

Introduction



Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture

Balanced Growth -
A New Planning
Paradigm

Annexation

Community Planning
Process

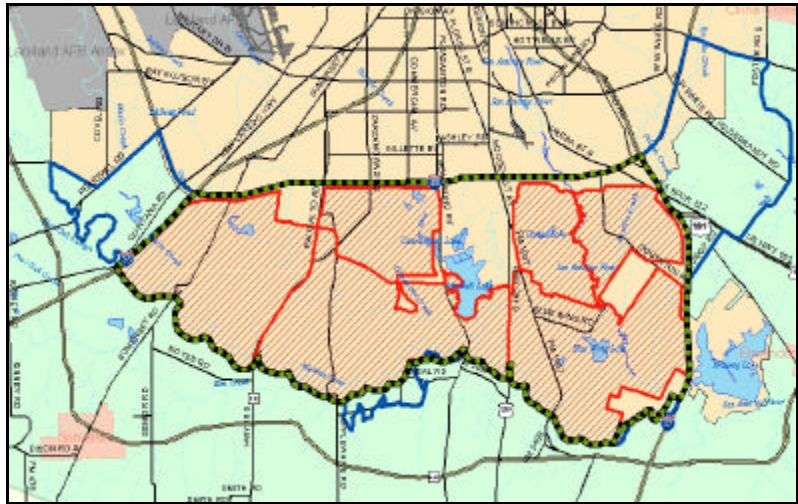
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City South Community Plan

As a result of the studies, a 57 square mile limited purpose annexation area was approved by City Council and took effect in January 2003. Limited purpose annexation triggers a requirement for conversion to a full purpose annexation status within three years, unless the date for full purpose annexation is postponed by written agreement between the City and a majority of the affected landowners. State law establishes planning milestones for each of the three years:

- **Year One** - Land use and intensity plan is developed as a basis for services and Capital Improvement Project (CIP) planning
- **Year Two** - Planning area is included in the long-range financial forecast and considered for identification future CIP projects
- **Year Three** - CIP projects for the area and potential sources of funding are included in the adopted CIP program

The development of the City South Community Plan assists in fulfilling the land use and intensity plan requirement that is a basis for capital improvement project planning.



A month later, in February 2003, Team Toyota, representatives of the State of Texas, Bexar County, and the City, announced that Toyota Motor Corporation had selected a site in the newly annexed area for its new automobile manufacturing plant. In May 2003, a development agreement and incentive package was approved by the City of San Antonio, confirming the Toyota plant as a reality in the Southside planning area. This economic hallmark provides a unique opportunity to encourage sustainable development. A balance of agri-business, mineral extraction, trade activities, and tourism can be sustained and encouraged in a manner

that conserves precious natural and historical resources unique to South Texas, while providing opportunities for new manufacturing development.

Community Planning Process

The City's Master Plan policies encourage public participation in the land use decision-making process. A part of the Master Plan vision is the promotion of balanced and responsible urban design, planning and development, and protection of the city's historical, cultural, and material resources. To that end, the city sought to engage the public in a community planning process. Citizens and interested stakeholders were invited to attend a series of three public meetings that were held in May and June 2003. Notices of the community meetings



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