

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PLANNING DEPARTMENT**

**PUBLIC HEARING
TIME CERTAIN
ITEM NO. 7
6:00 PM**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Planning Director

THROUGH: Terry M. Brechtel, City Manager

COPIES: Jelynn LeBlanc Burley, Assistant City Manager; Christopher J. Brady, Assistant City Manager; Jesus Garza, Planning Manager, Planning Department; File

SUBJECT: First public hearing on the expansion of the Southside Initiative through limited purpose annexation

DATE: May 13, 2004

SUMMARY AND RECOMMENDATIONS

This is the first public hearing regarding the proposed expansion of the Southside Initiative through limited purpose annexation.

No action is required of the Council at this public hearing.

BACKGROUND INFORMATION:

The City Council, at its meeting on December 12, 2002, annexed the Southside Initiative Area for limited purposes effective January 5, 2003.

The City is proposing to extend this annexation approximately 6.41 square miles as increased economic development and population growth in the region is expected to induce development and redevelopment activities in the proposed limited purpose annexation area. Limited purpose annexation will enable the City to regulate the type and character of development and redevelopment through the application of zoning, site development standards, building codes and other regulatory tools not available in unincorporated areas. This will benefit the public by creating high quality and sustainable development as a long-term investment for the community.

The regulatory plan for the limited purpose Southside Initiative expansion area provides for the extension of planning, zoning, and health and safety ordinances, and states that the areas will be fully annexed within three years as required by the limited purpose state statutes. The Southside Initiative Expansion Planning Study and Regulatory Plan for Limited Purpose Annexation is attached hereto.

The schedule for the limited purpose annexation of this area is as follows:

First Public Hearing	6:00 p.m.	May 13, 2004
Second Public Hearing	6:00 p.m.	May 20, 2004
Planning Commission Resolution		June 9, 2004
First Reading of Ordinances		June 10, 2004
Second Reading of Ordinances		July 22, 2004
Amendment of Three-Year Full Purpose Annexation Plan to include the Southside Initiative Expansion		July 22, 2004
Effective Date of Limited Purpose Annexation		August 1, 2004

POLICY ANALYSIS:

This limited purpose annexation will ensure, through the extension of the City's health and safety regulations, that future development take place in a manner that will protect and enhance both private and public investment in the area, preserve natural resources, ensure the compatibility of existing and proposed land uses, allow for planning of adequate infrastructure, and ensure the health, safety, and welfare of the community.

The City's goals for annexation are to preserve its range of annexation options, promote orderly growth, enhance the City's fiscal position, preserve the integrity of the City and its extraterritorial jurisdiction, and to maintain a systematic annexation process.

The opportunity to plan land uses in annexed areas is also greatly improved with the provisions of the City's Unified Development Code.

FISCAL IMPACT:

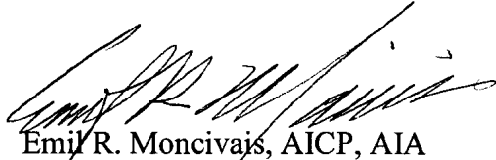
The expansion of the Southside Initiative area through limited purpose annexation will have a negligible fiscal impact.

COORDINATION:

This item was coordinated with the following Departments: City Attorney's Office, Office of Management & Budget, Environmental Services, Fire, Public Works, Code Compliance, Health, and Development Services.

SUPPLEMENTARY COMMENTS

There is no action required of Council at the public hearings. Action will be required at the first and second readings of the annexation ordinances.



Emil R. Moncivajs, AICP, AIA
Director, Planning Department



Jelynn LeBlanc Burley
Assistant City Manager

APPROVED:



Terry M Brechtel
City Manager