

ORDINANCE 2020-12-10-0898

ORDINANCE APPROVING THE 2021 SERVICE AND ASSESSMENT PLAN, THE 2021 ASSESSMENT ROLL, AND MAINTAINING THE ASSESSMENT RATE FOR 2021 AT 1.25% OF THE GROSS HOTEL ROOM REVENUE SUBJECT TO LOCAL HOTEL TAX THAT IS DERIVED FROM AN INDIVIDUAL ROOM RENTAL OF QUALIFIED ROOMS, FOR THE SAN ANTONIO TOURISM PUBLIC IMPROVEMENT DISTRICT.

* * * * *

WHEREAS, a public improvement district is a mechanism authorized by Chapter 372 of the Local Government Code, known as the Public Improvement District Assessment Act (the Act), that permits the City to levy an additional assessment on property owners within specified boundaries that may be used for capital improvements or services which supplement those provided by city government; and

WHEREAS, the Visitor Industry is a key economic generator for the City of San Antonio with a \$15.2 billion annual economic impact. Additionally, San Antonio hosts approximately 39 million visitors annually and provides for more than 140,000 local jobs; and

WHEREAS, in order to help advance San Antonio as a premier U.S. destination, various industry and community partners including the City of San Antonio, San Antonio Hotel & Lodging Association, Texas Hotel & Lodging Association and Visit San Antonio worked together to propose and implement a San Antonio Public Improvement District (SATPID). Hotels in the San Antonio city limits with 100 rooms or more, pay a 1.25% assessment on taxable occupied rooms for the purpose of generating funds to market and promote San Antonio as a convention and tourism destination; and

WHEREAS, on December 6, 2018, the San Antonio City Council approved the creation of the District, for an eight (8) year period, that went into effect beginning January 1, 2019 and ending on September 30, 2026; and

WHEREAS, in accordance with Texas law, hotels with 100 rooms or more within the City limits of San Antonio can participate in the district. The TPID assessment only applies to hotel stays that are also subject to City hotel occupancy tax. TPID Properties Assessment Roll FY 2021 as **Attachment A**; and

WHEREAS, the TPID fees are remitted to the City under the same schedule and process now in place for payment of the hotel occupancy tax. The purpose of the SATPID is to utilize the TPID assessment fees to drive increased hotel business demand for participating properties through strategic sales and marketing initiatives; and

WHEREAS, the SATPID has two zones. Zone 1 consists of properties primarily within the San Antonio Central Business District (CBD) and Zone 2 consists of properties outside the CBD but within the City limits of San Antonio. The primary driver of the recognition of two zones is to facilitate board composition and better inform marketing and sales strategies that are impactful to hotels within each of the participating zones. The SATPID Corporation (SATPIDC) maintains a Board of Directors comprised proportionally of members of the two zones. SATPID map of the PID boundary as **Attachment B**; and

WHEREAS, the SATPID is a mechanism for funding additional tourism promotion activities. Visit San Antonio is charged to help administer and manage the investments of these funds towards various sales and marketing initiatives at the direction of the SATPIDC Board of Directors. As part of the service plan commitment, a minimum of 90% of all assessments must be invested in sales and marketing programming. Those initiatives have been incorporated into the multiple sales and marketing strategies within the 2021 Visit San Antonio Marketing Plan; and

WHEREAS, The SATPIDC Board has the authority to make adjustments of up to ten percent (10%) of the funds between approved budget categories of the adopted service plan. For FY 2021, the SATPIDC Board elected to exercise these adjustments and increased the assigned budget for marketing from 45% to 49.5% and correspondingly adjusted the assigned budget for sales from 45% to 40.5%. These adjustments were strategically employed to help positively influence leisure travel in FY 2021 to help offset an anticipated softer group business outlook for the coming year; and

WHEREAS, The SATPID has developed and is recommending the attached Service and Assessment Plan for 2021 (**Attachment C**). The Plan reflects a total annual budget of \$5,480,000 for program services. The Service and Assessment Plan was approved by the SATPIDC Board on August 19, 2020. The Act requires the Plan to be approved by City Council; and

WHEREAS, this plan details the levels of services and improvements for each program during the coming year, sets the assessment rate, includes financial plan/program budget, and provides a five-year forecast. The SATPID has developed and is recommending the attached Service and Assessment Plan for 2021 (**Attachment C**); and

WHEREAS, the Act requires that all property owners in the proposed PID be notified in writing of the petitioned action and public hearing; that notice of an annual public hearing be advertised in a newspaper of general circulation at least ten days before the public hearing to consider oral and written objections to the levying of a special assessment to fund services and improvements for the PID in the downtown area; and

WHEREAS, notices were mailed to individual property owners on November 25, 2020 and the required public notice appeared in the Express News on Sunday, November 29, 2020; and

WHEREAS, following public notice as required by the Act, a public hearing was held and closed on Thursday, December 10th, 2020, at 9:00 a.m., or as soon thereafter as possible, in the San Antonio City Council Chambers, to consider the levy of a special assessment to fund services for the PID; levying an assessment rate for FY 2021 at 1.25% on taxable occupied rooms of hotels

with more than 100 rooms in the PID; and approval of the FY 2021 Service and Assessment Plan for the PID; and

WHEREAS, following the public hearing, staff requested the levy of the special assessment, approval of the special assessment rate, and approval of the FY 2021 Service and Assessment Plan for the PID; and

WHEREAS, City Council heard and passed on any objections to the levying of the special assessment; and **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. A public hearing was held on December 10th, 2020 at 9:00 a.m., or as soon after that time as possible, in the San Antonio City Council Chambers in accordance with Chapter 372, Texas Local Government Code to consider the levy of a Special Assessment to fund services for the Public Improvement District.

SECTION 2. The City Manager or designee, or the Director of the Convention & Sports Facilities or designee, is authorized to execute a levy of a special assessment to fund services for the San Antonio Tourist Public Improvement District; levying an assessment rate for Fiscal Year 2021 at 1.25% assessment on taxable occupied rooms at hotels in the San Antonio city limits with 100 rooms or more in the San Antonio Tourist Public Improvement District; and approving the Fiscal Year 2021 Service and Assessment Plan for the San Antonio Tourist Public Improvement District.

SECTION 3. Contributions to the PID Fund shall be deposited in Fund 69018000, entitled "Special Public Improvement District Fund", Internal Order 207000000122 and General Ledger 4101300.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

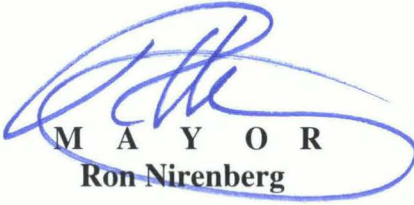
SECTION 5. The FY 2021 Service and Assessment Plan attached to this Ordinance as Attachment B is approved.

SECTION 6. The statements set forth in the recitals of this Ordinance are true and correct, and are incorporated as a part of this Ordinance.

SECTION 7. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.


DBS
12/10/2020
Item No. 23

PASSED AND APPROVED this 10th day of December, 2020.




M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council

December 10, 2020

Item: 23

File Number: 20-6929

Enactment Number:

2020-12-10-0898

Ordinance approving the 2021 Service and Assessment Plan, the 2021 Assessment Roll, and maintaining the Assessment Rate for 2021 at 1.25% of the gross hotel room revenue subject to local hotel tax that is derived from an individual room rental of qualified rooms, for the San Antonio Tourism Public Improvement District. [Carlos Contreras, Assistant City Manager; Patricia Muzquiz Cantor, Executive Director, Convention and Sports Facilities]

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

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12/10/2020
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ATTACHMENT A

SAN ANTONIO TOURISM PUBLIC IMPROVEMENT DISTRICT
FY 2021 ASSESSMENT ROLL

Count	Property Name	Zone	Property Address	Property City	Property State	Property Zip	Room Count
1	BEST WESTERN PLUS	2	4803 MANITOU	SAN ANTONIO	TX	78228	123
2	CANDLEWOOD SUITES	2	9350 W INTERSTATE 10	SAN ANTONIO	TX	78230	112
3	CANDLEWOOD SUITES	2	21103 ENCINO COMMONS	SAN ANTONIO	TX	78259	113
4	COMFORT INN & SUITES- AIRPORT	2	8640 CROWNHILL BLVD	SAN ANTONIO	TX	78209	100
5	COURTYARD BY MARRIOTT	1	207 N SAINT MARYS ST	SAN ANTONIO	TX	78205	220
6	COURTYARD MARRIOTT	2	11605 STATE HIGHWAY 151	SAN ANTONIO	TX	78251	180
7	COURTYARD BY MARRIOTT	2	8615 BROADWAY ST	SAN ANTONIO	TX	78217	144
8	COURTYARD MARRIOTT- MED CENTER	2	8585 MARRIOTT DR	SAN ANTONIO	TX	78229	148
9	CROCKETT HOTEL	1	320 BONHAM	SAN ANTONIO	TX	78205	138
10	CROWNE PLAZA (DOWN UNITS)	2	1111 NE LOOP 410	SAN ANTONIO	TX	78209	224
11	DOUBLETREE MARKET SQUARE	1	502 W CESAR E CHAVEZ BLVD	SAN ANTONIO	TX	78207	250
12	DRURY INN & SUITES NW MEDICAL CENTER	2	9806 W INTERSTATE 10	SAN ANTONIO	TX	78230	210
13	DRURY INN & SUITES (AIRPORT)	2	95 NE LOOP 410	SAN ANTONIO	TX	78216	273
14	HOLIDAY INN EXPRESS (AIRPORT)	2	91 NE LOOP 410	SAN ANTONIO	TX	78216	150
15	DRURY INN & SUITES NORTH STONE OAK	2	801 N LOOP 1604 E	SAN ANTONIO	TX	78232	122
16	DRURY INN & SUITES-RIVERWALK	1	201 N SAINT MARYS ST	SAN ANTONIO	TX	78205	150
17	DRURY PLAZA RIVERWALK	1	105 S SAINT MARYS ST	SAN ANTONIO	TX	78205	370
18	DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK	2	823 N LOOP 1604 E	SAN ANTONIO	TX	78232	194
19	DRURY INN & SUITES (near La Cantera)	2	15806 W INTERSTATE 10	SAN ANTONIO	TX	78249	227
20	EL TROPICANO	1	110 LEXINGTON AVE	SAN ANTONIO	TX	78205	324
21	EMBASSY SUITES	2	5615 LANDMARK PKWY	SAN ANTONIO	TX	78249	203
22	EMBASSY SUITES	2	10110 N US HIGHWAY 281	SAN ANTONIO	TX	78216	261
23	EMBASSY SUITES	2	7750 BRIARIDGE DR	SAN ANTONIO	TX	78230	217
24	EMBASSY SUITES BY HILTON SAN ANTONIO RW DOWNTOWN	1	125 E HOUSTON	SAN ANTONIO	TX	78205	285
25	EMBASSY SUITES BROOKS	2	7610 S NEW BRAUNFELS	SAN ANTONIO	TX	78235	156
26	EMILY MORGAN DOUBLETREE	1	705 E HOUSTON ST	SAN ANTONIO	TX	78205	177
27	FAIRFIELD INN & SUITES -MARKET SQUARE	1	620 S SANTA ROSA AVE	SAN ANTONIO	TX	78204	110
28	FAIRFIELD INN & SUITES-AIRPORT	2	88 NE LOOP 410	SAN ANTONIO	TX	78216	120
29	GRAND HYATT	1	600 E MARKET ST	SAN ANTONIO	TX	78205	1003
30	HAMPTON INN	1	414 BOWIE ST	SAN ANTONIO	TX	78205	169
31	HAMPTON INN	2	1719 CABLE RANCH RD	SAN ANTONIO	TX	78245	105
32	HAMPTON INN CITY BASE	2	8202 CITYBASE LANDING	SAN ANTONIO	TX	78235	100
33	HAMPTON INN & SUITES	2	11426 W INTERSTATE 10	SAN ANTONIO	TX	78230	109
34	HAMPTON INN & SUITES SAN ANTONIO DOWNTOWN	1	411 S FLORES ST	SAN ANTONIO	TX	78204	108
35	HAMPTON INN & SUITES-AIRPORT	2	8902 JONES MALTSBERGER RD	SAN ANTONIO	TX	78216	103
36	HILTON AIRPORT	2	611 NW LOOP 410	SAN ANTONIO	TX	78216	384
37	HILTON GARDEN INN	2	12828 SAN PEDRO AVE	SAN ANTONIO	TX	78216	125
38	HILTON GARDEN INN	1	408 E HOUSTON ST	SAN ANTONIO	TX	78205	126
39	HILTON GARDEN INN (BROADWAY)	2	8505 BROADWAY ST	SAN ANTONIO	TX	78217	126
40	HILTON PALACIO DEL RIO	1	200 S ALAMO ST	SAN ANTONIO	TX	78205	485
41	HOLIDAY INN HOTEL & SUITES NW	2	5535 UNIVERSITY HEIGHTS BLVD	SAN ANTONIO	TX	78249	122
42	HOLIDAY INN RIVERWALK	1	217 N SAINT MARYS ST	SAN ANTONIO	TX	78205	313
43	HOLIDAY INN SAN ANTONIO N -STONE OAK AREA	2	19280 REDLAND RD	SAN ANTONIO	TX	78259	111
44	HOME2 SUITES SAN ANTONIO DOWNTOWN RIVERWALK	1	603 NAVARRO ST	SAN ANTONIO	TX	78205	128
45	HOME2 SUITES AIRPORT (HILTON)	2	94 NE LOOP 410	SAN ANTONIO	TX	78216	111
46	HOMEWOOD SUITES	2	125 N LOOP 1604 W	SAN ANTONIO	TX	78232	106
47	HOMEWOOD SUITES	1	432 W MARKET ST	SAN ANTONIO	TX	78205	146
48	HOMEWOOD SUITES SAN ANTONIO AIRPORT	2	8531 BROADWAY	SAN ANTONIO	TX	78217	112
49	HOTEL CONTESSA	1	306 W MARKET ST	SAN ANTONIO	TX	78205	265
50	HOTEL EMMA	1	312 PEARL PKWY	SAN ANTONIO	TX	78215	146
51	HOTEL INDIGO	1	830 N SAINT MARYS ST	SAN ANTONIO	TX	78205	149
52	HOTEL VALENCIA RIVERWALK	1	150 E HOUSTON ST	SAN ANTONIO	TX	78205	213
53	HYATT PLACE	2	7615 JONES MALTSBERGER RD	SAN ANTONIO	TX	78216	126
54	HYATT PLACE RIVERWALK	1	601 S SAINT MARYS ST	SAN ANTONIO	TX	78205	132
55	HYATT REGENCY HOTEL	1	123 LOSOYA ST	SAN ANTONIO	TX	78205	632
56	LA MANSION DEL RIO HOTEL	1	112 COLLEGE ST	SAN ANTONIO	TX	78205	338
57	LA QUINTA #523	2	6511 W MILITARY DR	SAN ANTONIO	TX	78227	176
58	LA QUINTA INN #567	1	900 DOLOROSA	SAN ANTONIO	TX	78207	124
59	LA QUINTA INN	2	6410 N INTERSTATE 35	SAN ANTONIO	TX	78218	130
60	LA QUINTA INN #510	2	7202 INTERSTATE 35 S	SAN ANTONIO	TX	78224	122
61	LA QUINTA INN #589	2	7134 NW LOOP 410	SAN ANTONIO	TX	78238	195

SAN ANTONIO TOURISM PUBLIC IMPROVEMENT DISTRICT
FY 2021 ASSESSMENT ROLL

Count	Property Name	Zone	Property Address	Property City	Property State	Property Zip	Room Count
62	LA QUINTA INN & SUITES #921	2	850 HALM BLVD	SAN ANTONIO	TX	78216	276
63	LA QUINTA CONVENTION CENTER	1	303 BLUM ST	SAN ANTONIO	TX	78205	350
64	LA QUINTA INN & SUITES	1	100 W CESAR E CHAVEZ BLVD	SAN ANTONIO	TX	78204	151
65	LA QUINTA INN & SUITES	2	4431 HORIZON HILL BLVD	SAN ANTONIO	TX	78229	168
66	LA QUINTA INN-ALAMO DOME SOUTH	2	3180 GOLIAD RD	SAN ANTONIO	TX	78223	115
67	LA QUINTA INN #710	1	5922 W INTERSTATE 10	SAN ANTONIO	TX	78201	111
68	MARRIOTT NORTHWEST	2	3233 NW LOOP 410	SAN ANTONIO	TX	78230	296
69	MARRIOTT PLAZA	1	555 S ALAMO ST	SAN ANTONIO	TX	78205	252
70	MARRIOTT RIVERCENTER	1	101 BOWIE ST	SAN ANTONIO	TX	78205	1001
71	MARRIOTT RIVERWALK	1	889 E MARKET ST	SAN ANTONIO	TX	78205	512
72	MENGER HOTEL	1	204 ALAMO PLZ	SAN ANTONIO	TX	78205	318
73	MOTEL 6 #1123	2	9400 WURZBACH RD	SAN ANTONIO	TX	78240	118
74	MOTEL 6 #1122	1	211 N PECOS LA TRINIDAD	SAN ANTONIO	TX	78207	120
75	MOTEL 6 #1208	2	16500 W INTERSTATE 10	SAN ANTONIO	TX	78257	123
76	MOTEL 6 #651	2	2185 SW LOOP 410	SAN ANTONIO	TX	78227	122
77	MOTEL 6 #1350	2	5522 N INTERSTATE 35	SAN ANTONIO	TX	78218	155
78	OMNI COLONNADE	2	9821 COLONNADE BLVD	SAN ANTONIO	TX	78230	326
79	PEAR TREE INN BY DRURY (Airport)	2	143 NE LOOP 410	SAN ANTONIO	TX	78216	125
80	QUALITY INN	2	6755 N LOOP 1604 W	SAN ANTONIO	TX	78249	124
81	RED ROOF INN	1	1011 E HOUSTON ST	SAN ANTONIO	TX	78205	215
82	RED ROOF INN	2	333 WOLFE RD	SAN ANTONIO	TX	78216	135
83	RESIDENCE INN BY MARRIOTT	2	2838 CINEMA RDG	SAN ANTONIO	TX	78238	109
84	RESIDENCE INN BY MARRIOTT AIRPORT	2	1014 NE LOOP 410	SAN ANTONIO	TX	78209	120
85	RESIDENCE INN BY MARRIOTT- ALAMO PLAZA	1	425 BONHAM	SAN ANTONIO	TX	78205	220
86	RIVERWALK PLAZA	1	100 VILLITA ST	SAN ANTONIO	TX	78205	130
87	FOUR POINTS SAN ANTONIO - AIRPORT	2	8818 JONES MALTSBERGER RD	SAN ANTONIO	TX	78216	122
88	SPRINGHILL SUITES	2	138 RICHLAND HILLS DR	SAN ANTONIO	TX	78245	116
89	SPRINGHILL SUITES- AIRPORT	2	514 NE LOOP 410	SAN ANTONIO	TX	78216	116
90	STAYBRIDGE SUITES	1	123 HOEFGEN AVE	SAN ANTONIO	TX	78205	138
91	STAYBRIDGE SUITES AIRPORT	2	66 NE LOOP 410	SAN ANTONIO	TX	78216	136
92	STAYBRIDGE SUITES COLONNADE	2	4320 SPECTRUM ONE	SAN ANTONIO	TX	78230	118
93	STAYBRIDGE SUITES HOTEL	2	6919 N LOOP 1604 W	SAN ANTONIO	TX	78249	120
94	STAYBRIDGE SUITES-STONE OAK	2	808 N LOOP 1604 E	SAN ANTONIO	TX	78232	135
95	STUDIO 6 #6046	2	11802 W INTERSTATE 10	SAN ANTONIO	TX	78230	131
96	STUDIO 6 #6047	2	7719 PASTEUR CT	SAN ANTONIO	TX	78229	129
97	TOWNEPLACE SUITES (NEISNER BLDG)	1	409 E HOUSTON ST	SAN ANTONIO	TX	78205	117
98	WESTIN RIVERWALK	1	420 W MARKET ST	SAN ANTONIO	TX	78205	473
99	WYNDHAM SAN ANTONIO RIVERWALK	1	111 E PECAN	SAN ANTONIO	TX	78205	410
100	WYNDHAM GARDEN	2	6809 N LOOP 1604 W	SAN ANTONIO	TX	78249	130
101	WYNDHAM GARDEN HOTEL RIVER WALK	1	103 9TH ST	SAN ANTONIO	TX	78215	131
102	WYNDHAM ST ANTHONY/ST ANTHONY	1	300 E TRAVIS ST	SAN ANTONIO	TX	78205	277
103	ALOFT HOTEL	2	838 BLANCO	SAN ANTONIO	TX	78216	141
104	BUDGET LODGE	2	2635 NE LOOP 410	SAN ANTONIO	TX	78217	138
105	BUDGET SUITES OF AMERICA	2	7888 FREDERICKSBURG RD	SAN ANTONIO	TX	78229	360
106	COMFORT SUITES/Quality Inn & Suites	2	6350 N INTERSTATE 35	SAN ANTONIO	TX	78218	105
107	COURTYARD BY MARRIOTT	2	5731 RIM PASS	SAN ANTONIO	TX	78257	124
108	COURTYARD MARRIOTT-DOWNTOWN	1	600 S SANTA ROSA AVE	SAN ANTONIO	TX	78204	148
109	COURTYARD BY MARRIOTT	2	1803 E SONTERRA BLVD	SAN ANTONIO	TX	78259	107
110	DAY INN COLISEUM	2	3443 N PANAM EXPY	SAN ANTONIO	TX	78219	122
111	DOUBLETREE AIRPORT	2	37 NE LOOP 410	SAN ANTONIO	TX	78216	290
112	EILAN HOTEL RESORT & SPA (MARRIOTT)	2	17103 LA CANTERA PKWY	SAN ANTONIO	TX	78256	100
113	EXTEND-A-SUITES w/RESTAURANT	2	9735 N INTERSTATE 35	SAN ANTONIO	TX	78233	161
114	EXTENDED STAY AMERICA	2	1015 CENTRAL PKWY N	SAN ANTONIO	TX	78232	153
115	FIESTA INN & SUITES	2	4934 NW LOOP 410	SAN ANTONIO	TX	78229	201
116	GUNTER HOTEL	1	205 E HOUSTON ST	SAN ANTONIO	TX	78205	322
117	HILTON GARDEN RIM PASS WAY	2	5730 RIM PASS	SAN ANTONIO	TX	78257	137
118	HILTON (SPA DOWN)	2	9800 WESTOVER HILLS BLVD	SAN ANTONIO	TX	78251	227
119	HOLIDAY INN EXPRESS	2	11010 W INTERSTATE 10	SAN ANTONIO	TX	78230	120
120	HOLIDAY INN MARKET SQUARE	1	318 W CESAR E CHAVEZ BLVD	SAN ANTONIO	TX	78204	315
121	HOLIDAY INN NW SEA WORLD	2	10135 STATE HIGHWAY 151	SAN ANTONIO	TX	78251	194
122	HOMWOOD SUITES	2	4323 SPECTRUM ONE	SAN ANTONIO	TX	78230	123
123	HOMWOOD SUITES (HILTON)	2	215 RICHLAND HILLS DR	SAN ANTONIO	TX	78245	109

SAN ANTONIO TOURISM PUBLIC IMPROVEMENT DISTRICT
FY 2021 ASSESSMENT ROLL

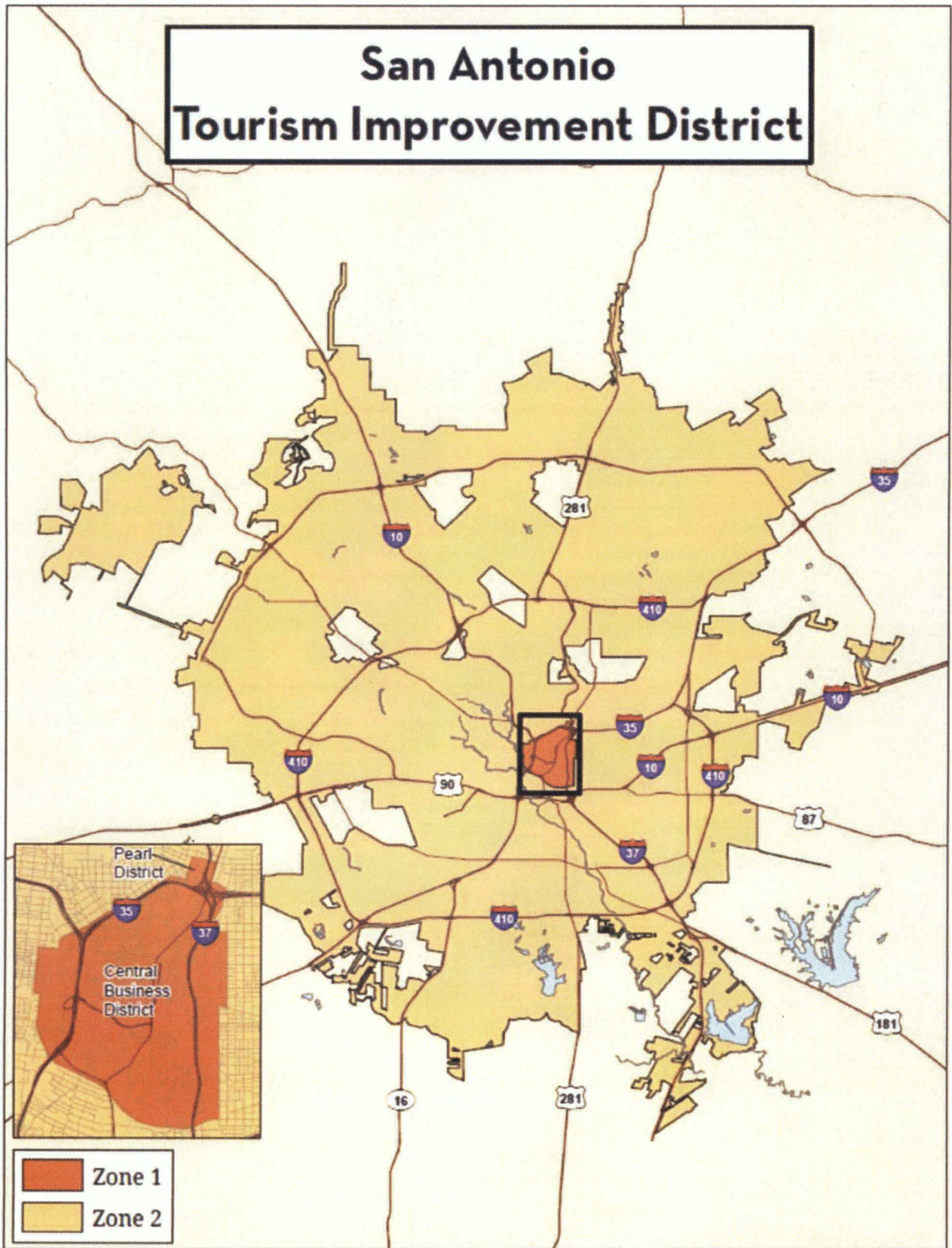
Count	Property Name	Zone	Property Address	Property City	Property State	Property Zip	Room Count
124	HYATT PLACE NORTHWEST	2	4303 HYATT PLACE DR	SAN ANTONIO	TX	78230	126
125	HYATT PLACE SAN ANTONIO NORTH STONE OAK	2	1610 E Sonterra Blvd	SAN ANTONIO	TX	78258	126
126	HYATT REGENCY HILL COUNTRY RESORT	2	9800 HYATT RESORT DR	SAN ANTONIO	TX	78251	500
127	HYATT WILD OAK RANCH	2	9700 W MILITARY DR	SAN ANTONIO	TX	78251	100
128	INTOWN SUITES	2	13220 NACOGDOCHES RD	SAN ANTONIO	TX	78217	121
129	INTOWN SUITES	2	7490 CULEBRA RD	SAN ANTONIO	TX	78251	121
130	INTOWN SUITES	2	6923 SAN PEDRO AVE	SAN ANTONIO	TX	78216	137
131	INTOWN SUITES	2	9530 PERRIN BEITEL RD	SAN ANTONIO	TX	78217	138
132	KNIGHTS INN	2	5530 INTERSTATE 10 E	SAN ANTONIO	TX	78219	135
133	KNIGHTS INN	2	4039 E HOUSTON ST	SAN ANTONIO	TX	78220	122
134	LA CANTERA RESORT	2	16641 LA CANTERA PKWY	SAN ANTONIO	TX	78256	539
135	MOTEL 6/Americas Best Value Inn	2	900 N MAIN AVE	SAN ANTONIO	TX	78212	125
136	MOTEL 6 #1188/Red Roof Inn	2	4621 RITTIMAN RD	SAN ANTONIO	TX	78218	112
137	RED ROOF INN	2	4403 INTERSTATE 10 E	SAN ANTONIO	TX	78219	120
138	RED ROOF INN #240	2	6880 NW LOOP 410	SAN ANTONIO	TX	78238	123
139	RED ROOF INN & Q LODGING	2	6861 W US HIGHWAY 90	SAN ANTONIO	TX	78227	156
140	RESIDENCE INN BY MARRIOTT	2	5707 RIM PASS	SAN ANTONIO	TX	78257	131
141	SIEGEL SUITES	2	3855 N PANAM EXPY	SAN ANTONIO	TX	78219	183
142	SPRINGHILL SUITES	1	524 S SAINT MARYS ST	SAN ANTONIO	TX	78205	116
143	SPRINGHILL SUITES SAN ANTONIO DOWNTOWN	1	411 BOWIE ST	SAN ANTONIO	TX	78205	118
144	SPRINGHILL SUITES SAN ANTONIO NW	2	18119 TALAVERA RIDGE	SAN ANTONIO	TX	78257	128
145	STUDIO 6 SAN ANTONIO AIRPORT	2	11221 SAN PEDRO AVE	SAN ANTONIO	TX	78216	115
146	TOWNEPLACE SUITES-MARRIOTT	2	214 NE LOOP 410	SAN ANTONIO	TX	78216	106
147	TOWNEPLACE SUITES-MARRIOTT	2	5014 PRUE RD	SAN ANTONIO	TX	78240	123
148	VALUE PLACE HOTEL/WOODSPRING SUITES	2	6922 N INTERSTATE 35	SAN ANTONIO	TX	78218	121
149	VALUE PLACE HOTEL/Woodspring Suites	2	7958 INTERSTATE 35 S	SAN ANTONIO	TX	78224	121
150	WOODSPRING SUITES SAN ANTONIO STONE OAK	2	2619 N LOOP 1604 W	SAN ANTONIO	TX	78232	123
	<i>Opened after 1-1-19</i>						
151	HOME2SUITES BY HILTON - STONE OAK	2	1807 N LOOP 1604 E	SAN ANTONIO	TX	78232	106
152	HAMPTON INN & SUITES (DUAL PROPERTY W/HOME2SUITES SAN	1	118 Soledad	SAN ANTONIO	TX	78205	122
153	HOME2SUITES BY HILTON - SEAWORLD	2	9911 INGRAM RD, SUITE B	SAN ANTONIO	TX	78245	110
154	WOODSPRING SUITES SAN ANTONIO LACKLAND	2	7335 NW LOOP 410	SAN ANTONIO	TX	78245	123
	<i>Opened after 1-1-20</i>						
END	N/A						

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ATTACHMENT B

SATPID Map (Boundaries Zone 1 and Zone 2):

The map below illustrates the SATPID boundaries. The SATPID boundaries includes two (2) zones (central business district - Zone 1 and outside of central business district - Zone 2)



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Item No. 23

ATTACHMENT C

San Antonio Tourism Public Improvement District (SATPID) Updated FY 2021 Service Plan

PROJECTED BUDGET FY 2021

The SATPID budget will be allocated as shown in the table below.

SERVICE	%	\$
Marketing	49.5%	\$2,712,600
Sales	40.5%	\$2,219,400
Industry Partnerships	5%	\$274,000
Research and Administration	3%	\$164,400
Contingency Marketing/Sales Funds	2%	\$109,600
TOTAL	100%	\$5,480,000

PROJECTED BUDGET/EXPENDITURES – 8 Year Term

The estimated eight (8) year projection is shown in the table below.

Fiscal Year	Marketing	%	Sales	%	Industry Partnerships	%	Research & Admin	%	Contingency Sales/Mktg Funds	%	Total
2019	\$3,153,261	49.5%	\$2,579,941	40.5%	\$318,522	5.0%	\$191,107	3.0%	\$127,404	2.0%	\$6,370,224
2020	\$3,182,351	49.5%	\$2,603,742	40.5%	\$321,450	5.0%	\$192,870	3.0%	\$125,580	2.0%	\$6,428,992
2021	\$2,712,600	49.5%	\$2,219,400	40.5%	\$274,400	5.0%	\$164,400	3.0%	\$109,600	2.0%	\$5,480,000
2022	\$3,260,052	45.0%	\$3,260,052	45.0%	\$362,228	5.0%	\$217,337	3.0%	\$144,891	2.0%	\$7,244,560
2023	\$3,605,618	45.0%	\$3,605,618	45.0%	\$400,624	5.0%	\$240,375	3.0%	\$160,250	2.0%	\$7,709,439
2024	\$3,728,209	45.0%	\$3,728,209	45.0%	\$414,245	5.0%	\$248,547	3.0%	\$165,698	2.0%	\$8,284,908
2025	\$3,854,968	45.0%	\$3,854,968	45.0%	\$428,330	5.0%	\$256,998	3.0%	\$171,332	2.0%	\$8,566,595
2026	\$3,986,036	45.0%	\$3,986,036	45.0%	\$442,893	5.0%	\$265,736	3.0%	\$177,157	2.0%	\$8,857,859
Total	\$27,483,094	46.4%	\$25,837,965	43.6%	\$2,962,281	5.0%	\$1,777,369	3.0%	\$1,184,912	2.0%	\$59,245,621

Note: Expenditures are limited to actual collections, which cannot exceed the 1.25% fee on each occupied room as defined in the petition.

SAN ANTONIO TOURISM PUBLIC IMPROVEMENT DISTRICT SERVICES

The SATPIDC Board has the authority to make adjustments of up to ten percent (10%) of the funds between approved budget categories of the adopted service plan. For FY 2021, the SATPIDC Board elected to exercise these adjustments and increased the assigned budget for marketing from 45% to 49.5% and correspondingly adjusted the assigned budget for sales from 45% to 40.5%. These adjustments were strategically employed to help positively influence leisure travel in FY 2021. It is anticipated that the leisure travel market will be the first to return to travel.

Increased Marketing Initiatives

FY 2021 - Increased Marketing: 49.5% - \$2,712,600

Forty-nine and a half percent (49.5%) of the annual budget shall be targeted for increased marketing initiatives to drive more hotel activity to San Antonio. The Marketing program will promote San Antonio hotels within the District for increased leisure, meeting, and event business at District hotels. The program will set out to increase room night sales and may include but is not limited to the following activities.

Programs to increase demand at assessed hotels within the District through:

- Increased internet marketing efforts to grow awareness and optimize internet presence to drive higher overnight visitation and room sales to assessed hotels within the District;
- Additional print ads in magazines targeted at potential visitors to drive increased overnight visitation and room sales to assessed hotels within the District;
- Increased television ads and online video allowing San Antonio's messaging to increase from 14 to 30 TV markets;
- Additional radio and streaming radio ads targeted at potential visitors to drive increased overnight visitation and room sales to assessed hotel properties within the District;
- Preparation and production of new collateral and promotional materials such as brochures, flyers and maps featuring assessed hotels within the District;
- Development and implementation of an enhanced and new public relations and communications strategies, inclusive of social media outlets and press release distribution designed to increase overnight visitation at assessed hotels within the District;
- Development of Return on Investment (ROI) analysis on the effectiveness of SATPID expenditures and programs to increase overnight visitation at assessed hotels within the District.
- Marketing initiatives will result in minimum ROI threshold of 7:1 in collective consumer spending versus total marketing investment. The marketing initiatives will be overseen by the San Antonio Tourism Public Improvement District Corporation (SATPIDC) Board, the oversight entity composed of stakeholder hotels within the district. The SATPIDC Board will review applicable metrics for the 7:1 ROI measurement for all SATPID marketing initiatives.

Increased Sales Initiatives

FY 2021 - Increased Sales: 40.5% - \$2,219,400

Forty and a half percent (40.5%) of the annual budget shall be targeted for increased Sales initiatives. The Sales initiatives will be designed to increase room night sales for assessed hotel properties within the District and may include but are not limited to the following activities:

- Provide additional financial incentives to maintain and attract new meetings, conventions and events that will have a significant impact on demand for hotel activity for assessed hotels within the District;
- Hotel Incentive program that provides resources for district member hotels to attract self-contained groups or meetings that attract overnight visitors.
- Increased sales and strategy staff and re-deployment in key regions to supplement the selling of San Antonio as a premier destination;
- Increased attendance at professional industry conferences and affiliation events to promote increased business for assessed hotels within the District;

- Additional lead generation efforts designed to attract increased tourist and group events to assessed hotels within the District;
- Attendance of additional trade shows to promote increased leads for assessed hotels within the District under 500 rooms;
- Additional sales blitzes featuring assessed hotels within the District; and
- Additional key market specific familiarization tours showcasing assessed hotels within the District.
- Sales initiatives will result in a minimum ROI threshold of 7:1 in collective hotel revenue versus total sales investment. The ROI for all Sales initiatives will be measured based on increased room revenue production. The SATPIDC Board will review the applicable metrics for the 7:1 ROI measurement for all SATPID sales initiatives.

Industry Partnerships

FY 2021 – Industry Partnerships: 5% – \$274,000

The Industry Partnerships program is geared to protect the flow of existing and new hotel business and a positive business environment for hotels at the local and state level. It includes coverage for various services by key industry organizations that work with the local hotel industry, which may include but is not limited to the following: 1) San Antonio Hotel & Lodging Association; 2) Texas Hotel & Lodging Association; and 3) Visit San Antonio member services.

Research and Administration

FY 2021 – Research & Admin: 3% – \$164,400

Research and Administration includes the costs for research initiatives that will help to assess the effectiveness and ROI of SATPID funded sales and marketing initiatives. This category also funds the costs for any supplemental administrative staffing of SATPID programs and other general administrative SATPID costs such as insurance, legal, and accounting fees. It is the intent of the stakeholders within the District that the SATPID funds be used to maximize the provision of service that generate demand for incremental additional room nights. SATPID funds may be used as provided in this service plan to pay for actual direct administrative costs associated with providing the SATPID services.

Contingency Sales/Marketing Costs Reserve Fund

FY 2021 – Contingency: 2% – \$109,600

These funds may be used to supplement the marketing, sales, or the other budget categories outlined within the service plan, with any such funding allocations to be approved annually by the SATPIDC Board.

ORDINANCE 2020-12-10-0911

PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF SAN ANTONIO BY THE FULL PURPOSE ANNEXATION OF APPROXIMATELY 392.3 ACRES OF LAND, AS CONSENTED TO BY THE PROPERTY OWNERS, WHICH ARE CONTIGUOUS TO THE CITY LIMITS AND LOCATED WITHIN THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION IN SOUTH BEXAR COUNTY, AND ESTABLISHING AN EFFECTIVE DATE OF DECEMBER 31, 2020.

* * * * *

WHEREAS, Chapter 212 of the Texas Local Government Code provides that a city may make a written contract with an owner of land that is located in the city's extraterritorial jurisdiction to provide for annexation of the land as a whole or in parts and to provide for the terms of annexation, if annexation is agreed to by the parties; and

WHEREAS, the owners of the Properties previously entered into Agricultural Development Agreements ("Agreements") with the City of San Antonio providing that upon violation of the terms of said Agreements, the City may initiate the annexation process and the annexation of the Property will be with the consent of the owner; and

WHEREAS, the Properties have violated the terms of their respective Agreements in various ways such as; no longer having an agricultural appraisal for ad valorem tax purposes by BCAD, subdividing and selling portions of the property, submitting building permits with Bexar County, or allowing fireworks sales on the property; and

WHEREAS, pursuant to the terms of these Agreements, upon violating their respective Agreements, the owners of the properties have consented to the annexation of their respective Properties ("Annexation Areas"); and

WHEREAS, on November 10, 2020, proper notice of the public hearing was published in the San Antonio Express-News, being a newspaper of general circulation in the municipality and in the territory proposed for annexation and posted on the internet website maintained by the City of San Antonio in accordance of the Texas Local Government Code; and

WHEREAS, on December 10, 2020, the San Antonio City Council held a public hearing on the proposed annexations, and the public hearing gave all interested persons the right to appear and be heard on the proposed annexations; and

WHEREAS, the population of the City of San Antonio, Texas, is in excess of 1,469,845 inhabitants, and the territory to be annexed lie within the ETJ of the City of San Antonio, Texas, and lie adjacent to and adjoin the City of San Antonio, Texas; and

WHEREAS, the San Antonio Planning Commission recommends approval of the full purpose annexation of approximately 392.3 acres, which are contiguous to the city limits and located within the City of San Antonio's Extraterritorial Jurisdiction in South Bexar County, as consented to by the property owners, and legally described and depicted in "**EXHIBIT A**", pursuant to the provisions of Chapter 212 of the Texas Local Government Code; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The unincorporated territory lying outside of, but adjacent to and adjoining the City of San Antonio, more particularly described and depicted in **EXHIBIT "A"**, is hereby added and annexed to the City of San Antonio, Texas, and said territory shall hereafter be included within the boundary limits of San Antonio, and the present corporate limits of San Antonio, at the various points contiguous to the territory described and depicted in **EXHIBIT "A"**, is altered and amended so as to include said newly annexed territory within the corporate limits of the City of San Antonio, Texas.

SECTION 2. The newly annexed territory so added shall bear its share of the taxes levied by the City of San Antonio, Texas. The owners and inhabitants thereof shall be entitled to all of the rights and the privileges as citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of San Antonio, Texas.

SECTION 3. A Plan for Municipal Services outlining the provisions of municipal service to the territory described and depicted in **EXHIBIT "A"**, and is hereby approved and the implementation of said Plan for Municipal Services is hereby authorized. Said Plan is attached hereto and incorporated herein as if set out verbatim for all purposes as **EXHIBIT "B."**

SECTION 4. In accordance with Section 35-307(a) of the City Code of San Antonio, Unified Development Code, these properties shall be zoned by separate ordinance and the assigned zoning district will be effective upon annexation.

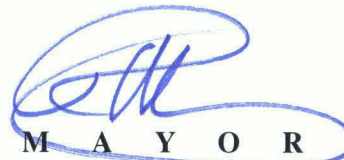
SECTION 5. The land and territory annexed by this ordinance shall be represented by and be a part of City Council Districts 3 and 4.

SECTION 6. The statements set forth in the recitals of this ordinance are true and correct, and are incorporated as a part of this ordinance.

SECTION 7. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 8. This ordinance shall be effective on December 31, 2020.

PASSED AND APPROVED on this 10th day of December, 2020.


M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



 _____
Andrew Segovia, City Attorney



City of San Antonio

City Council

December 10, 2020

Item: 36

Enactment Number:

File Number: 20-6924

2020-12-10-0911

Ordinance extending the City limits by full purpose annexation of approximately 392.3 acres of land, as consented to by the property owners, which are contiguous to the city limits and located within the City of San Antonio's Extraterritorial Jurisdiction in south Bexar County, and establishing an effective date of December 31, 2020, near City Council Districts 3 and 4. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

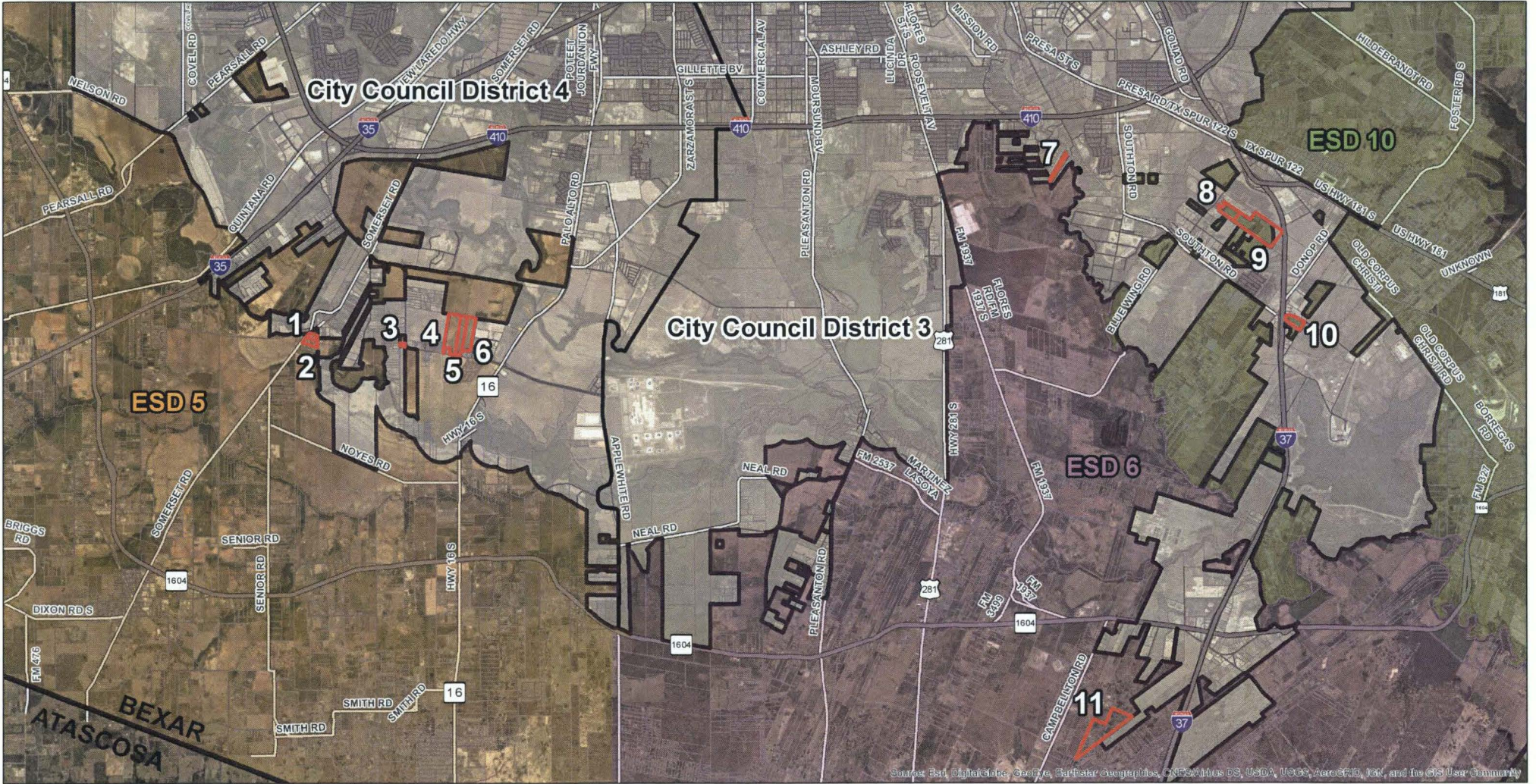
Councilmember Adriana Rocha Garcia made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

JW/ml
12/10/2020
Item No. #36

**EXHIBIT A "TABLE
AND MAP"**

Attachment A - Development Agreement Violation Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar OpenImagery, CNR, USDA, USDA, AeroGRID, IGN, and the GIS User Community



Please See Map Key for
Numbered Property Descriptions



Legend

Ag Dev Agree Violations	Streets
Major Highways	BCAD Parcels
Minor Highways	CoSA Boundary

Attachment A
Development Agreement Violation Property List

Map ID	Owner Name 1	PropID	Account	Site Address	Owner Name 2	LglDesc	LglAcres	Acres	Notes
1	DE LOS SANTOS OSCAR	1245174	04204-000-0290	SOMERSET RD, TX		CB 4204 P-29	6.00	6.00	No longer ag property
2	DE LOS SANTOS OSCAR	1297715	04204-000-0293	SOMERSET RD, TX		CB 4204 P-29C	10.00	10.00	No longer ag property
3	FRIESENHAHN DAVID & LINDA	189458	04298-000-0085	13886 WATSON RD, VON ORMY, TX 78073		CB 4298 P-8C ABS 421	2.07	2.00	No longer ag property
4	FRIESENHAHN NORBERT W ET AL	189430	04298-000-0050	14850 WATSON RD, VON ORMY, TX 78073		CB 4298 P-5 (31.52) & P-5C (4) ABS 421	60.60	60.00	Future Subdivision
5	ELITE GAD INVESTMENTS INC	189436	04298-000-0057	14970 WATSON RD, VON ORMY, TX 78073		CB 4298 P-5G ABS 421	31.52	32.00	Future Subdivision
6	FRIESENHAHN NORBERT &	189318	04296-000-0092	14970 WATSON RD, VON ORMY, TX 78073	NORMAN	CB 4296 P-9 ABS 374 (12.59) CB 4298 P-5E (19.21) ABS 421	31.80	32.00	Future Subdivision
7	GARZA DELIA	155813	04002-001-0250	10950 ESPADA RD, SAN ANTONIO, TX 78214		CB 4002-1 W IRR 2240.49' OF TR-8 ARB P-25 MH REFER 80700-001-3385	8.42	8.00	No longer ag property
8	BLUE WING TRAILS LTD	157648	04007-006-3287	11418 BLUE WING RD, SAN ANTONIO, TX 78223		CB 4007 P-328 ABS 11	23.21	23.00	Future Subdivision
9	BLUE WING TRAILS LTD	624452	16623-000-3270	5 IH 37, SAN ANTONIO, TX 78223		NCB 16623 LOT P-327 12.150 CB 4007-6 P-327 AB 11 84.769 (SALADO/DOS RIOS #2 ANNEXTN)	96.92	97.00	Future Subdivision
10	MILLER FAMILY TRUST	157421	04007-005-2321	5 IH 37, ELMENDORF, TX 78112	% GEORGE MILLER/GEORGIA JORDAN	CB 4007 P-232 ABS 11	17.41	18.00	Alamo Fireworks Stand
11	BRIGHT LAKES REAL ESTATE LLC	181237	04167-101-0110	22190 MATHIS RD, ELMENDORF, TX 78112		CB 4167A BLK 1 LOT 11 NO LABEL# OR SERIAL#	104.35	104.00	No longer ag property

JW/ml
12/10/2020
Item No. #36

EXHIBIT B
“PLAN FOR MUNICIPAL SERVICES”

City of San Antonio
Plan for Municipal Services to be Provided to Areas Annexed Pursuant to
Development Agreements

INTRODUCTION

The City ("City") of San Antonio, Texas, is providing this plan of municipal services ("Plan") to inform residents within areas annexed pursuant to a development agreement ("Annexation Area"), of services the City intends to provide once the annexation process is completed. This plan is not to be construed as an Agreement Regarding Services or a Service Plan under Chapter 43 of the Texas Local Government Code and is not binding on the City.

The City reserves the right to amend this list of services if the City Council determines that changed conditions, subsequent occurrences or any other circumstances exist to make the provision of these services unworkable, obsolete or unlawful.

ARTICLE 1. GENERAL SERVICES

In general, this plan includes three service components: *(1) Annexation Services, (2) Additional Services and (3) a Capital Improvement Program.* As used in this plan, providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public and private non-profit service organizations to provide such services by contract in whole or in part. It may also include separate agreements with associations or similar entities. Services are provided and fees are assessed in accordance with City of San Antonio Municipal Code, as may be amended.

1. Annexation Services – The following services will be provided in the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted.

A. Police Protection – The San Antonio Police Department (SAPD) will provide protection and law enforcement services in the newly annexed area upon the effective date of annexation. These services include:

- Routine patrols and responses;
- Handling of complaints and incident reports;
- Special units, such as traffic enforcement, criminal investigations, covert operations, K-9 Unit, Family Assistance Crisis Teams, Bomb Squad, and Special Weapons and Tactics Team (SWAT); and
- Any other services or programs provided to the citizens of San Antonio at the time of annexation.

The City currently has six Police Substations which are under the command of Police Captains. Each Substation is responsible for a Patrol "Service Area," which are divided into Patrol Sections. Police Sergeants have supervisory responsibilities over the Patrol Sections, which are subdivided into "Patrol Districts."

Patrol districts are staffed with at least one officer, 24 hours a day, seven (7) days a week. Generally, there is no specific number of officers that can be assigned to a patrol district. Many times multiple officers are assigned to single districts. The "Patrol Districts" are geographically defined areas established for several reasons, including but not limited to:

- Serving as a manpower distribution tool based on call volume, population, area size, and geographic variables;
- Providing a means of establishing primary responsibility to individual officers, during their tour of duty, for various activities within a specific geographic area; and
- Providing an efficient and effective means of assigning, identifying, and locating officers, within a generalized area, using currently available technology.

The factors mentioned above will also determine the need for hiring additional patrol officers, ensure all patrol districts are adequately and continually staffed, and maintain an average response time comparable to other areas of the city.

Police services are initiated by on-sight officer activity, citizen requests, and any other means available. The most common means by which officers receive their assignments is through direct supervisory command and radio/computer transmissions by police dispatchers. SAPD San Antonio Fear Free Environment Unit (SAFFE) officers will be available to meet as requested to discuss police issues.

B. Fire Protection and Emergency Medical Service (EMS) – The San Antonio Fire Department (SAFD) will provide fire protection services and EMS to the Annexation Area consistent with the provision of services in like areas of San Antonio. Service will be provided through the use of fire engines, ladder trucks, full-time and peak period EMS ambulances, Medical Officers and Chief Officers.

C. Solid Waste Collection and Environmental Service Fees – The City's Solid Waste Management Department will provide solid waste collection services to single-family residences accessible from a public road at a level equivalent to those property owners within the current City limits beginning two years after the date of annexation. Services are provided and fees are assessed in accordance with Chapter 14 of the City Municipal Code, as may be amended. Fees for services are assessed monthly on CPS Energy Utility bills.

Multiple private providers are available to provide commercial and industrial solid waste services. City solid waste service fees are not assessed if private providers are utilized.

Fees are set annually by City Council:

- **Environmental Services Fees** – Environmental Services Fees are effective upon annexation. All residential and non-residential properties shall be assessed a monthly Environmental Service Fee. These fees are intended to defray municipal expenses necessary to cleaning up illegally dumped waste, collecting and disposing of dead animals, performing regulatory maintenance on closed landfills, providing environmental services to the City's park system, and equitably sharing costs for neighborhood clean-

ups benefiting residents and businesses that do not pay a monthly solid waste processing fee.

- **Solid Waste Fee** – A monthly solid waste fee will be assessed to single-family residences receiving City solid waste collection service. Garbage containers are provided in three sizes. The monthly fee is in accordance with the size of garbage container selected by the resident.

D. Operation and Maintenance of Water and Wastewater Facilities – San Antonio Water System (SAWS) will maintain and operate the public water and wastewater facilities that are within its certified service area. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. The facilities will be maintained and operated in accordance with standard SAWS policies and procedures, and under the provisions of the SAWS Utility Service Regulations for the extension of facilities.

SAWS Monthly Rates – The SAWS rate structure is designed to provide balance between residential and business rates and to encourage conservation with rates that increase at higher levels of consumption. The current rates were approved by City Council. SAWS customers, after annexation, will pay the lower Inside City Limit rate as opposed to the Outside City Limit rate.

SAWS Water Conservation Programs & Rebates – SAWS water conservation education programs and rebates are available to SAWS residential and commercial customers. Educational resources regarding drought-tolerant plants are available at: www.GardenStyleSA.com.

With commercial customers accounting for 5.7% of the customer base and 38.1% of SAWS' annual water sales, there is great potential for water savings through commercial conservation programs. Commercial customers also have access to water conservation education and incentives. There are programs to make irrigation systems more efficient and customer rebates for big projects that address operational efficiencies. Detailed information on these and other programs can be found on the SAWS website at: www.saws.org.

E. Operation and Maintenance of Roads and Streets, including Street Lighting – The Public Works Department (PWD) is responsible for the maintenance and repair of the City streets, City bridges, pavement markings, traffic signals, natural creeks and/or service alley infrastructure within its jurisdiction. Curbs, sidewalks, driveways approaches, curb ramps and other street infrastructures are constructed in accordance with the City and the Americans with Disability Act (ADA) standards. Service requests or community concerns for PWD's response, such as potholes, street base and pavement repairs are initiated by contacting the City's 311 call center or online services. These services include:

- Emergency Pavement Repair
- Street Base and Pavement Repair
- Preventative Street Maintenance
- Guard Post and Guard Rail Maintenance
- De-icing and Snow Removal Services

- Emergency Street Closure Services
- Street Pavement Marking Services

Infrastructure Management Program (IMP) is a five-year rolling program which focuses on the maintenance of City infrastructure. Services needs are identified city-wide and are scheduled for street maintenance, service alley maintenance, drainage maintenance, sidewalks gap-fill, traffic signals, pavement marking and Advance Transportation District (ATD) projects. The IMP provides a structured maintenance City program schedule, and improved coordination with work being done by the utility companies. During the City's annual budget process, the IMP is presented to City Council for approval. Amendments may occur throughout the year due to coordination with utilities or unforeseen conditions, such as inclement weather. The goal of the IMP is to provide the best possible maintenance for the City.

Transportation Systems Management & Operations will provide regulatory signage services in the Annexation Area. Traffic signal, stop and all other regulatory studies are conducted in conjunction with growth of traffic volumes. Traffic signs, signals, and markings are installed in conformance with the Texas Manual on Uniform Traffic Control Devices. Faded, vandalized, or missing signs are replaced as needed. "Call back" service is provided 24 hours a day, 365 days a year for emergency repair of critical regulatory signs. Requests for signage should be called into the 311 call center.

Storm Water Engineering and Operations is housed within the Public Works Department. The Storm Water team is responsible for drainage services as well as the installation, operation, and maintenance of drainage infrastructure throughout San Antonio.

The Storm Water Utility Fee is intended to cover maintenance expenses associated with the Municipal Separate Storm Sewer System (MS4) Permit as required by Federal regulations. More information about the storm water rate plan is available at the PW department website at: <https://www.sanantonio.gov/PW/Projects/Storm-Water-Fee>.

The storm water utility fee is billed by SAWS on behalf of the City. Services are currently provided by SAWS, in accordance with SAWS's approved business plan and as limited by applicable codes, laws, ordinances and special agreements. The fee will be assessed for the Annexation Area as the storm water will drain into the existing City facilities.

Street lighting – The planning of public streetlights is coordinated by the City's Development Services Department (DSD). CPS Energy will maintain public street lighting in accordance with the City's policies. The City assumes the cost of electricity for public streetlights.

F. Operation and Maintenance of Parks, Playgrounds and Swimming Pools – Maintenance responsibilities for municipally owned parks in the Annexation Area are the responsibility of the City. Any proposed or existing privately owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the Annexation Area are the responsibility of the property owner(s).

G. Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service – Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the Annexation Area, an appropriate City department will provide maintenance services for them.

2. ADDITIONAL SERVICES – Certain services, in addition to the above services, will be provided within the Annexation Area. They are as follows:

A. Code Compliance – The Code Compliance Division of DSD enforces City codes and regulations to protect the health, safety and general welfare of the community. Current enforcement is provided to the following and is not limited to:

- Vacant dangerous premises and structures,
- Junked vehicles,
- Weeded vacant lots,
- Zoning (Unified Development Code),
- Property maintenance,
- Minimum housing, including unsanitary premises,
- Front yard parking,
- Alley and right-of-way violations,
- Monthly inspections of salvage/junk yards,
- Monitoring and enforcing materials received at salvage/junk yards, and
- Enforcement of garage sale permits
- The Code and ordinances enforced by DSD are subject to changes by the City Council

B. Zoning – City Staff has initiated the zoning process for a permanent zoning classification. The Zoning Commission will conduct at least one public hearing and make a recommendation to the City Council regarding the proposed zoning. The City Council will consider the proposed zoning district concurrently with the annexation of the area at a public hearing. Zoning will be effective upon the effective date of annexation.

C. Building Permits – Incomplete construction may require building permits and/or inspections from the DSD in accordance with City codes and the tables below:

Vacant Lot Only; Construction not yet begun	Complete set of plans required
Foundation Only, up to 25%	Complete set of plans required; Engineer’s letter required on foundation
Foundation and Partial Framing over 25% but not over 50% complete	Complete set of plans required minus foundation plans; Engineer’s letter required on foundation
Foundation and Partial Framing over 50% complete	No plans required; fill out application only and declare percentage completed

Foundation, framing, sheetrock, mechanical, electric, plumbing, etc. Approximately 75% to 99% completed. Needs textone, flatwork, fence, finals only, etc.	No plans required; fill out application only for meter and CPS release
--	--

	No slab poured	Slab poured	Frame, no sheetrock	Sheetrocked
Building	100%	75%	50% Frame Inspection Required	25% Frame Inspection Required
Plumbing	100%	66% Rough-in required 100% gas permit	66% Rough-in required 100% gas permit	33% Plumbing final and 50% gas permit
Electrical	100%	100%	100% Rough-in required	50% Final Inspection
Mechanical	100%	100%	100% Rough-in required	Equipment only. Permit for air handler, cooling coil and condenser required
Plans	Yes 100%	Yes 100%	No (0%) (Steel frame – engineer’s sealed plans on site)	No (0%) (Steel frame – engineer’s sealed plans on site)

For demolition initiated after annexation of the area, a demolition permit for all applicable codes shall be obtained. This includes review by the Office of Historic Preservation, City Arborist, and CPS.

For new construction initiated after annexation of the area, permits, plan reviews, and inspections for all applicable codes shall be obtained and successfully passed. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the project.

Permits may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX. In addition, as part of the permitting process, the applicant will be required to adhere to the City’s Tree and Landscape requirements. A one-stop development service counter has been created to assist the public with any development questions that relate to building, plan review, street and sidewalk construction and storm water related issues.

D. Certificate of Occupancy – The Property Owner acknowledges that any new construction on the property completed after the effective date of annexation will require a Certificate of Occupancy from the City. In accordance with the adopted International Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy. Certificates of Occupancy may be applied for at the Cliff Morton Development and Business Services Center.

E. Library Services – The San Antonio Public Library locations provide the following services:

- Library materials for adults, young adults and children including books, periodicals, compact disks, DVD, videos, audio books, and electronic books;
- Programming for adults, young adults and children such as regularly scheduled story time;
- Book discussion groups and other topics of interest to the community; and
- Access to the website, databases and other computer programs, is available seven days a week through the San Antonio Public Library web address: www.mysapl.org/digital.

Professional staff is available to assist library customers with reference and reader's advisory questions and public meeting room space are available. More information is available at the San Antonio Public Library Website: www.mysapl.org.

F. Health Department Services – The San Antonio Metropolitan Health District (Metro Health) currently provides certain public health services to include communicable disease control, emergency preparedness and response, and health education to individuals residing in the Annexation Area through an interlocal agreement with Bexar County-University Health Systems. Upon full purpose annexation the following additional services will become available:

- Investigation of public health related complaints including food borne illness, recreational water quality, and public swimming pools and spas, and investigation of toxic exposures;
- Permitting and routine sanitation inspections of food establishments, schools, day cares, swimming pools and mobile living parks;
- Enforcement of the City's smoking ordinance in public places;
- Access to community health clinics; and
- Referrals to medical assistance program benefits

Metro Health would provide additional services for oversight of day care centers, semi-public swimming pools, air pollution education and source registration. For more information, visit the Metro Health website at: www.sanantonio.gov/health.

G. Animal Care Services – The newly annexed area will receive the same level of service as within the current San Antonio City Limits. These services include, but may not be limited to, animal enforcement and control, educational and public outreach, low cost animal related resources as microchips and spay/neuter services, and community cat program services.

H. Other Services – City Departments with jurisdiction in the Annexation Area will provide services according to City policy and procedure.

3. CAPITAL IMPROVEMENTS PROGRAM – The City will initiate the planning, design, and construction of capital improvements as may be necessary for providing municipal services to the Annexation Area.

A. Police Protection – No capital improvements are necessary at this time to provide police services.

B. Fire Protection – No capital improvements are necessary to provide fire services.

C. Emergency Medical Service – No capital improvements are necessary at this time to provide EMS services.

D. Solid Waste Collection – No capital improvements are necessary at this time to provide solid waste collection services.

E. Roads and Streets – No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.

F. Parks, Playgrounds and Swimming Pools – No capital improvements are necessary at this time to provide parks and recreation services.

G. Library Services – No capital improvements are necessary at this time.

H. Capital Improvements Planning – The Annexation Area will be included with other territory within the municipality in connection with planning for new or expanded facilities and/or services. All other capital improvements will be considered through the 6-Year Capital Budget that represents the City's long-range physical infrastructure development and improve plan. Major funding sources are General Obligation Bonds, Certificates of Obligation, Storm Water Revenue Bonds, and Community Development Block Grants as applicable. Capital projects are placed in inventory by the City Council representative through input from community plans, existing neighborhood plans, community associations, neighborhood requests and other community processes.

ARTICLE 2. AMENDMENT: GOVERNING LAW

This plan may be amended or repealed by the San Antonio City Council if the City in its discretion finds it necessary to do so except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this plan, and the City reserves the right to make such changes. This plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

ARTICLE 3. FORCE MAJEURE

In case of an emergency, such as Force Majeure as that term is defined in this plan, in which the City is forced to temporarily divert its personnel and resources away from the Annexation Area

for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the Annexation Area of the level described in this plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this plan.

ARTICLE 4. SUMMARY OF THE WATER AND WASTEWATER UTILITY SERVICE REGULATIONS

The following information is a summary of the SAWS Utility Service Regulations, adopted in 2016, for the extension of water and/or wastewater facilities as incorporated by reference in the latest version of the Unified Development Code.

Water and wastewater service is only provided to lots that have been properly subdivided and platted or are a legal lot. For property that is required by subdivision regulations to construct water or wastewater facilities connecting to the SAWS system, funding and construction of those facilities will remain the responsibility of the developer. If the specific undeveloped property does not have SAWS water or wastewater service fronting the property, the owner may make an application for an extension of service to SAWS Director of Development Engineering for review. If the Director determines that adequate capacity is available, or will be and if the project does not include SAWS cost participation or reimbursement, and if the proposed facilities are a logical extension of SAWS water and/or wastewater system and the requested extension meets the requirements of SAWS Utility Service Regulations, the extension size, capacity, and routing may be approved by the Director. Funding and construction of the facilities will be the responsibility of the developer.

Depending on the size of the new facilities and other conditions, with SAWS Board of Trustees approval, SAWS may reimburse the developer for a portion of the cost of constructing certain facilities. With Board approval, SAWS may reimburse costs associated with the oversize capacity of water and wastewater mains. The actual calculation of the cost participation and reimbursement amounts, including limits and the schedules for the payments, are included in SAWS Utility Service Regulations as incorporated by reference in the UDC.

For lots that have water or wastewater lines in the street fronting the lot, the owner may receive water or wastewater service by applying for a tap permit and paying any required fees. The new customers will be required to pay the impact fees and all connection fees.

For property(s) served by a septic system, the property owner(s) remains responsible for the operation and maintenance of the septic system. If the septic system fails, the property owner must repair the system or pay to extend SAWS wastewater facilities to the property, if unavailable. Under certain circumstances the City Health Department and/or applicable regulatory agency for septic tanks may require the property owner to connect to SAWS public

wastewater facilities.

ARTICLE 5. EFFECTIVE DATE

This plan shall be in effect and commence on the effective date of the annexation, unless otherwise stated. The plan will not have a term limit, as Annexation into the City of San Antonio provides for municipal services beginning on the effective date with no finality.