



City of San Antonio

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Title: Briefing and discussion regarding the Limited Purpose Annexation for Five Priority Areas in the FY 2015 and FY 2016 Annexation Program and Impervious Cover Regulations. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Sponsors:

Indexes:

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Attachments: 1. Mayor Taylor Memo

Date	Ver.	Action By	Action	Result
9/30/2015	1	City Council B Session		

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: City-wide

SUBJECT:

Briefing and discussion regarding the Limited Purpose Annexation for Five Priority Areas in FY 2015 and FY 2016 budget, and discussion regarding impervious cover regulations.

SUMMARY:

Briefing and discussion regarding the Limited Purpose Annexation for Five Priority Areas in FY 2015 and FY 2016, and discussion regarding impervious cover regulations.

BACKGROUND INFORMATION:

On February 14, 2013, City Council adopted the City of San Antonio Annexation Policy that provides guidance and rationale for the consideration of areas within the City of San Antonio’s extraterritorial jurisdiction (ETJ) for annexation. The policy recommends the development of an Annexation Program to be proactive in analyzing and identifying areas for potential annexation for a period of ten years.

On January 9, 2014, City Council approved a Limited Purpose annexation of a 19 square-mile area south of San Antonio in conjunction with the dissolution of City South Management Authority. This was the first annexation action since the adoption of the 2013 Annexation Policy.

On December 4, 2014, City Council approved five priority areas to be studied and brought forward for limited purpose annexation in two phases:

2015 (Phase I)

IH 10 West - This 14.2 square mile area of planned and developed neighborhoods is located on the Edwards Aquifer Recharge Zone and adjacent to Camp Bullis along Interstate 10 West extending from the city limits to Boerne's ETJ. Annexation would preserve military missions, preserve land from competing jurisdictions, protect through the extension of zoning the Edwards Aquifer Recharge Zone, and incorporate higher value residential developments and emerging commercial centers.

US 281 North - This 12.01 square mile area of planned and developed neighborhoods is located on the Edwards Aquifer Recharge Zone centered on US 281 North. Annexation would incorporate existing and future commercial activity related to the expansion of US 281 and planned and developed neighborhoods adjacent to current city limits.

IH 10 East - This 12.72 square mile area of planned and developed neighborhoods is located north of IH 10 East inside East Loop 1604 abutting the municipal boundaries of several cities. Annexation would incorporate emerging commercial and industrial activity and preserve land from competing municipal jurisdictions.

2016 (Phase II)

Hwy 151 - This 14.64 square mile area of rapid developing neighborhoods and planned developments is located along Hwy 151 and Culebra Road. Annexation would incorporate a high growth area adjacent to emerging employment and commercial centers.

US 90/1604 - This 12.9 square mile urbanized area is centered at the intersection of Hwy 90 and Loop 1604, adjacent to the Lackland Annex. Annexation would preserve military missions and incorporate planned and developed neighborhoods north of US 90.

Staff prepared the necessary planning studies, regulatory plans, land use plans and zoning plans for the Phase I annexation areas which are posted on the Department of Planning and Community Development's website.

The City held three public limited purpose annexation meetings in March, April, and May 2015. Additionally, three open house sessions were held in the annexation areas on August 1, 4 and 8, 2015. City departments and agencies representing the San Antonio Fire Department, Code Enforcement, Building Permits, Platting, and Zoning along with San Antonio Water System were present to answer questions from the public. At the open house sessions, exhibits, brochures on Frequently Asked Questions (FAQs), proposed zoning, land use plans, examples of uses permitted in zoning districts, and the limited purpose annexation timeline were made available to the public. City staff provided the materials in both English and Spanish.

The Department of Planning and Community Development coordinated with the Information Technology

Services Department to create an interactive mapping system which displays information at the parcel level. The interactive mapping system displays the limited purpose annexation area, proposed zoning, proposed future land use, and proposed overlay districts. Individuals can search by property address or property owner name. The website has been available to the public since August 1, 2015 and is located on the Department of Planning and Community Development webpage. The Department’s webpage also provides individual’s access to the Planning Study and Regulatory Plan, an expanded Frequently Asked Questions section, static maps, public hearing dates, and contact information.

The public hearing schedule for the three areas is detailed below:

	IH 10 West	IH 10 East	HWY 281
Planning Commission - Council Chambers • Annexation • Sector or Perimeter Plan Amendments	Oct. 2 (Fri.), 9:30 a.m.	Oct. 23 (Fri.), 9:30 a.m. 1901 S. Alamo St.	Nov. 13 (Fri.), 9:30 a.m.
Zoning Commission - Council Chambers • Zoning (not an annexation hearing)	Sep. 18 (Fri.), 10 a.m.	Oct. 16 (Fri.), 10 a.m.	Dec. 4 (Fri.), 10 a.m.
City Council 1st Public Hearing • Annexation	Sep. 30 (Wed.), 6 p.m.	Oct. 14 (Wed.), 6 p.m.	Nov. 10 (Tue.), 6 p.m.
City Council 2nd Public Hearing • Annexation	Oct. 7 (Wed.) 6 p.m.	Oct. 28(Wed.), 6 p.m.	Nov. 18 (Wed.), 6 p.m.
City Council’s Consideration • Annexation • Plan Amendments • Zoning	Oct. 29 (Thu.) 9 a.m.	Nov. 19 (Thur.), 9 a.m.	Dec. 17 (Thur.), 9 a.m.

On September 2, 2015, 7,310 property owners were mailed notices of the public hearing schedule on for the IH 10 West Annexation. Approximately 40 persons attended the Zoning Commission hearing on September 18, and nine signed into speak with only one person speaking in opposition of the annexation. Notices of the IH-10 West public hearings were published in the San Antonio-Express News in accordance with state statutes and the City Charter.

On August 25, 2015, in a budget presentation to City Council staff proposed an additional six areas totaling 87 square miles that potentially could be considered for annexation in 2016-2017.

Impervious Cover

The development of land above the Edwards Aquifer Recharge Zone is managed, in part, by the City’s Water Quality Ordinance in Chapter 34 of the City Code. The ordinance sets maximum impervious coverage limits for new development on properties in the City limits and the City’s Extra Territorial Jurisdiction. More impervious cover is currently permitted within the City limits than in the City’s Extra Territorial Jurisdiction. Maximum impervious cover in the Extra Territorial Jurisdiction is 15% for all development. Within the City Limits, the maximum impervious cover ranges from 30 % for residential single family subdivisions, to 50% for multi-family development, to 65% for commercial development.

ISSUE:

On September 17, 2015, Mayor Ivy R. Taylor in a Memorandum to members of the City Council indicated City staff should reexamine the costs and benefits of annexing the residential developments within the FY 2015 proposed annexed areas. Mayor Taylor requested that staff identify alternatives for master planned, deed restricted residential areas and that the commercial and industrial corridors be considered separately.

The staff presentation will provide alternative annexation scenarios for City Council approval of the FY 2015 and FY 2016 annexation areas. These options will range from canceling the two year program to providing alternative years for Limited Purpose Annexation based on property types.

Portions of IH 10 West and US 281 North annexation areas fall within the Edwards Aquifer Recharge Zone. Those projects currently considered Category 3 with restrictions of development to 15% impervious cover will become Category 2 if annexed for limited purposes, which allow increased impervious cover of 30% for single-family, 50% for multi-family and 65% for commercial development. The Council may wish to consider including language in the annexation regulatory plan that extends Category 3 classification for those projects classified as Category 3 in the ETJ to territory newly annexed for limited purposes which would be adopted with the annexation action. Additionally Council could elect to bring forward an amendment to Chapter 34 to provide this same regulation for properties newly annexed for full purposes.

ALTERNATIVES:

Staff will discuss possible alternatives at the briefing.

FISCAL IMPACT:

The Office of Management and Budget will provide fiscal impact assessments related to the Mayor's request at the briefing.

RECOMMENDATION:

This is a briefing for informational purposes only.