

# **Annexation 360 Program**



## **City Council B Session Item #2**

**John M. Dugan, AICP  
Planning and Community Development Director**

**November 12 , 2014**

# Annexation 360 Program

## Overview:

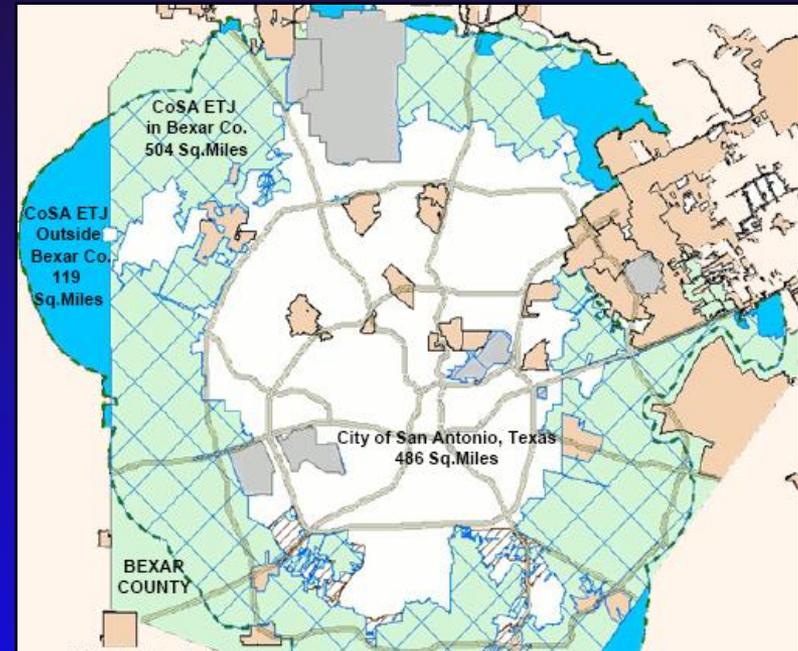
Background, history, and strategies

## Program:

Process for identifying priority areas for potential annexation

## Methods:

Full Purpose or Limited Purpose



### San Antonio (City)

#### Area

Corporate: 486 Sq. Miles\*

Extra Territorial Jurisdiction: 623 Sq Miles\*

#### Population

2000 Census – 1,144,646 people

2010 Census – 1,326,539 people\*\*

#### Housing Units

2000 Census – 433,122 units

2010 Census – 523,759 units

#### Household Size

2000 Census – 2.74 persons

2010 Census – 2.69 persons

# ANX 360 - Annexation Program

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



# Annexation Study Criteria

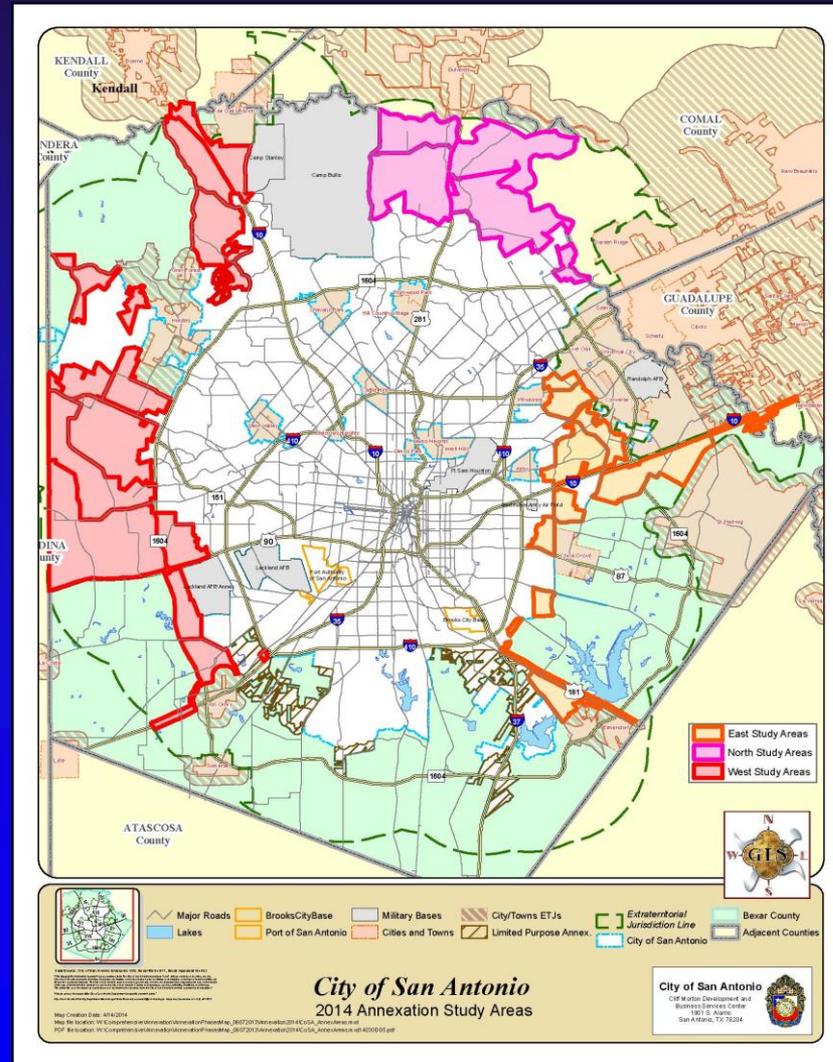
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- Area Characteristics – population, master development plans, existing neighborhoods, development trends
- Land Use Analysis – current land use
- Economic Generators – retail centers, industrial/business centers, universities, hospitals, corporate offices
- Utility Service Providers –water/wastewater
- City Service Delivery – opportunities and constraints
- Transportation Access – rail, highway, major arterials
- Environmental Characteristics – conservation areas, constraints on development
- ETJ/Jurisdictional – PIDS and special districts, proximity to neighboring cities

# Annexation 360 Study Areas

30 Study Areas  
encompassing  
Extraterritorial  
Jurisdiction

- North
- East
- West
- South
  - recently completed South San Antonio Limited Purpose Annexation





# I-10 West Priority Area

## Opportunities:

High growth area with established neighborhoods along IH-10 West, a major gateway

Adjacent to Camp Bullis, Camp Stanly, La Cantera, Fiesta Texas, UTSA, Valero The Rim, and NuStar Headquarters

\$70 million public investment in highway expansion

Preserve military missions around Camp Bullis and Camp Stanly

Preserve rural scenic character, and Edwards Aquifer Zone through zoning, and expand the IH-10 West Urban Design Corridor

## Characteristics:

Size: 14.2 square miles (9,093 acres)

2010 Population: 12,871

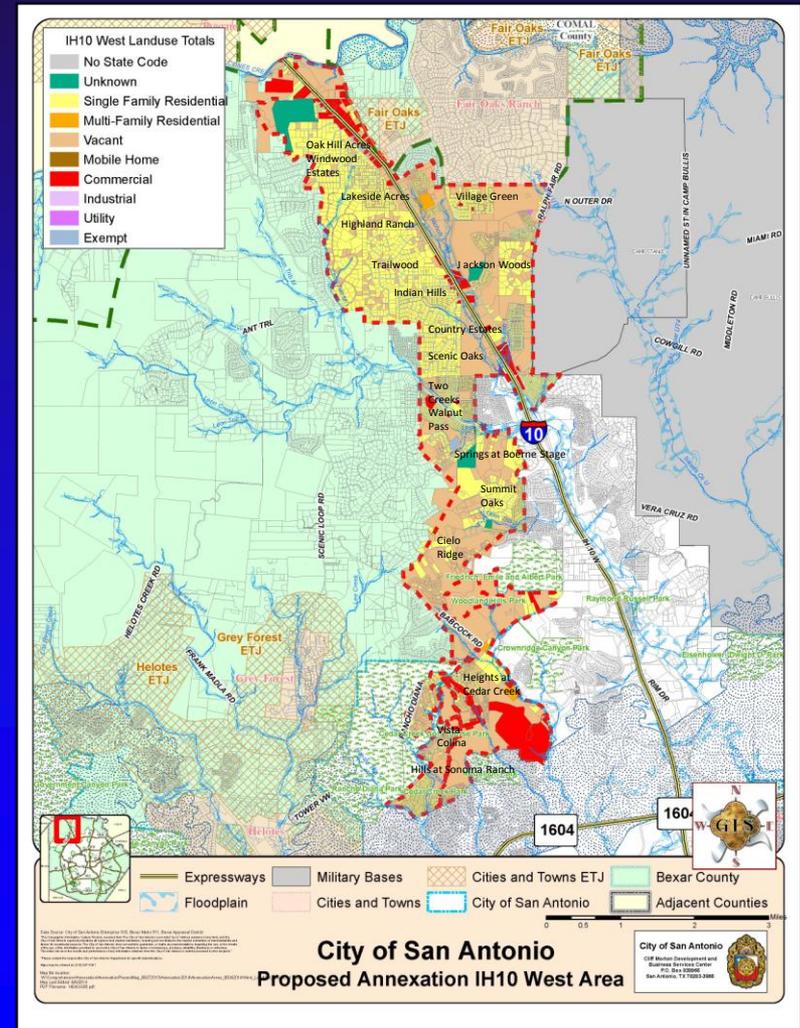
2020 Population Projection: 21,784

## Fiscal Analysis:

Year of Net Positive for Annual Basis: Year 2 (2018)

Year of Net Positive for Cumulative Basis: Year 5 (2021)

20 Year Net Impact: \$178,800,000



# 281 North Priority Area

## Opportunities:

High growth areas with established neighborhoods along major gateway

Positive fiscal impact with established commercial uses along corridors

\$228 Million investment in highway expansion

Protect Edwards Aquifer through zoning

Greenfield areas

Established commercial development along US 281

Adjacent to areas under non-annexation agreements

## Characteristics:

Size: 12.01 square miles  
(7,687 acres)

2010 Population: 24,936

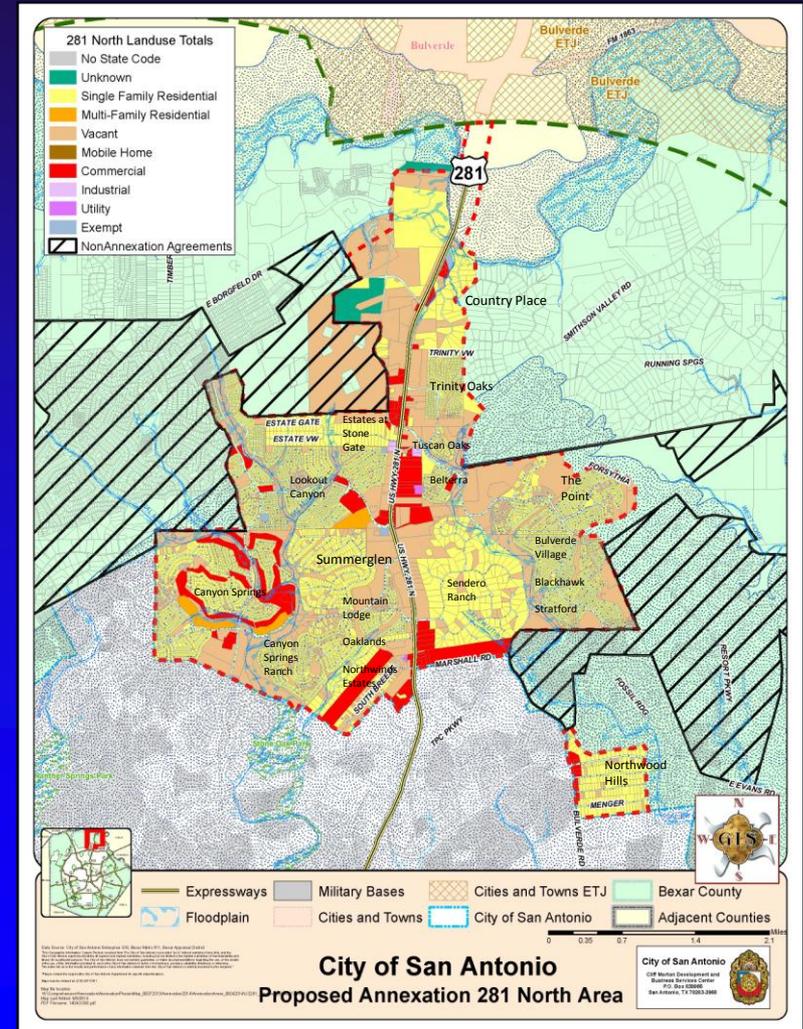
2020 Population Projection:  
46,844

## Fiscal Analysis:

Year of Net Positive for Annual Basis: Year 2 (2018)

Year of Net Positive for Cumulative Basis: Year 7 (2023)

20 Year Net Impact:  
\$109,700,000



# I-10 East Priority Area

## Opportunities:

Medium growth areas with established neighborhoods

Commercial growth along corridors, especially FM 78 and railroad tracks

IH 10 E Corridor is a major gateway

Developing business and industrial parks

Preserve land from competing jurisdictions

Anticipated residential growth with higher value residential developments

## Characteristics:

Size: 12.72 square miles (8,144 acres)

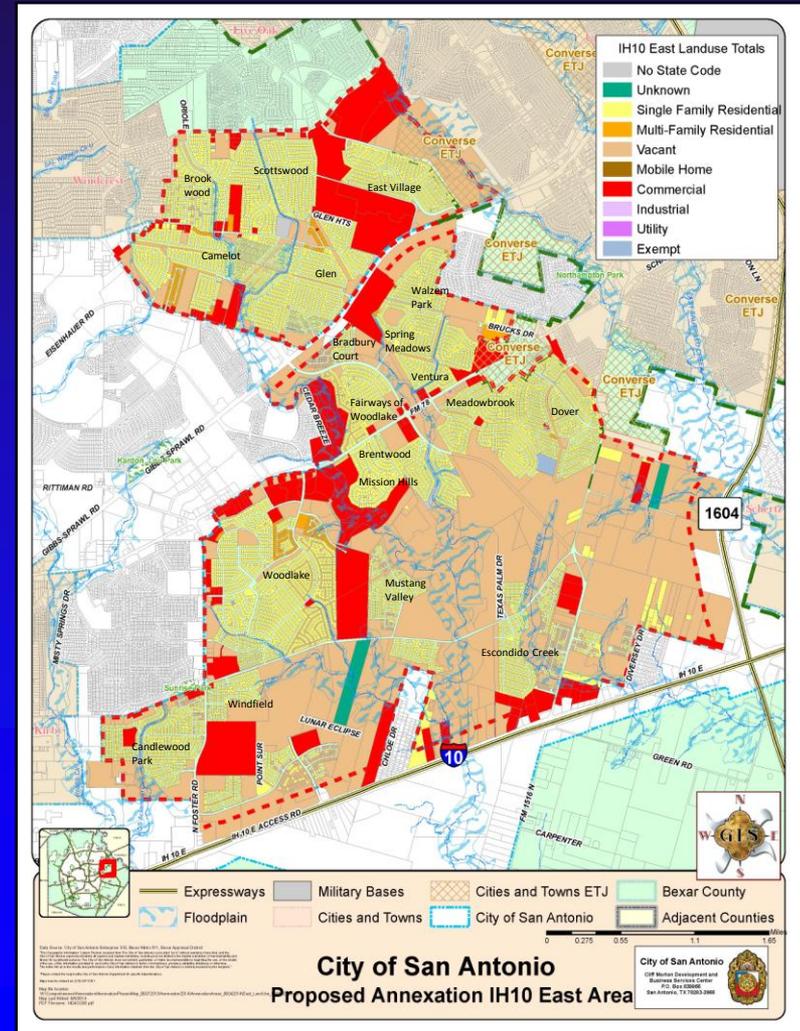
2010 Population: 40,352

2020 Population Projection: 46,742

## Fiscal Analysis:

Expenses exceed revenues over study period

20 Year Net Impact:  
-\$250,700,000



# Hwy 151 Priority Area

## Opportunities:

High growth areas with established neighborhoods along Hwy 151

Positive fiscal impact with emerging commercial centers on Hwy 151, Sea World, and Westover Hills

Extend regulations before development occur

\$190.9 Million investment in highway expansion

Projected commercial build out of 7.2 million square feet of commercial on 500 acres in Westpointe MDPs

## Characteristics:

Size: 14.64 square miles (9,372.5 acres)

2010 Population: 8,951

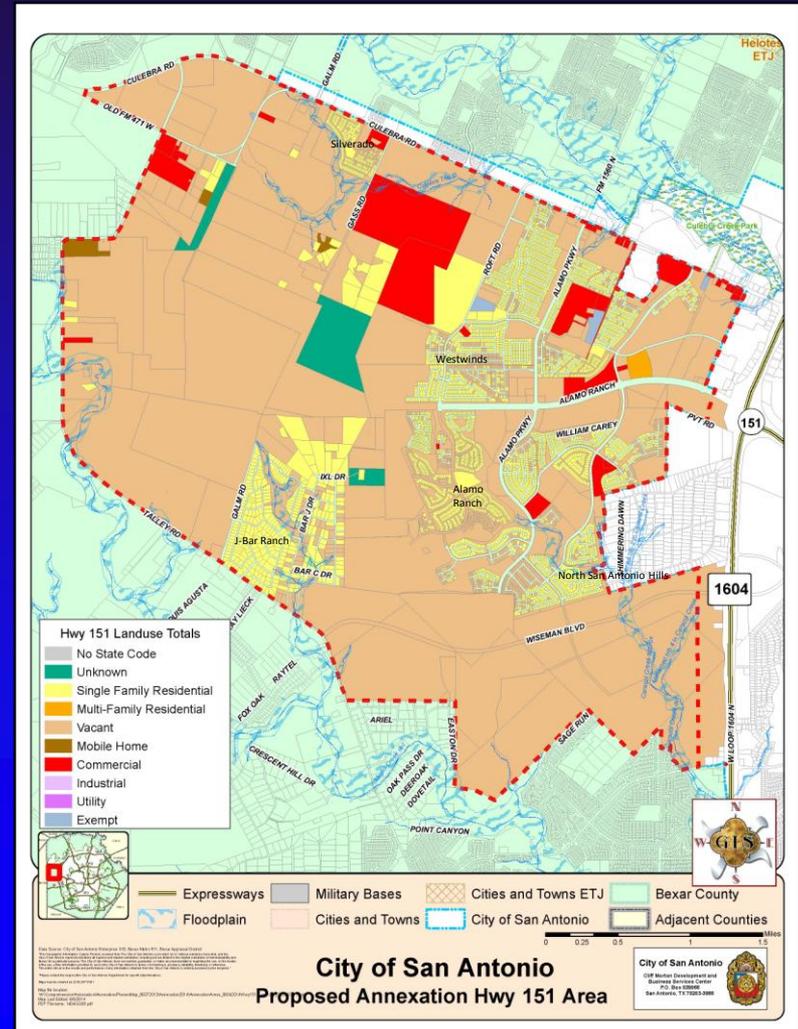
2020 Population Projection: 42,955

## Fiscal Analysis:

Year of Net Positive for Annual Basis: Year 8 (2024)

Year of Net Positive for Cumulative Basis: Year 13 (2029)

20 Year Net Impact: \$71,200,000



# Hwy 90 / 1604 Priority Area

## Opportunities:

Established neighborhoods north of Lackland Annex

Dense urbanized area north of Hwy 90 and farm and ranch land bounded by Hwy 90, Lackland Annex and the City limits

Developing business/industrial parks

Preserve missions through zoning around Lackland AFB Annex

Large greenfield areas along Loop 1604

## Characteristics:

Size: 12.9 square miles (8,256 acres)

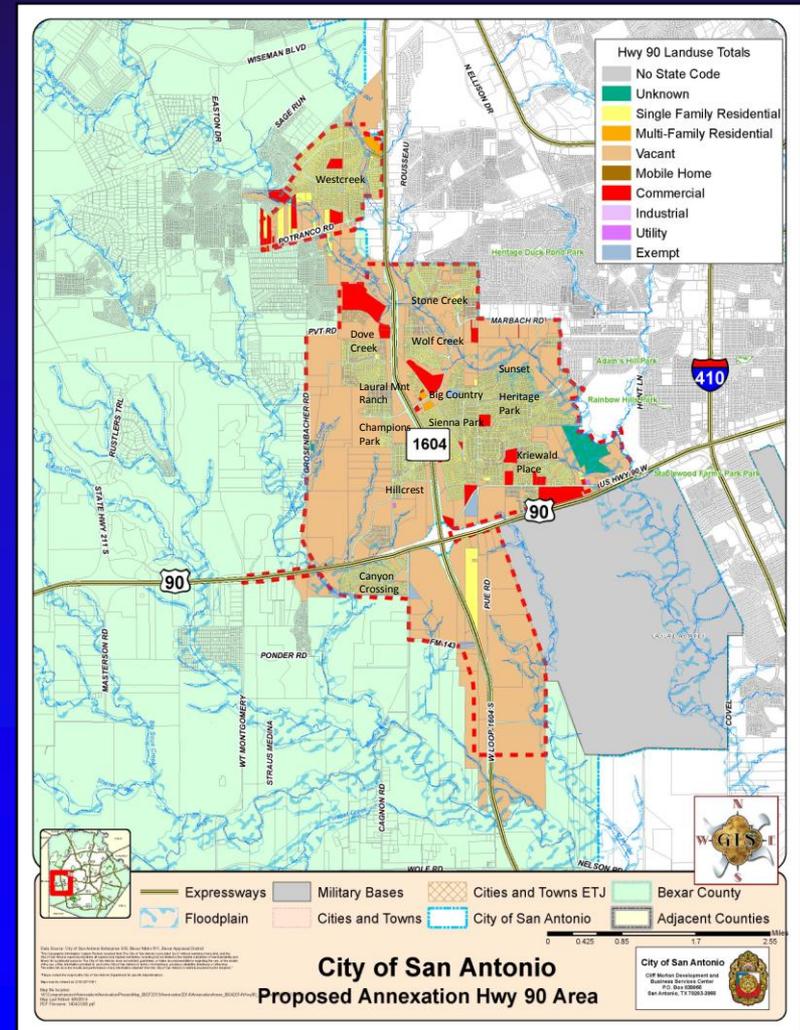
2010 Population: 30,407

2020 Population Projection: 54,302

## Fiscal Analysis:

Expenses exceed revenues over study period

20 Year Net Impact:  
-\$31,700,000



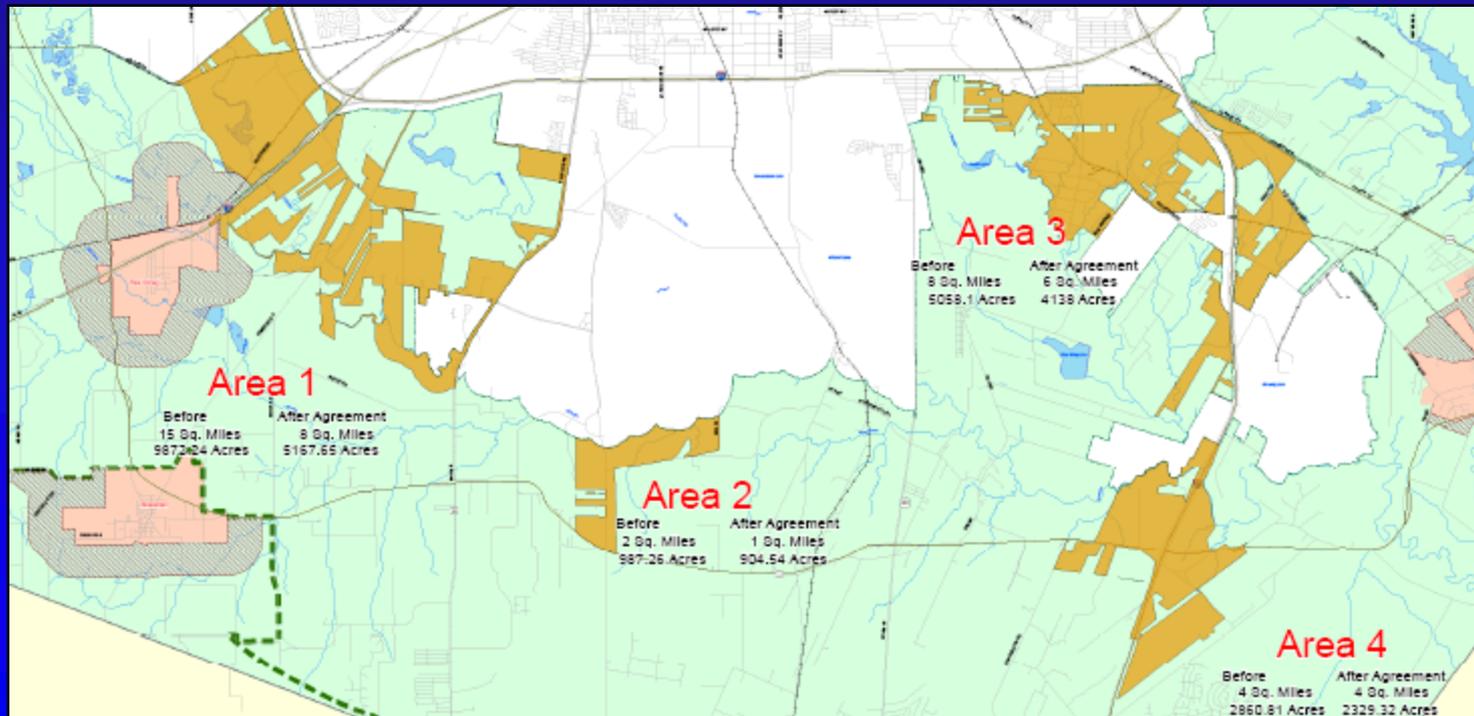
# Annexation Methods

- Full Purpose
- Limited Purpose
- General Provisions
  - Contiguous to City limits within ETJ
  - 1,000 feet minimum width
  - 10 % maximum existing city's area per year, or may carry forward up to three years and annex 30% if city has not annexed



# Limited Purpose Annexation

- Extends some City Regulations
- No City Services
- No City Taxes
- Requires Planning Study
- Requires Regulatory Plan
- Proposed for areas planned for future Full Purpose Annexation



# Limited Purpose Annexation

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- City Does Not collect property or sales taxes
- City may assess fees for services: building inspections, permit fees, Certificate of Occupancy, etc.
- Elections
  - Residents may vote in Mayor, Council and recall elections
  - May not vote in bond elections
  - Not eligible to be a candidate for municipal office
- **Does Not extend ETJ**



# Recommendation

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- Recommend approval for a 2 Year program to annex through Limited Purposes the five priority areas:
  - FY 2015 – Three areas:
    - I-10 West Area
    - 281 North Area
    - I-10 East Area
  - FY 2016 – Two areas:
    - Hwy 151 Area
    - Hwy 90/1604 Area

# Next Steps

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- December 2014: A session confirming the annexation program for 2015
- January – April 2015: Preparation of regulatory and zoning plans
- April – May 2015: Fiscal analysis
- 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

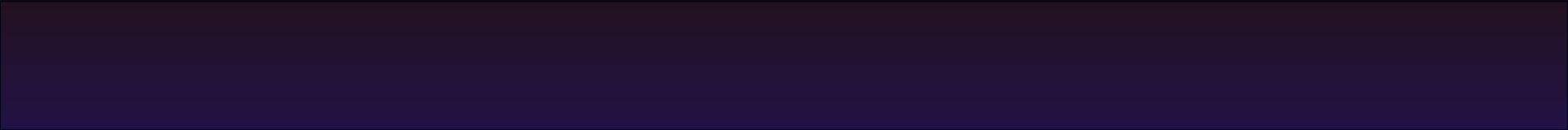
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# 3-Year Annexation Process

- Notify property owners
- Compile "Inventory of Services"
- Prepare proposed "Service Plan"
- Conduct 2 public hearings



- Begin negotiations with property owners (if necessary)
- Finalize Service Plan
- (Potential) arbitration of Service Plan
- Annexation may only occur in 37<sup>th</sup> month, after plan is adopted