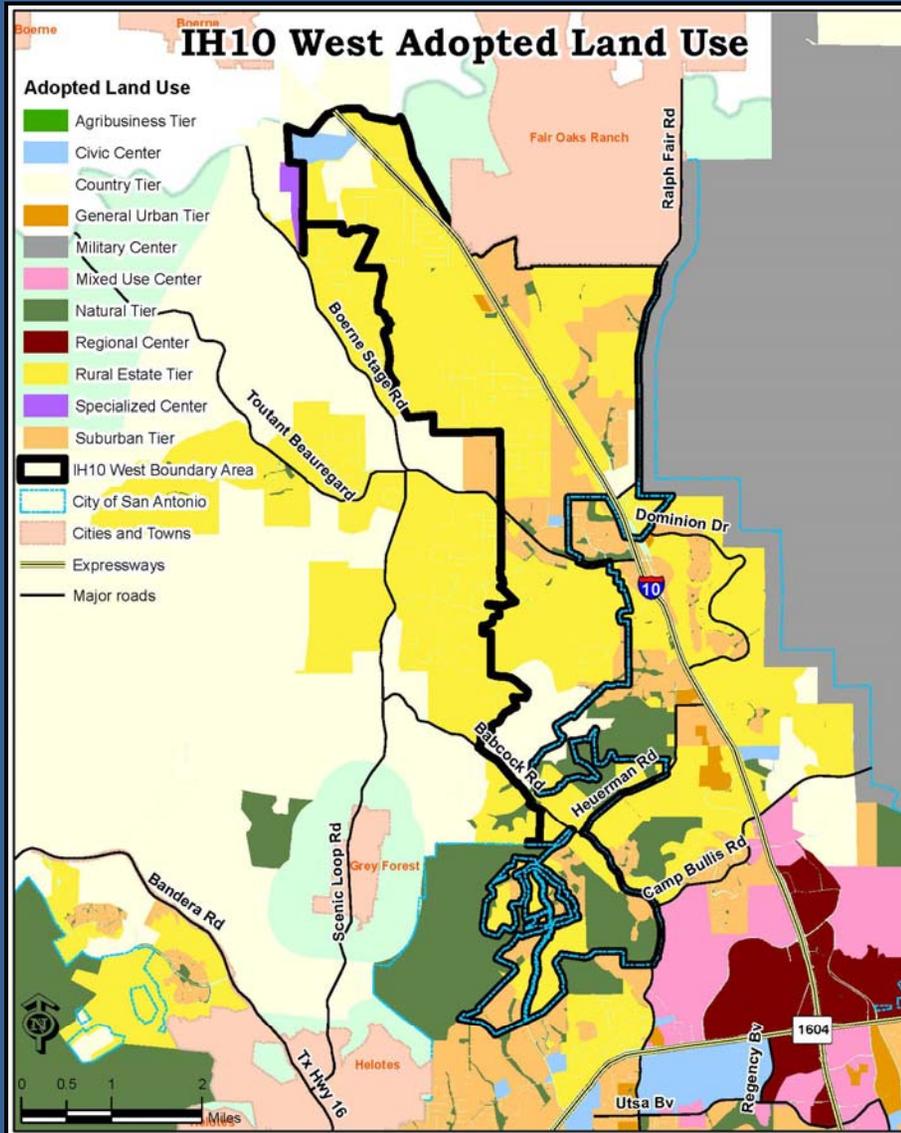
- IH-10 West – a major gateway, adjacent to La Cantera, Fiesta Texas, UTSA, Valero, The Rim, and NuStar Headquarters
- 2010 Population: 12,871
- 20 Yr Pop. Projection: 22,928
- 14.94 square miles (9,560 acres)
- \$220 million investment in IH-10 West expansion, in FY 2016
- Military Lighting Overlay District (MLOD) helps preserve Camp Bullis and Camp Stanley’s military missions
- Preserve rural scenic character, and Edwards Aquifer Zone through zoning



NORTH SECTOR PLAN

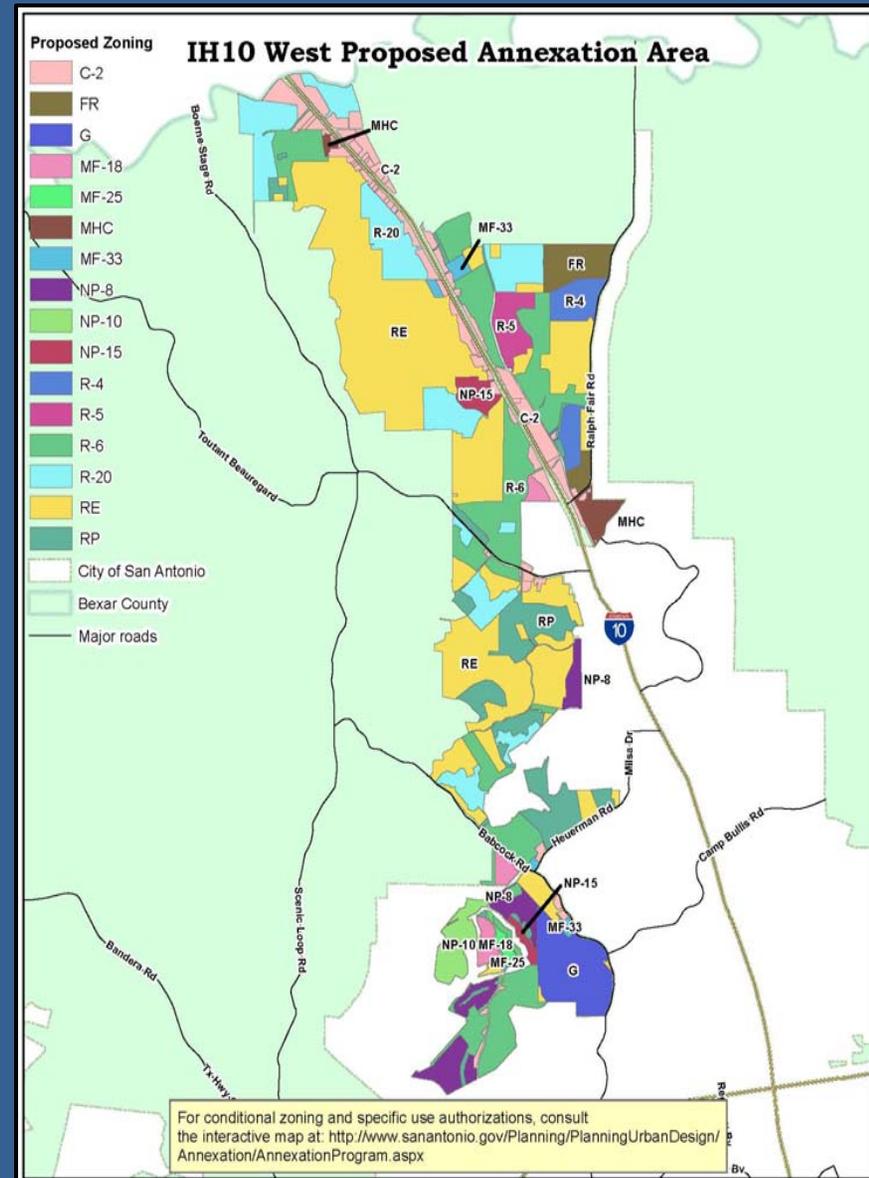


IH-10 WEST PLAN AMENDMENTS



IH-10 WEST PROPOSED ZONING

- Staff assigned base zoning according to:
 - Existing uses and sector plan uses, BCAD Data, Aerials, Field Surveys, and MDPs
 - Meetings with property owners, attorneys, and developers
 - Coordinated with Joint Base San Antonio (JBSA)

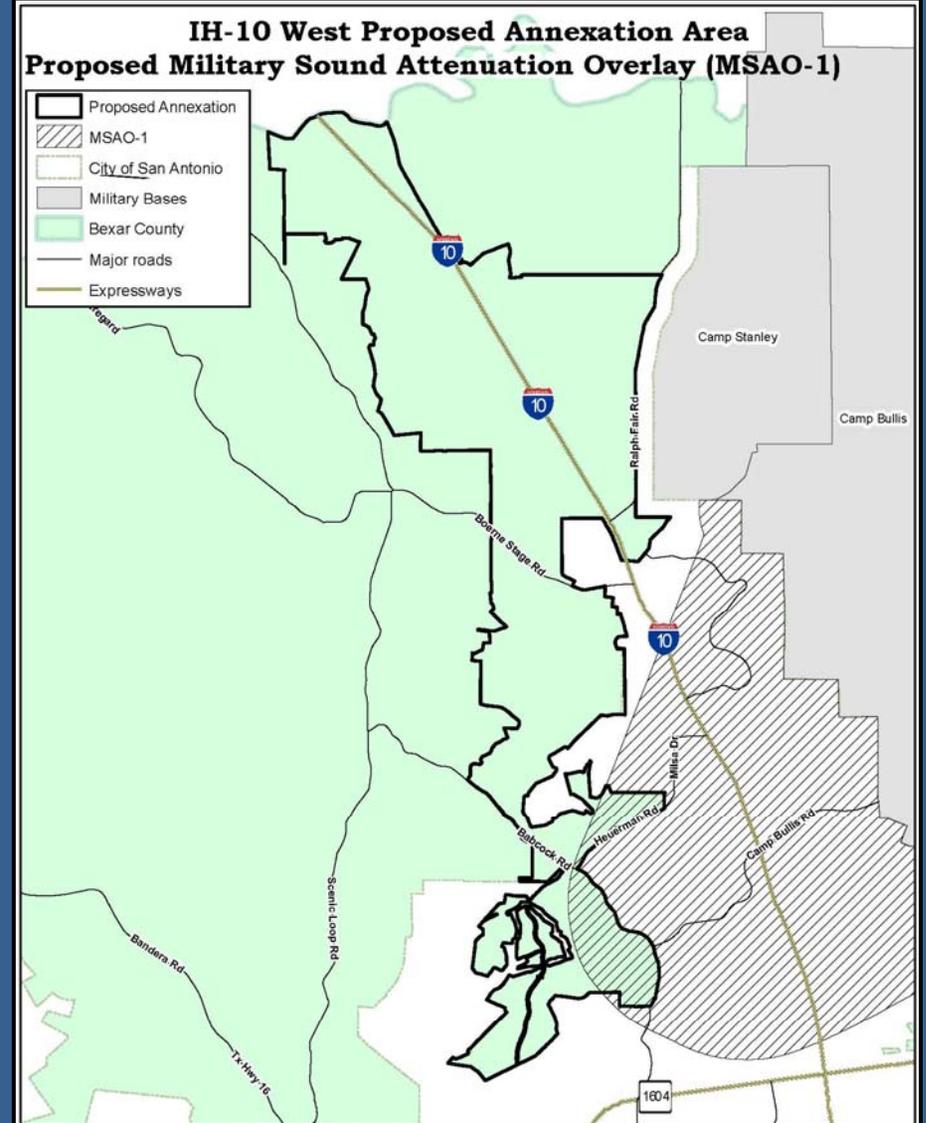
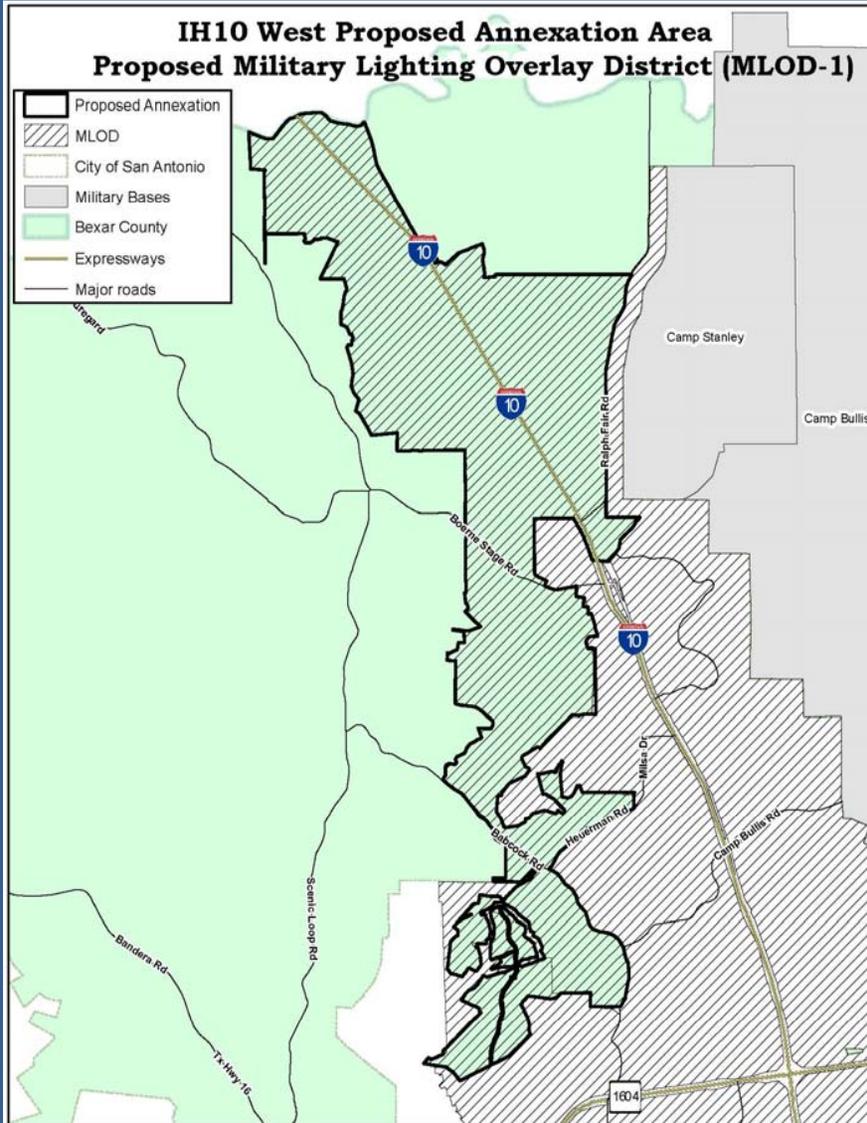


IH-10 WEST PROPOSED ZONING

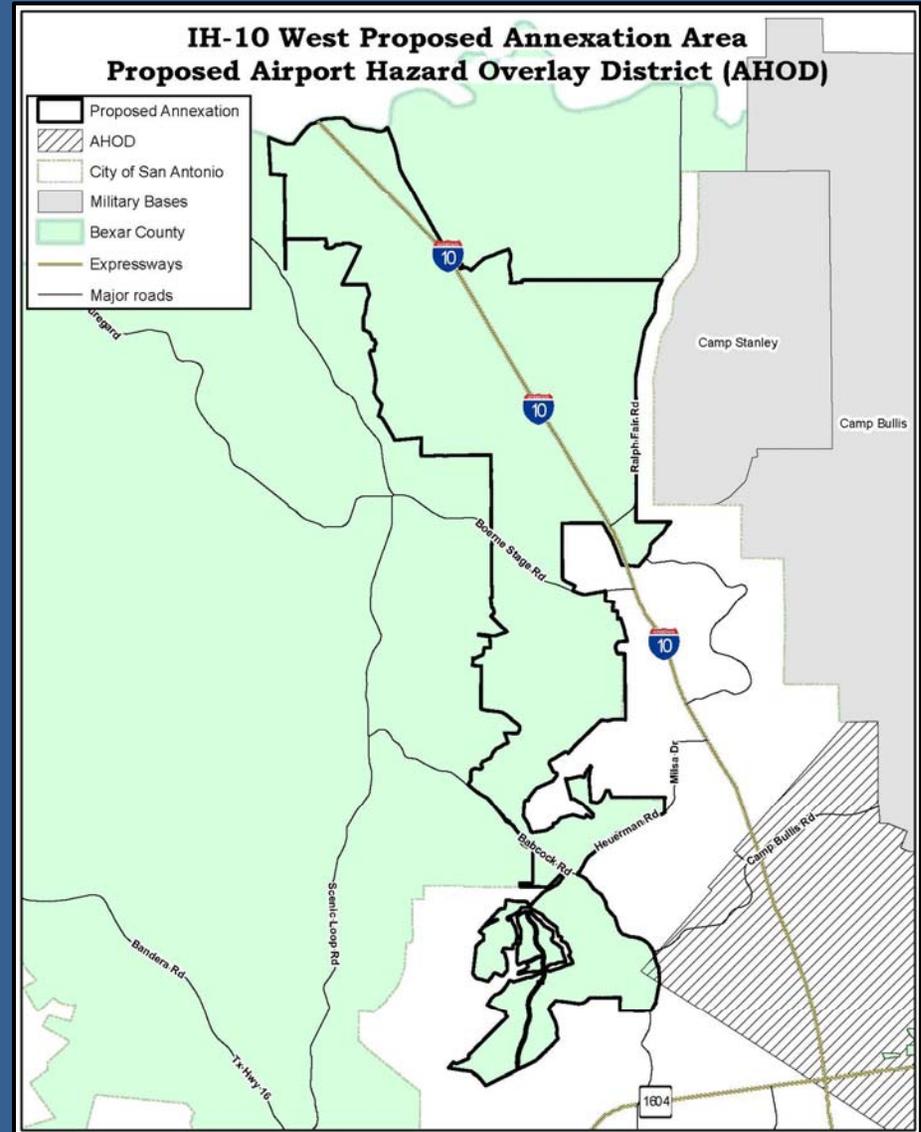
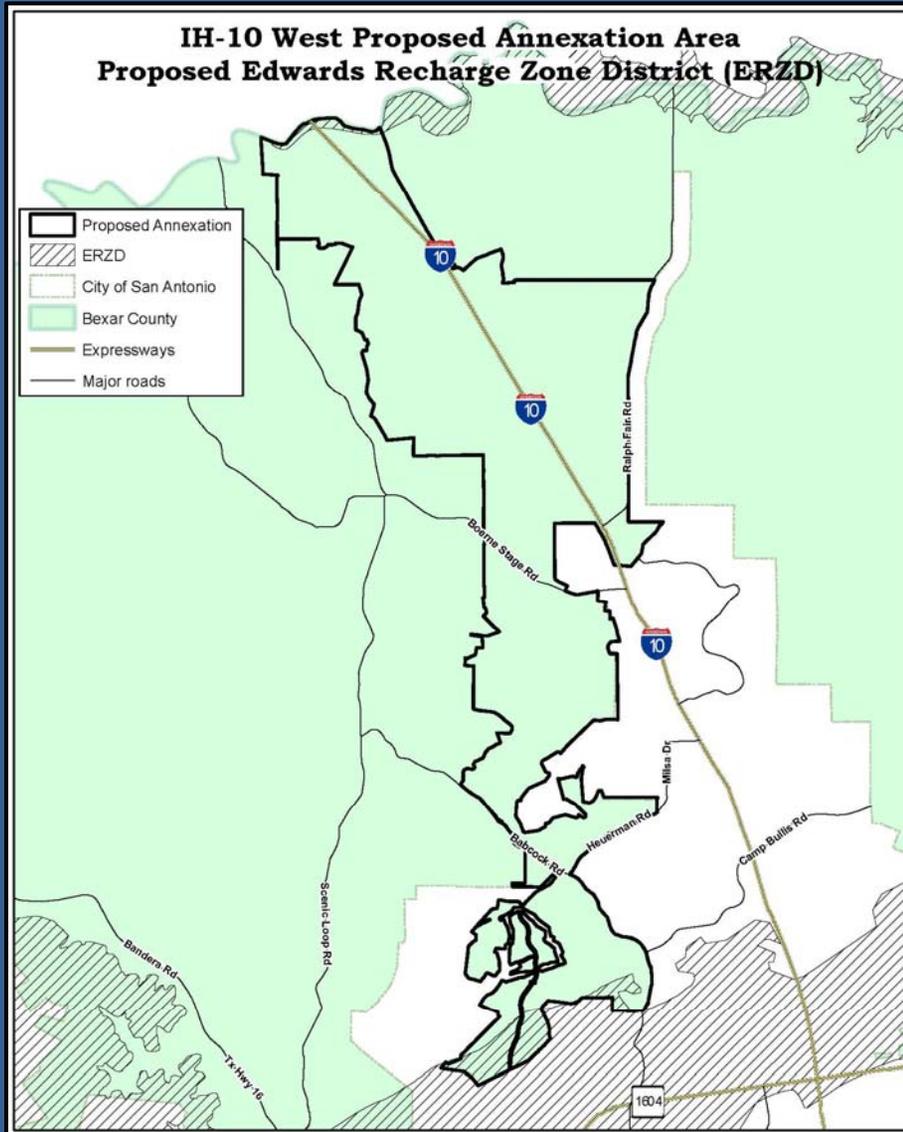
■ Zoning Overlay Districts:

- Military Lighting Overlay District (MLOD-1)
- Military Sound Attenuation Overlay (MSAO-1)
- Edwards Recharge Zoning District (ERZD)
- Airport Hazard Overlay District (AHOD)
- Gateway Corridor District (GC-1)

ZONING OVERLAY DISTRICTS

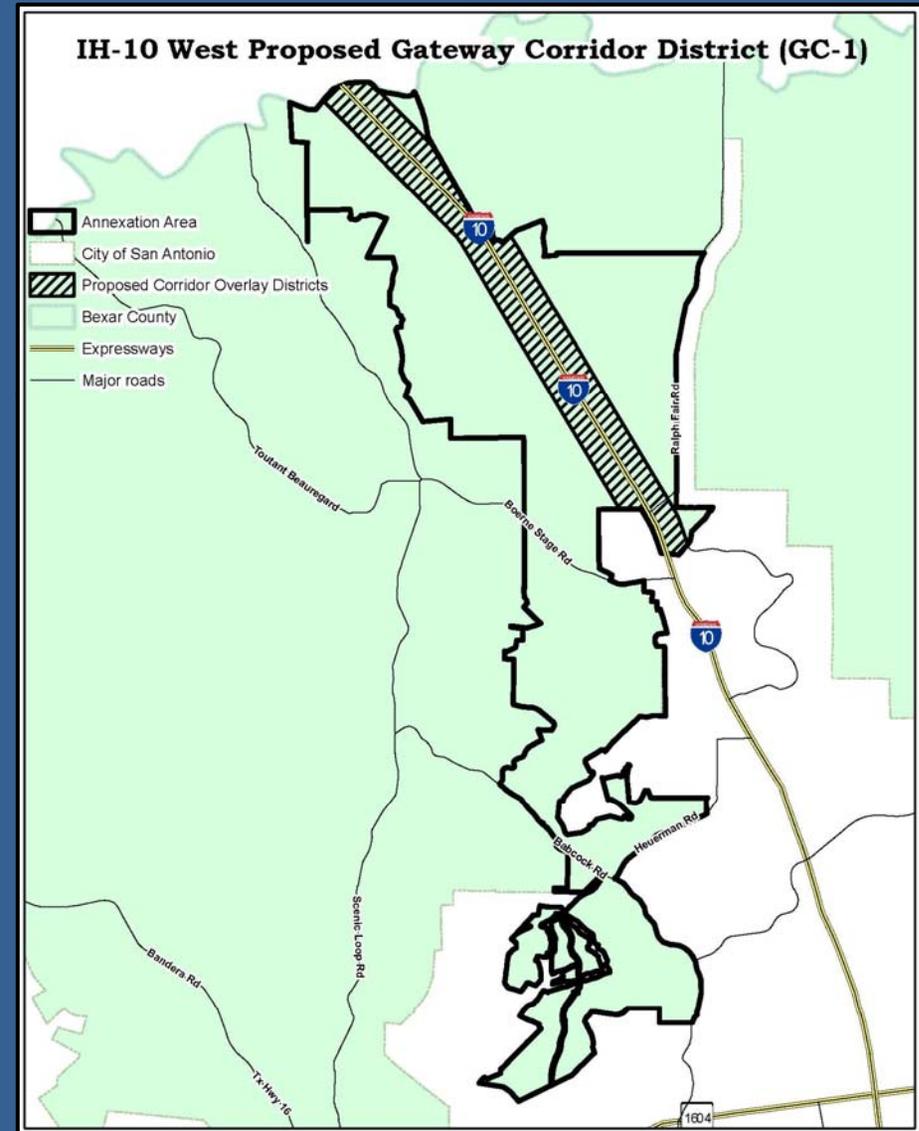


ZONING OVERLAY DISTRICTS (CONT.)



ZONING OVERLAY DISTRICTS (CONT.)

- Extends the Design Standards for Properties, except Single Family Residential:
 - Front and side yard setbacks
 - Fences and walls
 - Landscaping
 - Parking lot screening
 - Front natural buffers
 - Rear buffers
 - Building materials permitted/prohibited
 - Trash receptacles & utility boxes
 - Utilities & Lighting
 - On/off premises signage
 - Wall signs

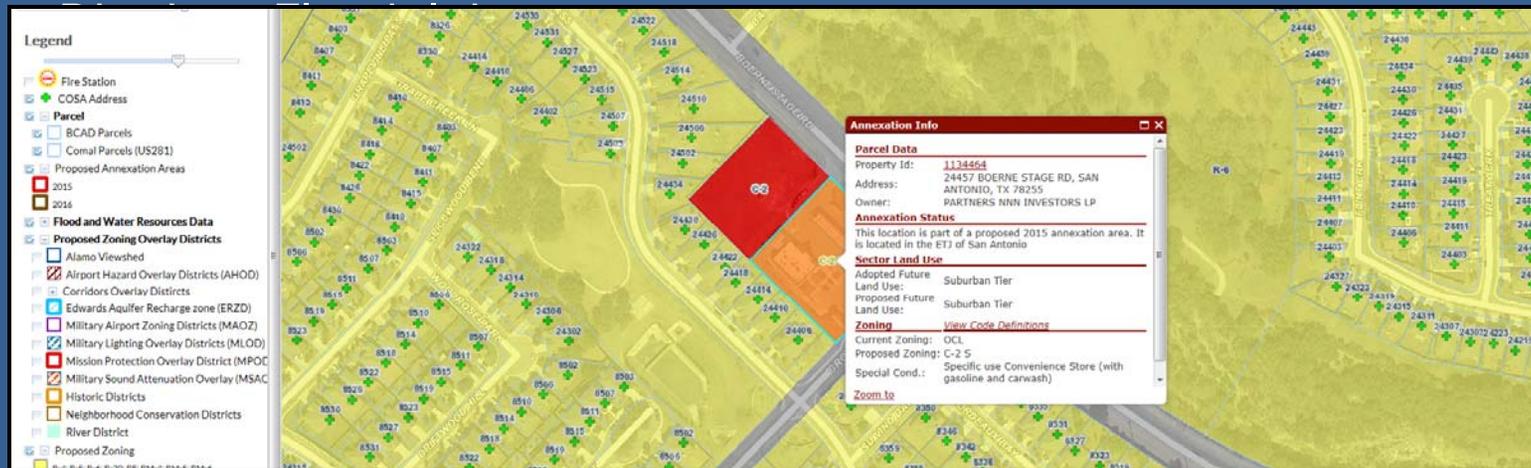
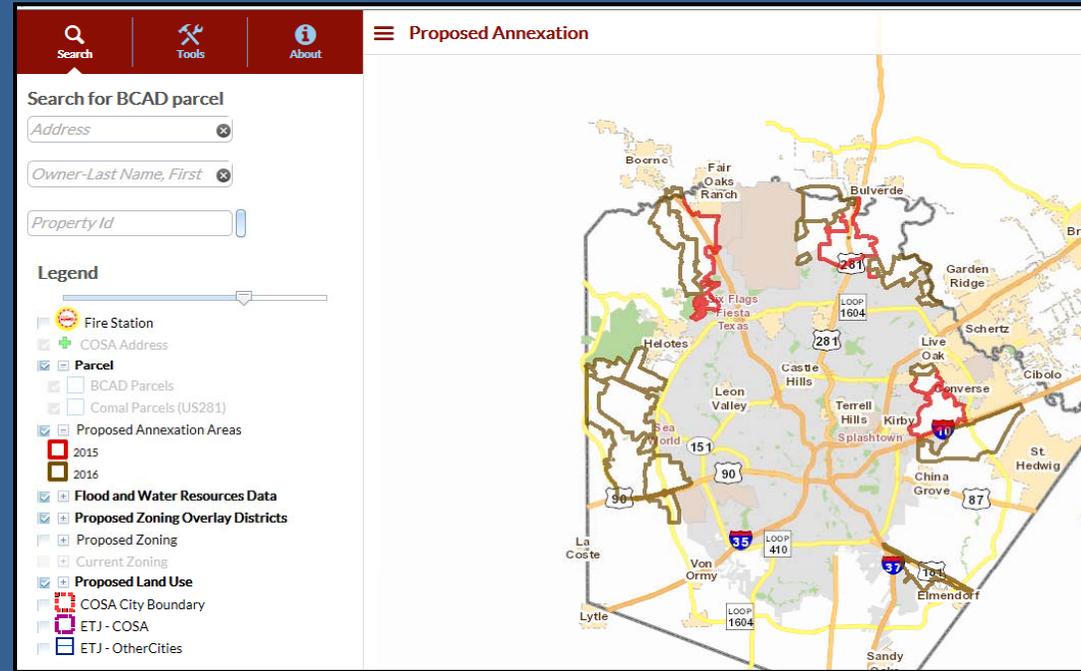


ZONING NOTIFICATION

- Aug. 8 - Open House Session – proposed zoning and land use was displayed
- Aug. 14 – Meeting with Joint Base San Antonio representatives
- Aug. 28 - Notice was published in the Commercial Recorder regarding the zoning case
- Sep. 2 - Zoning Notices were mailed to 7310 property owners, 2 registered neighborhood association, and 38 North Sector Planning Team members
- Sep. 2 - Zoning Notices were mailed to 559 property owners and 4 registered neighborhood associations within 200 ft.
- 18 zoning notification signs were posted in the IH 10 W Annexation Area

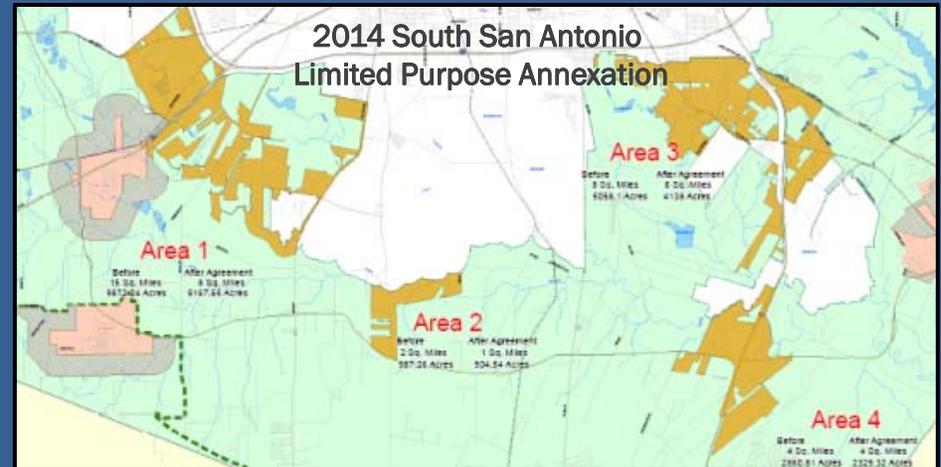
ANNEXATION INTERACTIVE MAP

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



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



CHANGES WITH LIMITED PURPOSE ANNEXATION

	Currently in Unincorporated County	City of San Antonio Limited Purpose Annexation
Taxes	Bexar County	Bexar County No <i>City taxes</i>
Basic Services (Fire, Emergency Medical Services, Police, etc.)	Bexar County	Bexar County
Elections	Bexar County	City of San Antonio Bexar County
Zoning	None	City of San Antonio
Platting	Bexar County City of San Antonio	City of San Antonio Bexar County
Building Permits	Commercial, multifamily units and public access building	All residential and commercial

CONSTRUCTION REGULATIONS

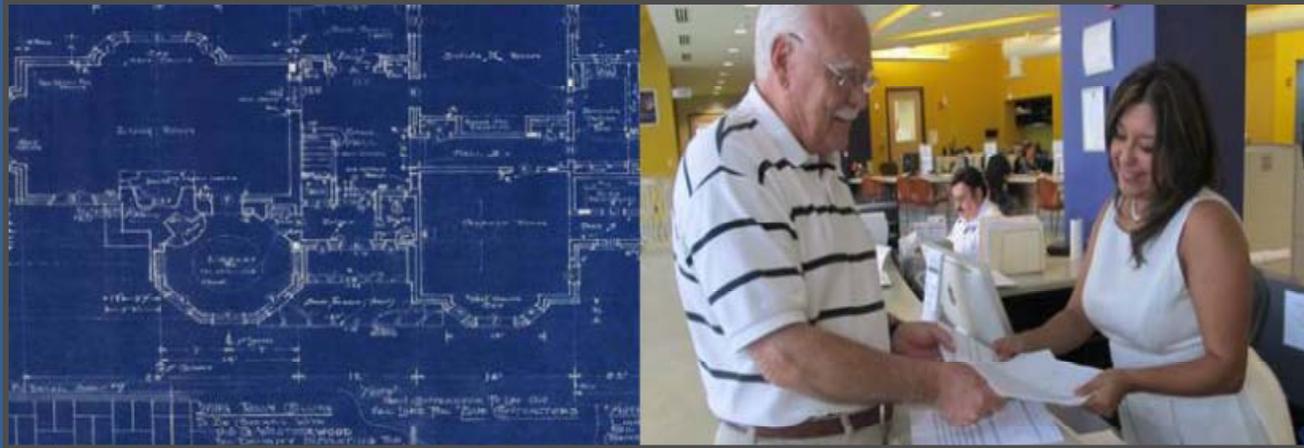


- San Antonio Code of Ordinances will be extended:
 - Buildings Code, Ch. 6 and Ch. 10
 - Electricity Code, Ch. 10
 - Plumbing Code, Ch.10
 - Fire Prevention Code, Ch. 11, Articles II, III & IV
 - Signs & Billboards, Ch. 28
 - Water and Sewers, Ch. 34
 - Unified Development Code, Ch. 35
- Fees will be waived for 180 days after the effective date of Limited Purpose Annexation for the following:
 - Planning and Zoning amendments, Non-conforming rights

CHANGES WITH LIMITED PURPOSE ANNEXATION (CONT.)

<i>Codes & Regulations</i>	Bexar County	City of San Antonio <i>Limited Purpose Annexation</i>
Building Code	2009	2015
Fire Prevention Code	2009	2015
Electrical Code	N/A	2014
Plumbing Code	N/A	2015
Gas Code	N/A	2015
Energy Conservation Code	N/A	2015

NON-CONFORMING RIGHTS



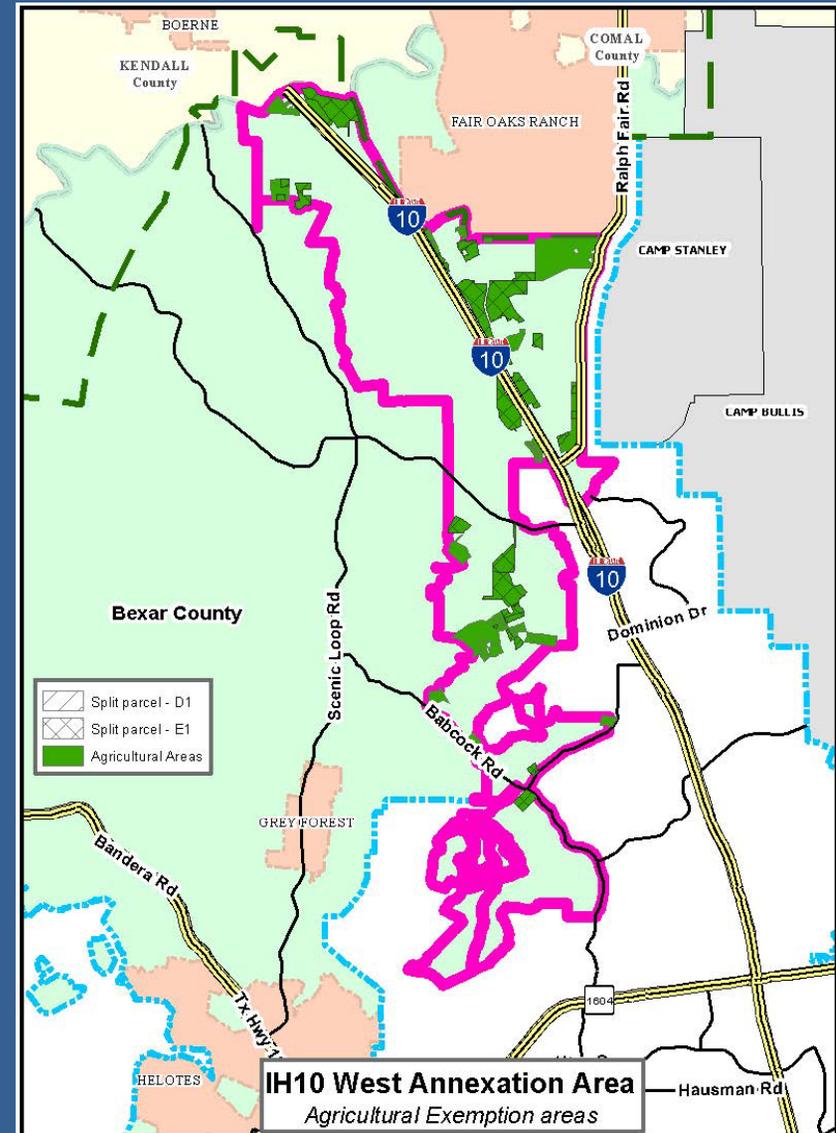
- TX Local Government Code 43.002 - property owners may continue a use of land, if it is a legal use and in existence on the date annexation proceedings are started (October 29th) or if beginning to use land that was planned before the 90th day (August 1st) before the effective date of annexation if :
 - One or more licenses, certificates, permits, approvals or other forms of authorization by a governmental entity was required
 - Completed application was filed before date of annexation proceedings
- Property owners should apply for Non-conforming Rights with City's Development Services Department within 60 days of effective date of Limited Purpose Annexation

What are the changes after Full Purpose Annexation?

	Currently in Unincorporated County	Full Purpose Annexation City of San Antonio
Taxes	Bexar County	Bexar County City of San Antonio
Services (Fire, Emergency , Medical Services Police, etc.)	Bexar County's (Service Providers and Emergency Service Dist.)	City of San Antonio
Codes and Regulations	Bexar County	City of San Antonio
Platting	Bexar County	City of San Antonio
Zoning	None	City of San Antonio
Building Permits	Bexar County (new multifamily and commercial)	City of San Antonio
Elections	Bexar County	City of San Antonio Bexar County

DEVELOPMENT AGREEMENT

- Texas Local Government Code, Sec. 43.035 requires a development agreement be offered in lieu of annexation to owners of properties appraised for ad valorem tax purposes as land for agriculture, wildlife management, or timber use
- 10 year term
- Total of 73 properties with an acreage of 780 were offered development agreements



IH-10 WEST LIMITED PURPOSE ANNEXATION SCHEDULE

- August 8, 2015: IH-10 West 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: Limited Purpose Annexation Effective Date

* Dates, times and locations of public meetings were published in newspaper and posted on City's/DPCD's website

RECOMMENDATION

- Proposed zoning is consistent with the proposed North Sector Land Use Plan Amendment as presented
- Staff recommends approval of the proposed zoning for the IH-10 West Limited Purpose Annexation



CONTACT INFORMATION

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

DPCD WEBSITE



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