RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2016 MAY 11 PM 5:15

City of San Antonio

AGENDA
City Council B Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Wednesday, May 18, 2016 | **2:00 PM** | **Municipal Plaza Building**

The City Council of San Antonio will convene in the "B" Room of the Municipal Plaza Building at 2:00 P.M. for discussion and possible action on the following:

1. A Briefing on the City of San Antonio's three growth-related plans including the Comprehensive Plan, the Multi-Modal Transportation Plan, and the Sustainability Plan collectively named "SA Tomorrow." [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development; Terry Bellamy, Assistant Director, Transportation and Capital Improvements; Doug Melnick, Chief Sustainability Officer]

2. A Briefing on the property appraisal process provided by the Bexar Appraisal District. [Ben Gorzell, Chief Financial Officer; Michael Amezquita, Chief Appraiser, Bexar Appraisal District]

At any time during the meeting, the City Council may recess into executive session to discuss the following:

A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).

B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).

C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Adjourn

5:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

6:00 P.M. (may be heard after this time) - Public Hearing

3. First Public Hearing regarding the annexation of approximately 202.79 acres consisting of 128.87 acres at 11625 Old Corpus Christi Highway, described as CB 4007 P-146 (128.376 Ac) and P-312 (0.497 Ac) ABS 11, and 73.92 acres, located at South IH 37, described as CB 40079-310 ABS 11. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

6:00 PM (may be heard after this time) - Citizens to be Heard

At any time during the meeting, the City Council may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Trevino Alley Entrance, south side. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-7080.

CITY COUNCIL MEETING

ROLL CALL - B SESSION

DATE: May 18, 2016

NAME	ROLL CALL	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1	✓						
Alan E. Warrick DISTRICT 2	* OUT OF TOWN						✓
Rebecca J. Viagran DISTRICT 3	✓						
Rey Saldaña DISTRICT 4	✓						
Shirley Gonzales DISTRICT 5	✓						
Ray Lopez DISTRICT 6	✓						
Cris Medina DISTRICT 7	✓						
Ron Nirenberg DISTRICT 8	* ATTENDING NLC INFRASTRUCTURE WEEK IN D.C.						✓
Joe Krier DISTRICT 9	✓						
Michael R. Gallagher DISTRICT 10	✓						
Ivy R. Taylor MAYOR	✓						

* CCM Nirenberg is attending a Natl. League of Cities Infrastructure Meeting.

COMMENTS: 1) SA Tomorrow (Comprehensive Plan, Sustainability Plan and Multimodal Transp Plan). Peter Zanoni noted that staff was recommending a B Session on annexation on June 15th. He noted a hearing before Senate Comm. on Annexation. Mayor Taylor asked of Transp. Plan. Jerry B. stated worked very closely w/ VIA on same; no disconnect. Mayor Taylor asked of the Bicycle Plan and Connectivity. Jerry ref. 2011 Plan & 2014 Plan re connectivity. Mayor Taylor - met w/ Bruce Bugg regarding his service on TX Transp. Comm. CCM Viagran spoke and asked of the avg. income in SA. Should-last yr. it was at $43,000. CCM Viagran asked of planning for future tales partnering w/ all partners, etc... she asked of Land Use — Bridget White responded and noted

Noted being proactive of Comm. Centers and their traffic congestion. She noted the Air Quality and its impact for our community. Finally, re annexation; local control is vital and must be maintained.
CCM Gallagher mentioned the sustainability of the city itself; he took an example of Solar - have to look at long term implementation.
CCM Gonzales asked of corridors/transp. plan. She also asked of Sustainability.
CCM Saldana asked of tools for home builders, etc.. Bridget responded that the plan does provide a framework for Regional Centers.
Sheryl - Did. that will address Air Quality - goals.
CCM Krier - what is not attached to this plan is the cost. He noted that before a Vote; notify major Stakeholders in the community and get this plan out to Comm. leaders! CCM Krier - this is a real big elephant.
Sheryl - This has occured over the last couple years and people lose track but there is a new group that has participated since inception. Make sure all HOA; Comm. leaders know of timeline/adoption.
CCM Jerome - how are we going to do that - get the word out re Bond Issuance 2017.
CCM Lopez -
CCM ~~Woods~~ Medina - Asked of Light Rail and the feeling of the Committee.
Jerry B. stated that during the process - Committees
Mike Fribis added that Light Rail is being rec. in
Sheryl - cannot build roads/streets for the next 1 Mill people; ~~th~~ Light Rail would be another mode of transp. How to do/fund it - is the question.
Mayor Taylor noted Regional Centers & continue the conversation.
Finally, re the fiscal note; what is the cost of not planning and noted all costs we are paying now for non compliance. Continue to plan for our community.

CITY OF SAN ANTONIO
OFFICE OF COUNCILMAN ALAN E. WARRICK, II
DISTRICT 2

TO: Mayor & City Council Members

FROM: Alan E. Warrick, II

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Chris Callanen, Assistant to City Council

SUBJECT: Out of the Office

DATE: **May 18, 2016**

I will be out of town in Kansas City, MO. on May 18, 2016 and will not be present for B Session or the Public Hearing.

I will be present for A Session on Thursday, May 19, 2016.

I am available on my cell phone 210-602-6277 if you need to reach me.

Thank you.

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2016 MAY 18 AM 8:53

Alan E. Warrick, II
City Council – District 2

CITY OF SAN ANTONIO

OFFICE OF THE CITY COUNCIL

Interdepartmental Correspondence

TO: Mayor and City Council Members

FROM: Ron Nirenberg – District 8 Council Member

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Chris Callanen, Assistant to City Council; File

SUBJECT: Notification of Council Meetings Absence

DATE: May 12, 2016

This is to advise you that I will be traveling to Washington, DC on May 17 - 20, 2016 to attend NLC Infrastructure Week, and will not be able to attend the May 18, Council "B" session, nor the Council "A" session.

For immediate assistance from my office, please contact Chris Stewart, District 8 Chief of Staff, at 210-207-2894 *(office)* or 210-835-4224 *(mobile)*.

As always, I will be available by mobile, so please do not hesitate to contact me.

RECEIVED
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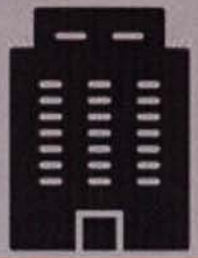
CITY CLERK
2016 MAY 13 PM 2:02

7%

The average *residential* property tax appraisal will increase 7%.

17%

The average *commercial* property tax appraisal will increase 17%.

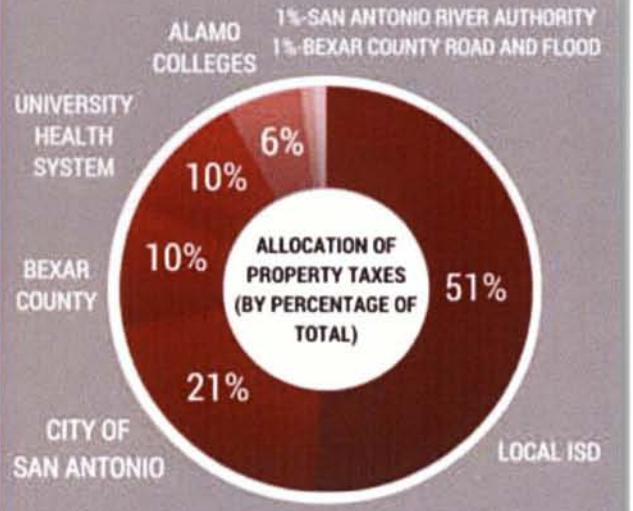


UNDERSTANDING YOUR PROPERTY TAXES

2016

The San Antonio real estate market is undergoing unprecedented growth and value increases. The good news is that your most valuable asset-- your home-- is probably more valuable.

Sources: Bexar Appraisal District, www.bcad.org ;
Bexar County Tax Assessor-Collector Office, www.home.bexar/tax
Produced by the Office of Councilman Roberto C. Treviño, April 2016



OPTIONS FOR HOMEOWNERS

PAYMENT

Taxes are due no later than **January 31** of each year. For more information, contact the Bexar County Tax Assessor-Collector Office at home.bexar.org/tax, call (210) 335-6628 or email taxoffice@bexar.org.

EXEMPTIONS

Exemptions include a value increase cap on homestead properties, a freeze on the taxes of persons who are over 65 years old, disabled veterans exemptions, and disabled individuals exemptions. The deadline to file an exemption application is **April 30**.

PROTEST

If you believe your appraised value is too high, you can appeal it to BCAD by **May 31**. Appeals can be filed by mail, fax or, oftentimes, online.

PROTESTING YOUR APPRAISAL

1. RECEIVE YOUR NOTICE

Notices of appraised value will be mailed beginning in late April.

2. FILE AN APPEAL

Most appeals can be filed online with E-file. BCAD will notify you if your property qualifies for the online protest process.

3. SUBMIT EVIDENCE

Once the protest is filed, the appellant provides reasons for protests and submits necessary documents.

4. VALUE RECOMMENDATION

BCAD may propose a value reduction after reviewing the evidence.
If accepted, the appeal process is complete.

5. FORMAL HEARING

If the value recommendation is rejected, a formal hearing is scheduled. The formal hearing date will be sent by postal mail.

BEXAR APPRAISAL DISTRICT
411 N. FRIO STREET
OFFICE HOURS: 8:00 A.M.-5:00 P.M., MONDAY-FRIDAY
CUSTOMER SERVICE: (210) 224-2432 FAX: (210) 242-2454
EMAIL: CS@BCAD.ORG

MAY 31

THE DEADLINE TO PROTEST YOUR APPRAISAL IS MAY 31, 2016.

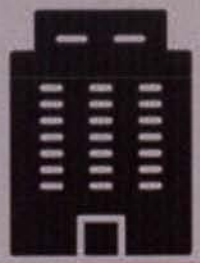
COUNCILMAN ROBERTO C. TREVIÑO, DISTRICT ONE
1310 VANCE JACKSON ROAD
OFFICE HOURS: 9:00 A.M.-5:00 P.M., MONDAY-FRIDAY
PHONE: (210) 207-0900
EMAIL: DISTRICT1@SANANTONIO.GOV

7%

La valoración media de impuesto sobre la propiedad residencial se incrementará un 7%.

17%

La valoración media de impuesto sobre la propiedad comerciale incrementará un 17%.

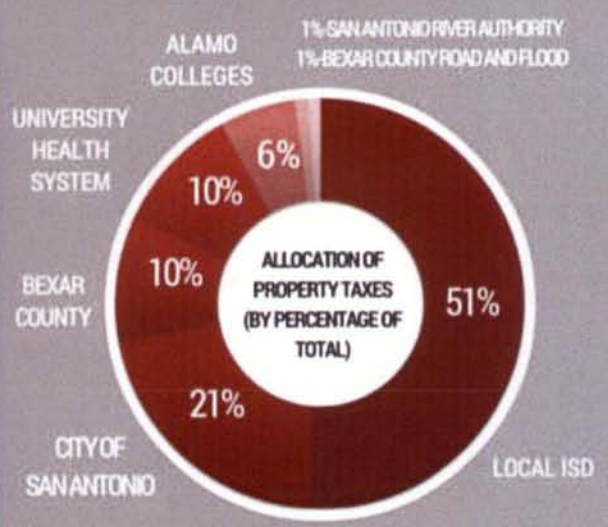


ENTENDIENDO EL IMPUESTO PREDIAL

2016

El mercado de bienes y raíces ha experimentado un crecimiento sin precedentes, además de aumento en el valor de los mismos. La buena noticia es que el valor de su casa, que para la mayoría de las personas es su activo más valioso, también se ha incrementado.

Sources: Bexar Appraisal District, www.bcad.org ;
Bexar County Tax Assessor-Collector Office, www.home.bexar/tax
Produced by the Office of Councilman Roberto C. Treviño, April 2016



OPCIONES PARA LOS PROPIETARIOS

PAGO

Los impuestos se deben el 31 de enero de cada año, y no más tarde. Para obtener más información, póngase en contacto con la Oficina del Recaudador de Impuestos del Condado de Bexar en home.bexar.org/tax, llame al (210) 335-6628 o email taxoffice@bexar.org

EXENCIONES

Las excepciones incluyen un límite en el aumento de valor en las propiedades caseras, una congelación de los impuestos de las personas que son mayores de 65 años, veteranos discapacitados exenciones y exoneraciones a personas discapacitadas. La fecha límite para presentar una solicitud de exención es el 30 de abril.

PROTESTA

Si usted cree que su valor tasado es demasiado alto, puede apelar a BCAD antes del 31 de mayo. Apelaciones puede ser presentada por correo, fax o, a veces, en línea.

PROTESTANDO POR SU VALORACIÓN

1. RECIBE SU AVISO

Avisos de valor tasado serán enviados a finales de abril.

2. APELACIÓN FINAL

La mayoría de las apelaciones pueden presentarse en línea con e-file. BCAD le notificará si su propiedad califica para el proceso de protesta en línea. .

3. PRESENTAR PRUEBAS

Cuando la protesta es presentada, el apelante proporciona razones para las protestas y presenta los documentos necesarios.

4. RECOMENDACIONES DE VALOR

BCAD podrá proponer una reducción de valor después de analizar la evidencia. Si es aceptado, se completa el proceso de apelaciones..

5. AUDIENCIA FORMAL

Si el valor de recomendación es rechazada, una audiencia formal será programada. La fecha de audiencia formal será enviado por correo postal.

BEXAR APPRAISAL DISTRICT
411 N. FRIO STREET
OFFICE HOURS: 8:00 A.M.-5:00 P.M., MONDAY-FRIDAY
CUSTOMER SERVICE: (210) 224-2432 FAX: (210) 242-2454
EMAIL: CS@BCAD.ORG

MAY 31

LA FECHA LÍMITEPARA PROTESTAR SU EVALUACIÓN ES EL 31 DE MAYO DE 2016

COUNCILMAN ROBERTO C. TREVIÑO, DISTRICT ONE
1310 VANCE JACKSON ROAD
OFFICE HOURS: 9:00 A.M.-5:00 P.M., MONDAY-FRIDAY
PHONE: (210) 207-0900
EMAIL: DISTRICT1@SANANTONIO.GOV

Item 1
May 18, 2016

SA Tomorrow

B Session Briefing

- *Comprehensive Plan*
- *Multimodal Transportation Plan*
- *Sustainability Plan*

May 18, 2016

SA TOMORROW

What is SA Tomorrow?

2

Builds on SA2020 Vision

Healthy Community

Safest Big City

Civically Engaged

Vibrant Downtown

Public Transportation

Creative Community

Quality Education

SA TOMORROW

3

SA Tomorrow Plans

SA TOMORROW comprehensive plan

SA TOMORROW multi-modal transportation plan

SA TOMORROW sustainability plan

SA TOMORROW

4

Projected Growth

SA TOMORROW comprehensive plan

POPULATION

+ 1.1 million

1.7 million
2010

2.8 million
2040

Bexar County

An additional 1.1 million people are forecasted to live in Bexar County between 2010 and 2040.
This means ½ million new housing units and ½ million new jobs.

SA TOMORROW

5

San Antonio's Issues & Opportunities

- Direct and encourage **higher intensity growth**
- Achieve **forms of development that will help the City achieve its stated goals**
- Manage growth in a way that respects and protects the **City's natural resources, historical features, and cultural assets**
- **Update transportation and other infrastructure to meet current and future needs**

6

San Antonio's Issues & Opportunities

- **Provide housing options** for all incomes, ages and preferences
- **Attract more jobs**
- Address **flooding issues**
- Ensure an equitable provision of and access to **world-class park, trail, and open space amenities**
- **Utilize annexation strategically**

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Comprehensive Plan Baseline Studies

Component 1 *Land Supply Analysis* (2014)	• Capacity for growth with infill emphasis • Barriers to growth
Component 2 *Development Demand* (2015)	• Demand for growth with activity center focus • Opportunities to generate infill development
Component 3 *Fiscal Impact Analysis* (2015)	• Fiscal impact of development typologies • Cost to facilitate growth within activity centers

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Project Management

SA TOMORROW comprehensive plan

DPCD M I G

9

SA TOMORROW comprehensive plan

Stakeholder Input & Engagement

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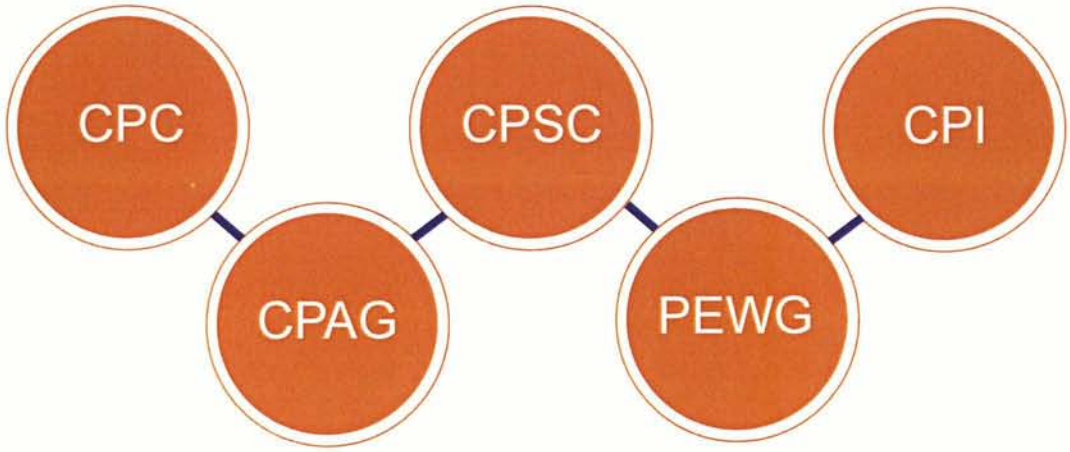
SA TOMORROW comprehensive plan

Plan Oversight

City Council



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Comprehensive Plan Advisory Group

- College/University/Education
- Development
- Economic Development
- Environmental
- Government
- Housing
- Medical
- Military
- Non-Profit
- Public Health
- Tourism
- Transportation
- Utilities

VIA

San Antonio Water System

CPS Energy

Alamo Area

SA2020®

Joint Base San Antonio

AIA San Antonio

San Antonio River Authority

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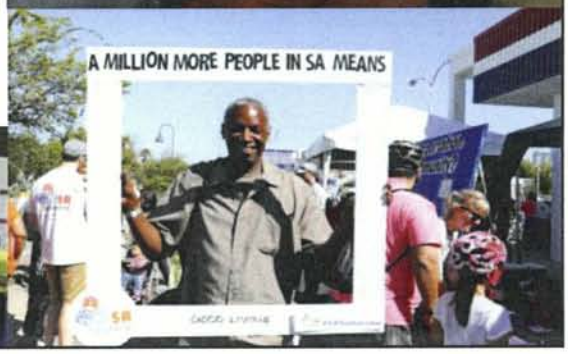
Community Engagement

- City-wide Kick-off Event
- **40+** Plan Element Working Group Meetings
- **4** Comprehensive Plan Steering Committee Meetings
- **6** Citizen Planning Institute meetings (CPI)
- **11** Neighborhood Workshops
- **4** Comprehensive Plan Advisory Group Meetings
- **5** Focus Group Meetings
- **8** Community Open Houses



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Community Engagement

- Community Organization Engagement
- Social Media outreach
- Outreach Card and Poster
- Op-Eds & Letters to the Editor
- Bilingual Community Survey
- Paid Media
- DoSeum Event

Comprehensive Plan

SA TOMORROW comprehensive plan

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Plan Organization

- Section 1: Background and Vision
- Section 2: Plan Framework
- Section 3: Plan Elements
- Section 4: Implementation

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SA Tomorrow is the story of a great American city.

San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multimodal options that connect our neighborhoods to vibrant regional destinations. Our infrastructure supports a healthy and safe lifestyle while making San Antonio an efficient, resilient city. Our economy is the envy of the country, with a thriving and ever expanding business sector. San Antonio maintains an elite status in the country, supporting the military missions that keep our country safe while supporting the vast number of military personnel that call San Antonio home. We nurture our future, with a thriving natural environment as well as quality education and opportunities for all children...they will inherit a truly great and sustainable city.

San Antonio is a diverse and thriving community, with a local government that's accountable, innovative and responsive.

This is the story of a great American city...SA Tomorrow.

Building Blocks

- Regional Centers
- Urban Centers
- Corridors
- Neighborhoods

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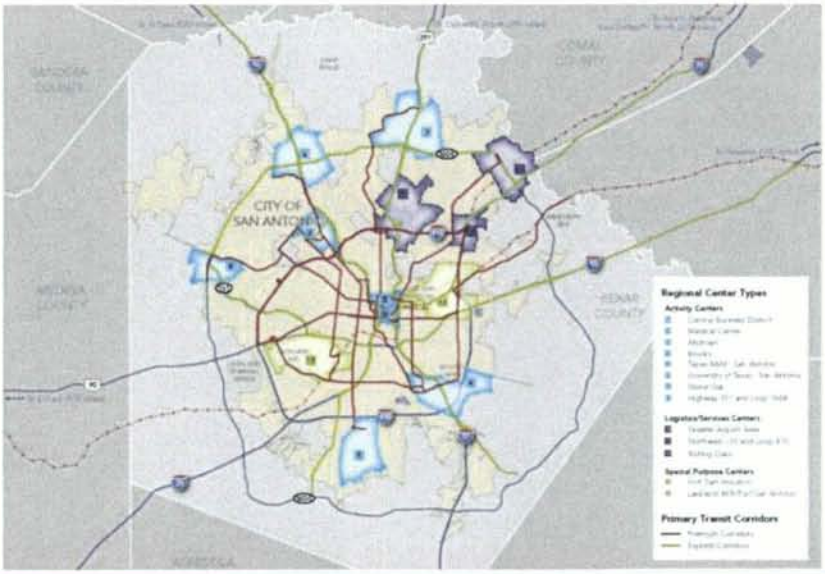
SA TOMORROW comprehensive plan

Regional Centers



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Urban Centers

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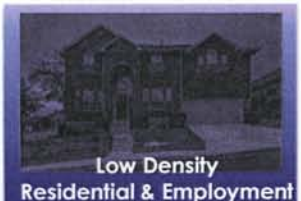
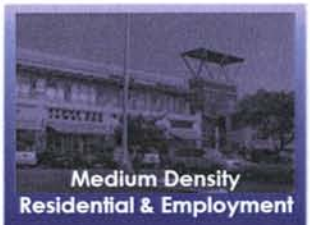
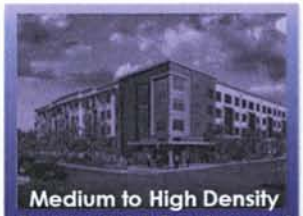
Corridors

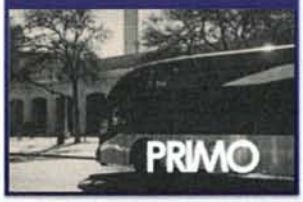
Identifying a range of options

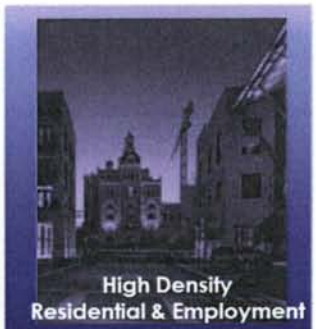
DENSITY











FREQUENCY

Corridors - VIA Vision 2040

Vision 2040 is a System of Priority Primo Bus Corridors:
Today: **1 Primo Route** Vision 2040: **5 Primo Routes**

Vision 2040 Connects the Region's Largest Regional Centers with High Capacity Transit
Dedicated Lanes for Primo Plus and
Light Rail Transit

Vision 2040 Makes Regional Connections for Commuters:
Today: 7 Express Routes
Vision 2040: 11 Express Routes

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Neighborhoods

SA TOMORROW comprehensive plan

Plan Elements

Growth and City Form • Transportation and Connectivity • Housing

Community Health and Wellness • Public Facilities and Community Safety

Natural Resources and Environmental Sustainability • Historic Preservation and Cultural Heritage

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Jobs and Economic Competitiveness • Military

Growth and City Form (GCF)

- **GCF Goal 1**: Higher density uses are focused within the City's 13 regional centers and along its arterial and transit corridors.
- **GCF Goal 2**: Priority growth areas attract jobs and residents.
- **GCF Goal 3**: Strategic annexation benefits existing and future City residents and does not burden the City fiscally.
- **GCF Goal 4**: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- **GCF Goal 5**: Growth and city form support improved livability in existing and future neighborhoods.

SA TOMORROW comprehensive plan

Transportation and Connectivity (TC)

- **TC Goal 1**: San Antonio has a world class multimodal transportation system, providing safe and comfortable connectivity to residential, commercial, education, cultural, healthcare, and recreation opportunities.
- **TC Goal 2**: San Antonio's transportation system supports the City's competiveness in the regional, national, and international economy.
- **TC Goal 3**: San Antonio's transportation and connectivity networks support a high quality of life and strong, healthy communities.
- **TC Goal 4**: San Antonio builds, manages and maintains its transportation and connectivity system cost-effectively in order to meet current and future needs and expectations.
- **TC Goal 5**: San Antonio provides a range of convenient, safe and comfortable active transportation options for all users and abilities and many regularly use multimodal options such as walking, biking and transit. (See also CHW Goal 4)

SA TOMORROW comprehensive plan

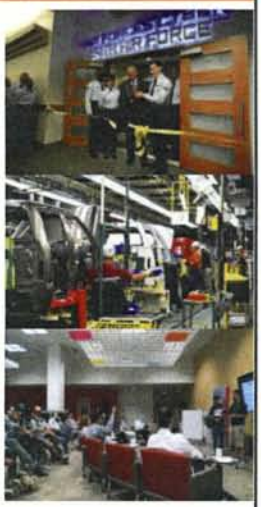
Housing (H)

- **H Goal 1**: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.
- **H Goal 2**: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- **H Goal 3**: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- **H Goal 4**: Improved infrastructure, services and amenities increase market demand and attract residents to priority growth areas.
- **H Goal 5**: High density housing choices are available within the City's 13 regional centers and along its arterial and transit corridors.

SA TOMORROW comprehensive plan

Jobs and Economic Competitiveness (JEC)

- **JEC Goal 1**: Employment is focused in the City's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.
- **JEC Goal 2**: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
- **JEC Goal 3**: San Antonio's skilled and educated workforce supports the City's traditional and emerging growth industries.
- **JEC Goal 4**: San Antonio's economic environment fosters innovation and attracts new and innovative businesses, investment and industries.
- **JEC Goal 5**: San Antonio plays an important role in the regional, national, and international economy.



SA TOMORROW comprehensive plan

Community Health and Wellness (CHW)

- **CHW Goal 1**: Healthy food, health services, health literacy and proven education programs are easily accessible to all residents, regardless of location, income, age, race, ethnic background or ability level.
- **CHW Goal 2**: San Antonio residents are physically active and have safe and convenient access to recreation opportunities.
- **CHW Goal 3**: All San Antonio residents and businesses have access to sufficient clean, sustainable and affordable water during foreseeable conditions.
- **CHW Goal 4**: San Antonio provides a range of convenient, safe and comfortable active transportation options for all users and abilities and many regularly use multimodal options such as walking, biking and transit. (See also TC Goal 5)
- **CHW Goal 5**: All San Antonio residents enjoy a high level of safety, health and well being.

SA TOMORROW comprehensive plan

Public Facilities and Community Safety (PFCS)

- **PFCS Goal 1**: San Antonio has a 21st century infrastructure that supports the existing and future growth of the City.
- **PFCS Goal 2**: The City has an environment of continuous quality improvement that ensures its facilities and services adequately support the existing and future growth of San Antonio.
- **PFCS Goal 3**: All San Antonio residents have the opportunity to live in safe and resilient neighborhoods.
- **PFCS Goal 4**: Students in San Antonio have access to quality education and perform at a high level. (See also GCF Goal 8)
- **PFCS Goal 5**: San Antonio is a leader in energy conservation and providing clean, renewable energy for residents and businesses. (See also NRES Goal 5)

SA TOMORROW comprehensive plan

Natural Resources and Environmental Sustainability (NRES)

- **NRES Goal 1**: San Antonio protects the natural environment and ensures sustainable land use and development.
- **NRES Goal 2**: San Antonio balances environmental goals with business and community needs.
- **NRES Goal 3**: San Antonio maintains a sustainable balance between the conservation, use, and development of the City's energy and natural resources.
- **NRES Goal 4**: San Antonio has an adequate, diversified, high quality water supply and is a national leader in water conservation.
- **NRES Goal 5**: San Antonio is a leader in energy conservation and providing clean, renewable energy for residents and businesses. (See also PFCS Goal 5)

SA TOMORROW comprehensive plan

Historic Preservation and Cultural Heritage (HPCH)

- **HPCH Goal 1**: San Antonio's zoning and design review processes and procedures promote clear and effective historic and cultural preservation decisions.
- **HPCH Goal 2**: Historic preservation policies, initiatives and incentives are regularly updated to improve performance and effectiveness and are incorporated into elements of all City plans.
- **HPCH Goal 3**: San Antonio is a national leader in recognizing and protecting the tangible and intangible attributes of its diverse cultural heritage.
- **HPCH Goal 4**: Historic and cultural preservation is effectively used as a tool for economic development in San Antonio.
- **HPCH Goal 5**: Innovative technology and robust education and outreach programs actively engage the public in the appreciation and preservation of historic and cultural assets.

SA TOMORROW comprehensive plan

Military (M)

- **M Goal 1**: Incompatible land uses in the vicinity of Joint Base San Antonio (JBSA) locations are minimized in order to safeguard operational mission requirements.
- **M Goal 2**: City policies and investments position San Antonio to retain its military installations and attract expanded missions due to realignments and base closures in other areas.
- **M Goal 3**: Communication and coordination between San Antonio, adjacent jurisdictions, and the military engender a strong regional approach to compatibility issues.
- **M Goal 4**: San Antonio supports quality of life and wellness initiatives for, and the integration of, military service members, veterans and their families.
- **M Goal 5**: The City's investments and partnerships leverage and maximize the economic impacts of the military on San Antonio.

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Place Types Overview

Multimodal Mixed-Use Place Types (Transit-Supportive)

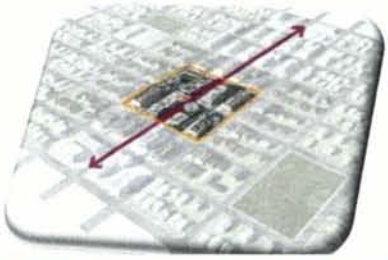
- Regional Commuter Rail
- High Capacity Transit Corridor
- Institutional / Campus Mixed Use
- Community Corridor
- Neighborhood Main Street

Trails, Parks, and Open Space Place Types

- Trail-Oriented Development
- Community / Regional Park
- Natural / Historic / Cultural
- Green Neighborhood

Adaptive Reuse Place Types

- Shopping Mall Retrofit
- Office Park Infill
- Industrial Adaptive Reuse



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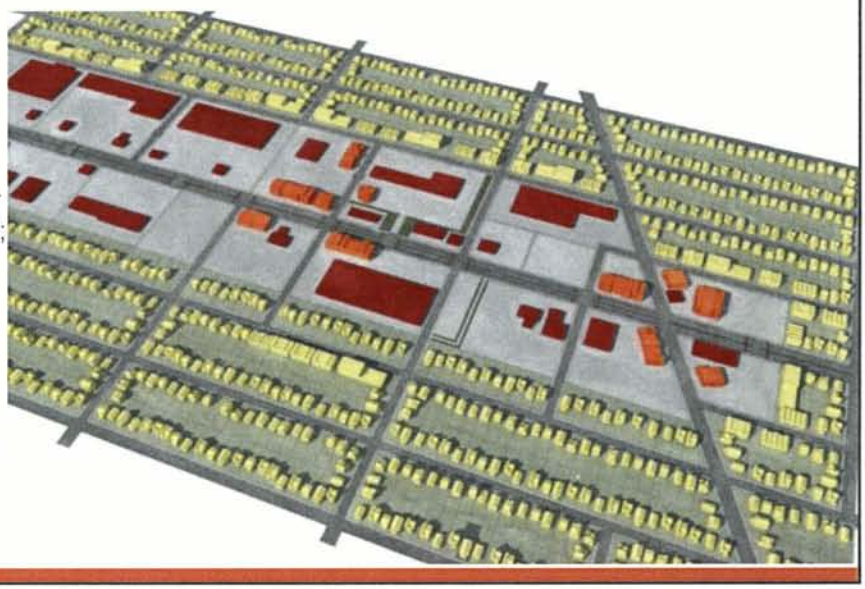
Community Corridor – Phased Development

- **Major Determinant**: Underutilized auto-oriented commercial arterial or collector corridor with a transit facility.
- **Key Features:** Reinvention of auto-oriented strip malls into higher intensity uses around existing retail; improved pedestrian and bicycle connectivity along and across the corridor at key nodes
- **Predominant Land Use/s:** Mixed use development, retail, restaurants, multi-family residential



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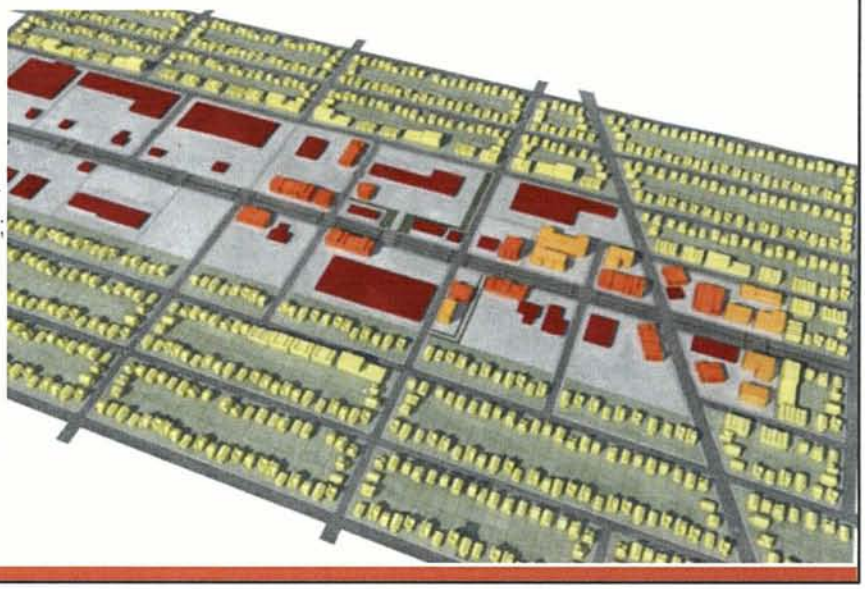

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Community Corridor

Locations: Roosevelt, Pleasanton Rd., Zarzamora

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Trail-Oriented Development

- **Major Determinant**: Multi-use pathway or trail corridor along San Antonio River, creeks and drainage ways
- **Key Features:** Multi-modal recreation corridor well connected with adjoining neighborhoods; increased pedestrian and bicycle connectivity through trails, wide sidewalks & bike facilities
- **Predominant Land Use/s:** Low to medium density mixed use, commercial, single and multi-family development

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Trail-Oriented Development

Examples: San Antonio Greenway Trails, River Walk (including the Mission Reach), Alazan, Apache, and Leon Creeks

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Industrial Site Adaptive Reuse

Major Determinant:
Transformation of vacant and underutilized industrial sites

Key Features: Adaptive reuse of former industrial buildings; mix of old and new structures and infrastructure; great public spaces with industrial aesthetic

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Industrial Site Adaptive Reuse

Major Determinant:
Transformation of vacant and underutilized industrial sites

Key Features: Adaptive reuse of former industrial buildings; mix of old and new structures and infrastructure; great public spaces with industrial aesthetic

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Industrial Site Adaptive Reuse

Predominant Land Use/s: Office, retail, multi-family, mixed use, and light manufacturing

Example/s: Pearl Brewery; Blue Star developments

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Implementation

Land Use

- Zoning
- Design Guidelines
- Future Land Use Plans
- Comprehensive Planning Program Update
- Unified Development Code Amendments

Fiscal Tools

- Capital Improvement Program
- Tax Increment Reinvestment
- City Incentives

Public Facilities and Infrastructure

- Bond Issues
- Intergovernmental / Agency Coordination

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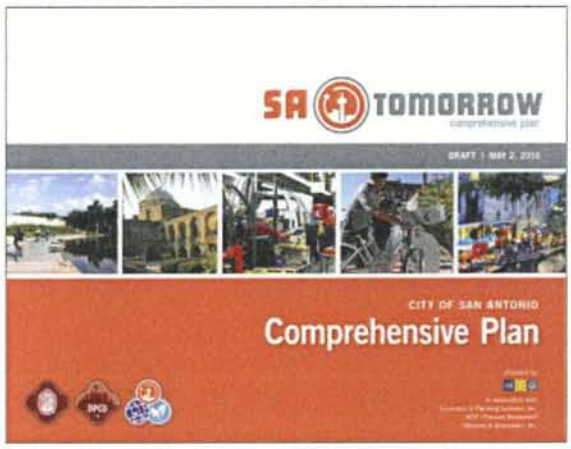
Implementation (cont'd)

Immediate (First 6 months – Year 1):

- Roll-Out Event(s)
- Phased Implementation Approach
  - Internal and external partners
  - UDC amendment process
- Corridor Land Use Planning Study
- 2017 Bond Program
- Housing Bond

Years 2 – 5:

- Regional Center Planning (ongoing)
- Community Planning (ongoing)
- UDC amendments
- Neighborhood Summits
- Implementation Strategy Review and Update



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Multimodal Transportation Plan

Delivering Solutions That Will Help Build a Better Tomorrow

SA TOMORROW multimodal transportation plan

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International Talent for a Comprehensive Approach

International Expertise Combined with Agency Collaboration

WSP | PARSONS BRINCKERHOFF

- Connected and Autonomous Vehicles (CV/AV)
- Funding
- Freight
- Rail
- Land Use Planning
- Complete Streets

Kimley»Horn

- Intelligent Transportation Systems (ITS)
- Major Thoroughfare Plan Update
- Scenario Planning/Modeling
- Project Prioritization

Agency Collaboration

Alamo Area MPO · VIA · Bexar County · Texas Department of Transportation · I-STAR · ALAMO RMA · Union Pacific

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Road Map to the Future

First Comprehensive Transportation Plan in San Antonio

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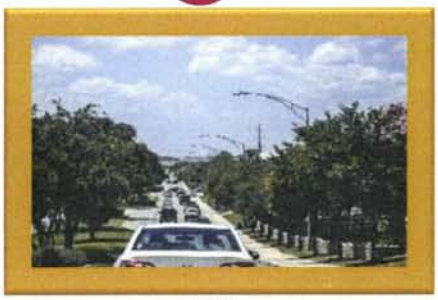
Evolving Transportation System

1942



2016

2040

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The Multimodal Transportation Plan

- Considers all modes
- Creates connections between modes
- provides choices
- promotes sustainable methods
- Is forward thinking
- Supports land use connections

MULTIMODAL

Multimodal refers to planning and designing transportation infrastructure that considers all modes (vehicles, pedestrians, bicycles, public transit, freight, rail, etc.) and the connections between them.

A multimodal system allows for users to have choices regarding mobility. These choices can improve the quality of life for all citizens and visitors to San Antonio.

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Creating Places, Improving Quality of Life

Allowing for transportation choices helps create a place people want to be.

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Congestion Snapshot 2010 and 2040

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SA TOMORROW
multimodal transportation plan

Dynamic.
Continuously Changing

Balanced.
Includes All Modes

Forward Thinking.
Applies New Technology

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Congestion Relief

Can't just "build our way" out of congestion

- *Multiple Modes*
- *Technology*
- *Innovation*
- *Demand Management*
- *Complementary Land Uses*

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Focus on Moving People

Move people, not just cars

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Multimodal

Provide Choices; Focus on Connections

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Improve Safety for All Users

Safety Focused

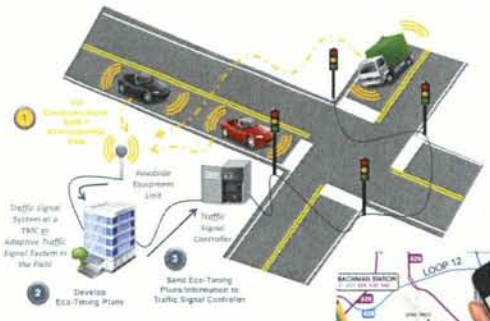
City	Pedestrian Fatality Rate per 100,000
Dallas	3.02
San Antonio	2.98
Austin	2.37
Houston	1.96
El Paso	1.63
National Average	1.50

VISION ZERO SAN ANTONIO
Drive safe. Bike safe. Walk safe.

57 *Source: NHTSA Traffic Safety Facts, 2013 Data, February 2*

Apply the Latest Technology

Smart City Technology



Benefits of ITS & Smart City Technology:

- Real-Time Information Communicated About:
  - Transit
  - Traffic
  - Incidents
  - Lane Pricing
- Use of Big Data
- Flexible Adaptation to Current Conditions
- Effective Incident Management

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Improve Reliability

Incident Management System

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DYNAMIC. BALANCED. FORWARD THINKING.

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multimodal transportation plan

Moves *People*, not Just Cars

Multimodal, Focus on Safety

Improves Reliability using "Smart Cities" Technology

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multi-modal transportation plan

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A Dynamic, Balanced, Forward Thinking System Requires:

FUNDING STRATEGY, DESIGN UPDATES, & LONG-TERM COMMITMENT

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multimodal transportation plan

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Implementation: Long Term Commitment

Our **success depends on *continuous* coordination** with our transportation partners.

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Funding Strategy: Consider Numerous Sources

- Increase **vehicle registration** / inspection fees
- Add tax to **vehicle rental and lease fees**
- **Parking** fees
- Special **transportation assessment districts**
- **Value capture** / beneficiary charges
- Fixed, variable, and **dynamic pricing** for bridges and roadways
- **Tax-increment financing** (TIF) districts
- Add **local tax on gas** at the pump

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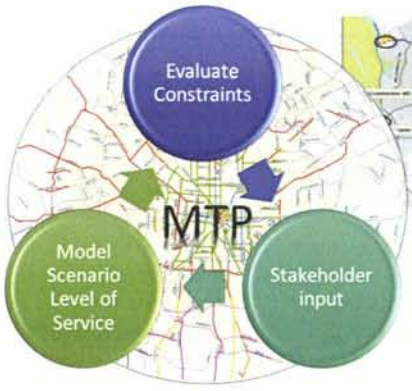
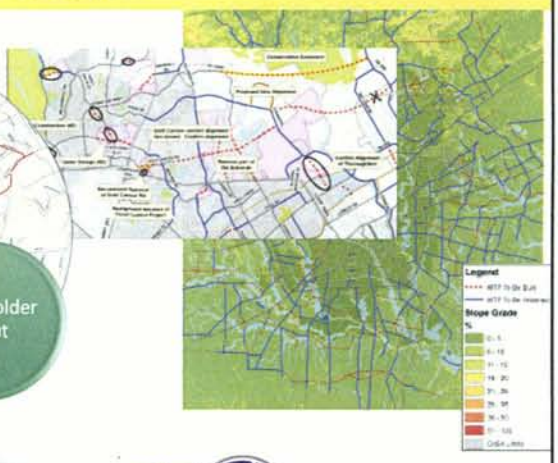
Major Thoroughfare Plan (MTP) Updates

Major Thoroughfare Plan Evaluation

5-STEP PROCESS

1. **Constraints Analysis**
2. **Alignment Evaluation**
3. **Functional Classification**
4. **Modeling and Evaluation**
5. **Stakeholder & MTP Committee Input**





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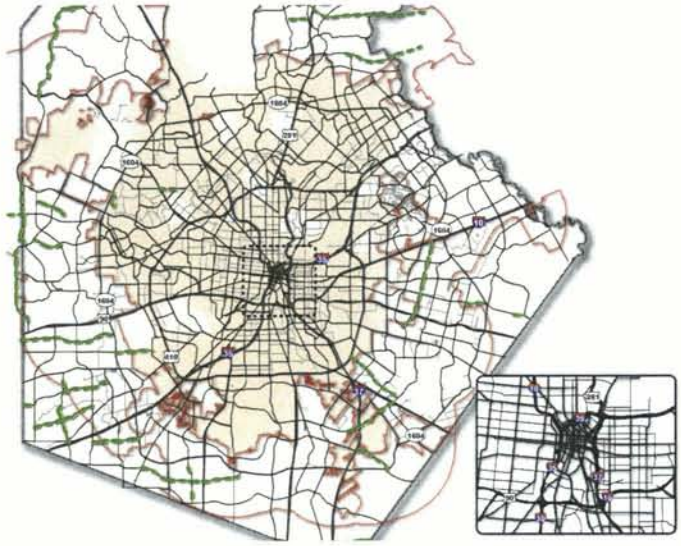
Proposed **New** Thoroughfares



PROPOSED NEW THOROUGHFARES
- New Thoroughfares
- TxDOT Streets
- CoSA Limits
- CoSA ETJ
- Bexar County

0 2.5 5 Miles

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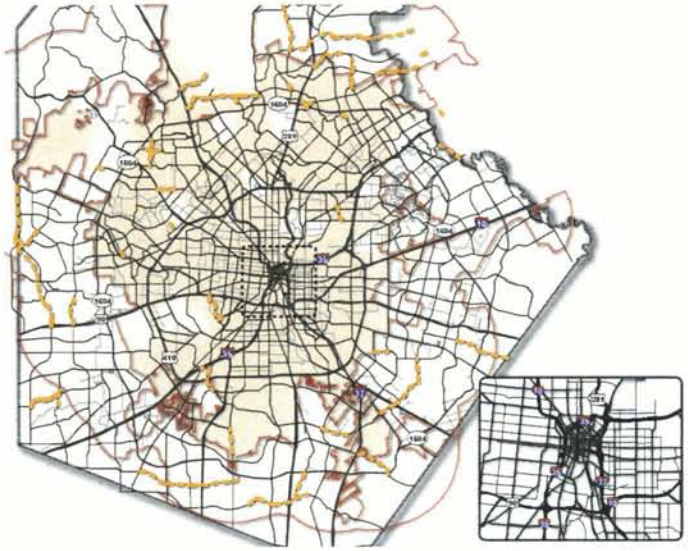
Proposed **Alignment Changes**



PROPOSED THOROUGHFARE ALIGNMENT CHANGE
- Thoroughfare Alignment Change
- TxDOT Streets
- CoSA Limits
- CoSA ETJ
- Bexar County

0 2.5 5 Miles

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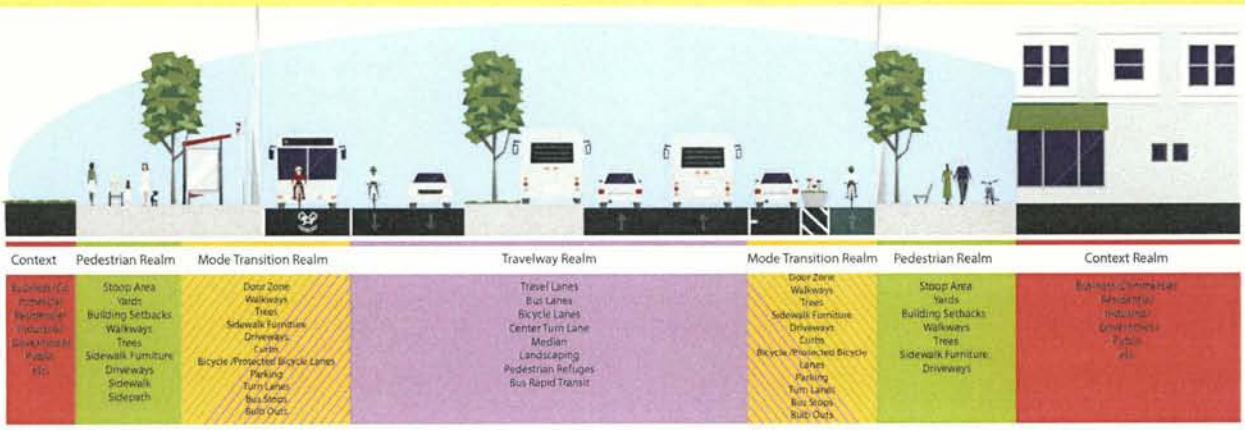
Cross-Section Design Changes

Major Thoroughfare Plan: Cross Section Design



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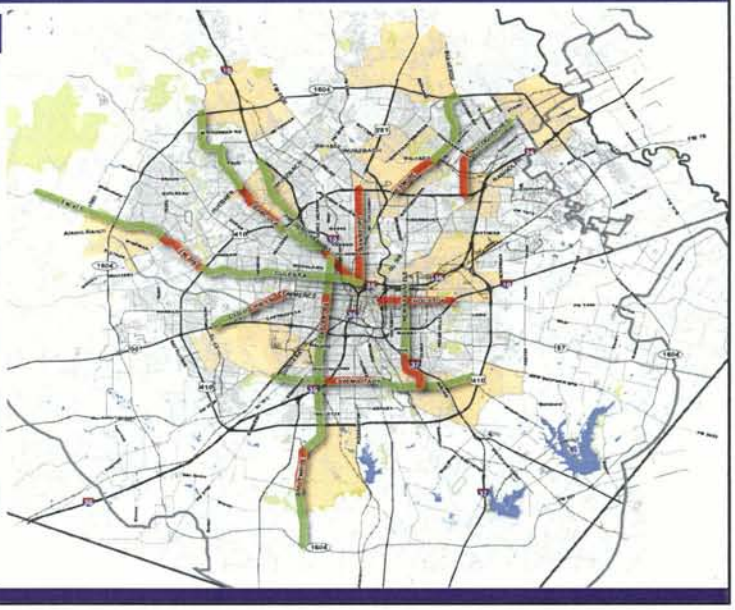
SA TOMORROW multimodal transportation plan

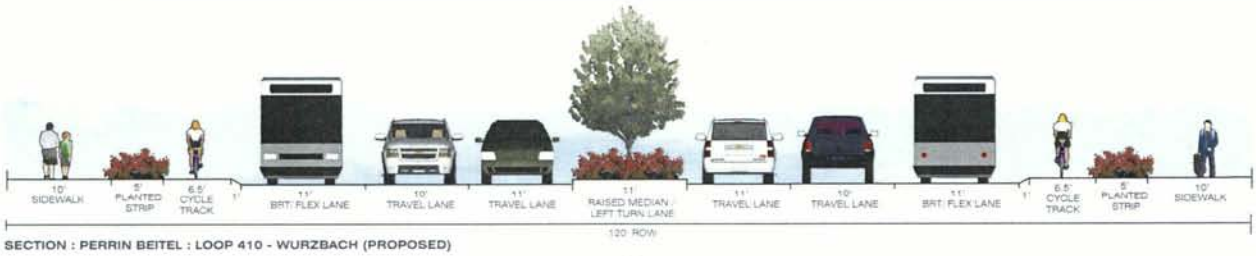
Corridors Evaluated

Corridor	Limits	Length
Babcock	Loop 1604 to Fredericksburg	11.2
Fredericksburg*	San Pedro to Huebner	8.8
San Pedro	Fredericksburg to Loop 410	5.5
Wetmore/ Bulverde	Loop 410 to Loop 1604	7.3
Perrin Beitel/ Nacogdoches*	Loop 410 to Judson	5.3
Houston	I-37 to I-10	3.6
S. New Braunfels	I-35 to SE Military	6.4
SE/SW Military*	Quintana to WW White	10.3
Zarzamora	Fredericksburg to Applewhite	11.8
Applewhite	Zarzamora to Loop 1604	5.5
Old Hwy 90	US 90 to Commerce	4.1
Culebra*	Fredericksburg to Galm	17.7



* *denotes possible TxDOT Turnback Road segment*

Cross Section Design Potential

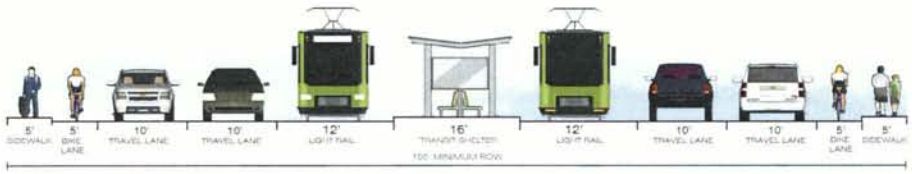


SECTION : PERRIN BEITEL : LOOP 410 - WURZBACH (PROPOSED)

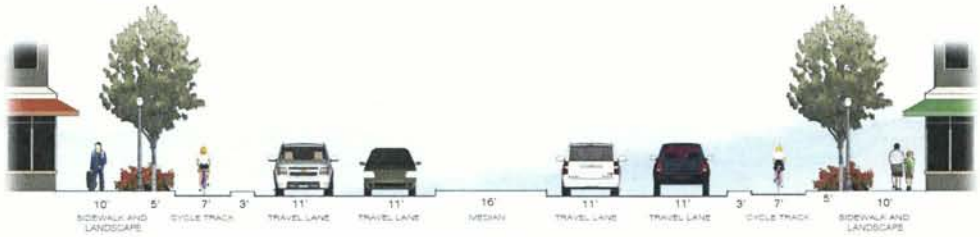
SECTION : PERRIN BEITEL : WURZBACH - JUDSON (PROPOSED)

Cross Section Examples

Cross Section Design Potential



SECTION : ENRIQUE BARERRA PKWY. (PROPOSED)

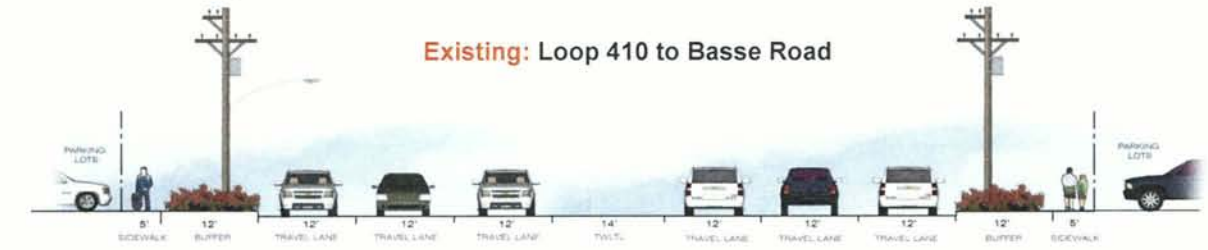


SECTION : SOUTHWEST MILITARY (OPTION 2) : QUINTANA - IH 37

Cross Section Examples

San Pedro Corridor Options:

Existing: **Loop 410 to Basse Road**



San Pedro Option 1: **Loop 410 to Basse Road**

5 Year Action Plan Projects - Corridors

5 Year Action Plan Projects

Corridor	Project Location	Project Description
Enrique Barrera Pkwy	San Joaquin	Add second SB left-turn lane
	34 St	Add EB and WB left-turn lanes on EBP and left-turn signal phases
	36th	Better control access to streets adjacenet to intersection (Jesse and San Fernando)
	San Joaquin	Realign San Joaquin to provide better radius and 90 degree intersection angle
	Commerce	Replace slip ramp with conventional right-turn lane
	Abshire	Add channelized right-turn on EB leg
	Acme — SH 151	Improve channelized right-turn island
	Acme — SH 151	Construct sidewalk to fill in gaps
	SH 151 — US 90	Add curb and sidewalk. Improve illumination
	Callaghan	Extend turn bays on on EBP
Zarzamora	Fred Rd — Culebra	Install ped ramps and improve sidewalk
	Martin — US 90	Remove poles from middle of sidewalk
	US 90 to Fredericksburg	Bury overhead utilities obstructing narrow sidewalks
	Guadalupe to Commerce	Identify locations to acquire ROW and widen sidewalks
	Nogalitos	Add dual WB left-turn lanes
	Somerset Rd	Close slip ramp adjacent to Nogalitos
	Wagner	Add RRFB or HAWK for midblock
	Guadalupe	Add NB and SB left-turn lanes.
	Darby/US 90	Close W leg of Darby and realign E leg with US 90 ramp.
	Barrett	Provide better pedestrian crossings and paths to ped bridge. Install pedestrian beacon if warranted.
	Culberson — Nogalitos	Construct sidewalk to fill in gaps
	SW Military — IH 35	Construct sidewalk to fill in gaps
Applewhite	Medina River	Install bike facilities to connect Medina River Trail to A&M SA campus
	Zarzamora	Reconfigure intersection to make through movements from WB Zarzamora to Applewhite. Provide two lanes for traffic from NB Applewhite to EB Zarzamora

SA TOMORROW multimodal transportation plan

5 Year Action Plan Projects - Bicycle

Bike Facility Projects

Roadway	Limits	Associated Multimodal Corridor
Abe Lincoln	Eckhert to Horn Boulevard/Spring Time Street	Babcock
Alamo Street	Alamo Plaza to Blue Star Arts Complex	
Babcock	Spring Time to Horn Boulevard	Babcock
East-West Bike Trail	NW Military to Blanco Road (off road trail in utility easement)	
Enrique Barrera Pkwy	US Highway 90 to Commerce Street	Enrique Barrera Parkway
Gevers Street	Sherman Street to Southcross Boulevard	New Braunfels
Howard Street	Mulberry Avenue to Hildebrand Avenue	San Pedro
New Braunfels	Hot Wells to SW Military	New Braunfels
Nacogdoches	Wurzbach Parkway to Judson Road	Perrin Beitel/Nacogdoches

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SA TOMORROW multimodal transportation plan

5 Year Action Plan Projects - Downtown

Downtown Transportation Study Projects

Street	Project Location	Project Description
St Mary's Intersection	St. Mary's, Navarro and Nueva	Roundabout, gateway design, placemaking, wayfinding,
St. Mary's	Villita to Convent	Remove bus-only lane, widen east side sidewalk, add bike lane on east side, plantings, lightings
Alamo, Commerce, Losoya Intersection	Commerce to Market	Gateway intersection configuration, close Losoya, create pedestrian plaza, improve pedestrian crossings
Jones Intersection	Jones at Camden, St Mary's	Roundabout, gateway design, placemaking, wayfinding, sight distance corrections
Santa Rosa	Martin to Cesar Chavez	*Streetscaping, plantings, furnishings and lighting Martin to Commerce — reduce from 6 lanes to 4 lanes to add bike lanes with 3 foot buffer. Commerce to Market — reduce lane widths to add outside lanes with sharrows Market to Nueva — reduce from 6 lanes to 4 to add bike lanes with 3 foot buffer*
Navarro	Villita to Convent	Remove bus-only lane, widen sidewalk and add on-street parking with curb extensions on east side, widen lane with sharrows on west side, landscaping, curb extensions at bus stop locations
Flores	Market/Dolorosa to Old Guilbeau	*Old Guilbeau to Stumberg — reduce from 3 lanes to 2 lanes with center turn lane or median with midblock pedestrian crossing, curb bulbouts and on-street parking Stumberg to Nueva — reduce from 4 lanes to 3 with parking on east side Nueva to Dolorosa/Market — 3 lanes with parking on both sides*
Broadway	3rd to Josephine	Incorporate Complete Street improvements, reduce from 6 to 5 lanes, add placemaking, widen sidewalks, on-street parking, streetscaping
Lonestar	Roosevelt to Probandt	Improve sidewalks, add bike facilities, add lighting, LID, improve connection to the River.
Probandt	Lonestar to Alamo	Restripe to add bike lanes, improve sidewalks, complete gaps where sidewalk is missing, add lighting, incorporate medians in place of TWLTL where possible
Jones	Alamo to Camden	Reduce from 4 lanes to 2 lanes or reduce width, add bike lanes to both sides, add reverse-angle parking between Broadway and Avenue B, lighting and streetscaping

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SA TOMORROW multimodal transportation plan

The Multimodal Transportation Plan

- Provides **transportation choices** for all users
- Utilizes **emerging technologies** and methods to manage congestion and improve reliability
- **Connects networks and modes** to support a lifestyle that doesn't require vehicle ownership.
- Capitalizes on proposed agency plans to strategically prioritize and **invest funding** to generate the greatest benefit.
- Promotes future technologies and evolving strategies that create **capacity to move people**

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SA TOMORROW multimodal transportation plan

Next Steps:

- **Identify SA Tomorrow Projects for 2017 Bond Program**
- **Collaborate with Partner Agencies**
- **Develop a Funding Strategy**
- **Implement Design Recommendations**

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Implementation Timeline

Immediate (6 months – 1 Year)

- Complete Bond Project Prioritization
- Prioritize projects for Infrastructure Maintenance Program (Operations, Technology, Safety)
- Create planning and preliminary engineering reports to have "shovel ready" projects
- Apply for state and federal funding opportunities with shovel ready projects
- Bring together stakeholders for critical Street Design updates in Unified Development Code
- Continuous Education and Outreach about transportation technology and safety

Years 1– 5

- Communicate with public about Operational, Maintenance, and Capital projects within SA Tomorrow context
- Communicate with the public throughout the stages of innovative project design, implementation, and construction
- Create planning and preliminary engineering reports to have "shovel ready" projects
- Apply for state and federal funding opportunities with shovel ready projects
- Continuous Education and Outreach about transportation technology and safety

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The Future: New Modes and Facilities

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The Future: Connects Modes

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Continuous Public Outreach

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SA Tomorrow

Sustainability Plan Update
Common Council 'B Session'
May 18, 2016

Presented by:
Douglas Melnick, AICP, CNU-A
Chief Sustainability Officer

SA TOMORROW sustainability plan

Sustainability Plan Overview

A Sustainability Plan is a Roadmap:

- to enhance a community's **quality of life**
- build overall **resilience**
- balance impact of expected growth with **economic, environmental, and social resources**

★ Sustainable San Antonio

Public Engagement Types

- In Person
  - April SA Tomorrow Kick-Off
  - Sustainability Forum
- Online
  - MindMixer Virtual Town Hall
  - Survey Monkey
  - Social Media
- Stakeholder Interviews
- Focus Groups

- Go-to-them Activities
  - VIA Park-n-ride
  - Outdoor Markets
  - City Parks
  - School Events

PLAZA pica pica
the modern mercado

MindMixer

Working Groups

- **Steering Committee**
- **Resiliency Advisory Committee**
- **Municipal Leadership**

Expert Stakeholders

AACOG
AAMPO
AARP
AIA
Alamo RMA
Bexar County Health Collaborative
Bexar County Public Works
Build San Antonio Green
Cibolo Nature Center & Farm
CPS Energy
Food Policy Council of San Antonio
Greater Edwards Aquifer Alliance
Greener Cities Consulting
Imagine SA
Lake Flato Architects
LISC
Mitchell Lake Audubon Center
National Weather Service
NCAT
RackSpace
San Antonio Clean Technology Forum
San Antonio Food Bank
San Antonio Housing Authority
San Antonio River Authority
SAWS
SPEER
TAMU
TXDoT
University Health Systems
UTSA
Urban Land Institute
USAA
VIA

Kim Lundgren Associates

adaptation international

Galen Driscol

Erin L. Deady, P.A.

Katharine Hayhoe, PhD
ATMOS Research & Consulting

SA Tomorrow sustainability plan

Baseline Studies

Climate Trends in San Antonio

- Increased number of hot days and warm nights, decrease in average precipitation by end of century , more frequent extreme weather events

Greenhouse Gas Inventory

- Community and Municipal Operations

Climate Vulnerability Assessment

- Look beyond the historic record to the future for how extreme weather events and changing climate conditions could affect the city

SA TOMORROW sustainability plan

Draft Sustainability Plan Structure

Focus Area	Energy	Food Systems	Green Buildings & Infrastructure	Land Use & Transp.	Natural Resources	Public Health	Solid Waste Resources	Total
Outcomes	3	2	4	3	5	4	2	**23**
Indicators (Performance Measures)	2	2	4	4	4	4	2	**22**
Community Strategies	8	9	14	13	12	9	7	**72**
Municipal Strategies	3	1	7	2	4	4	4	**25**

Cross Cutting Themes

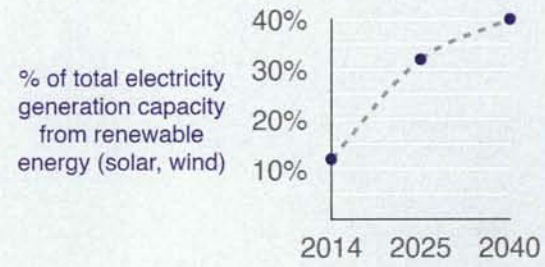
18.2 **Growth and City Form (GCF) Element Actions**

Action	Description	Air Quality	Economic Vitality	Equity	Resilience	Water Resources
GCF A1	Incentivize the development of energy efficient buildings (streamlined permitting processes, fee waivers, etc).	✓			✓	✓
GCF A2	Expand and incentivize participation in the Build San Antonio Green program	✓			✓	✓
GCF A3	Modify the Unified Development Code (UDC) to reduce barriers to mixed-use development.		✓		✓	
GCF A4	Modify the UDC to reduce barriers to higher density development in regional centers.		✓		✓	

Energy

Energy

- **Expand participation in the CPS Energy Simply Solar Initiative programs, with a particular focus on low income and affordable housing units.**
- **Support a Property Assessed Clean Energy (PACE) financing program in Bexar County for private property owners to make water and energy efficiency improvements.**



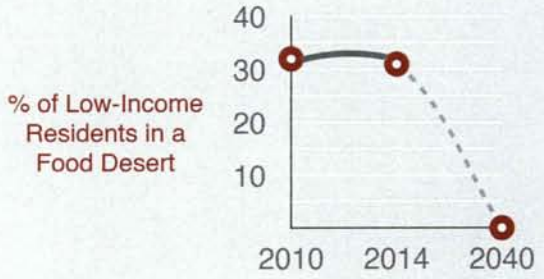
<u>Lead by Example</u>

Develop and implement an Energy Policy for city buildings and operations.

Food System

Food System

- Educate and enhance opportunities for low income residents to participate in assistance programs to purchase healthy food form local farmers markets.
- Pilot a program that includes incentives and resources to facilitate urban agricultural uses on vacant or underutilized land.



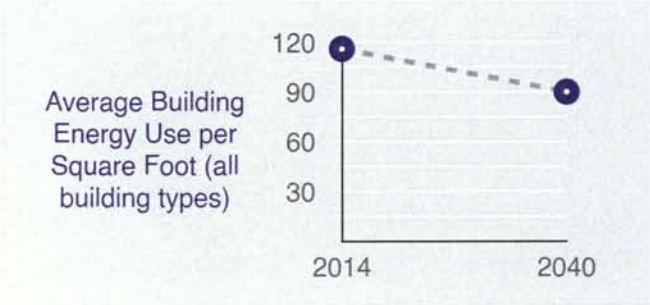
Lead by Example

Develop and implement a local, sustainable food preference policy for all municipal meetings and events to help build a market for locally grown food.

Green Buildings & Infrastructure

Green Buildings & Infrastructure

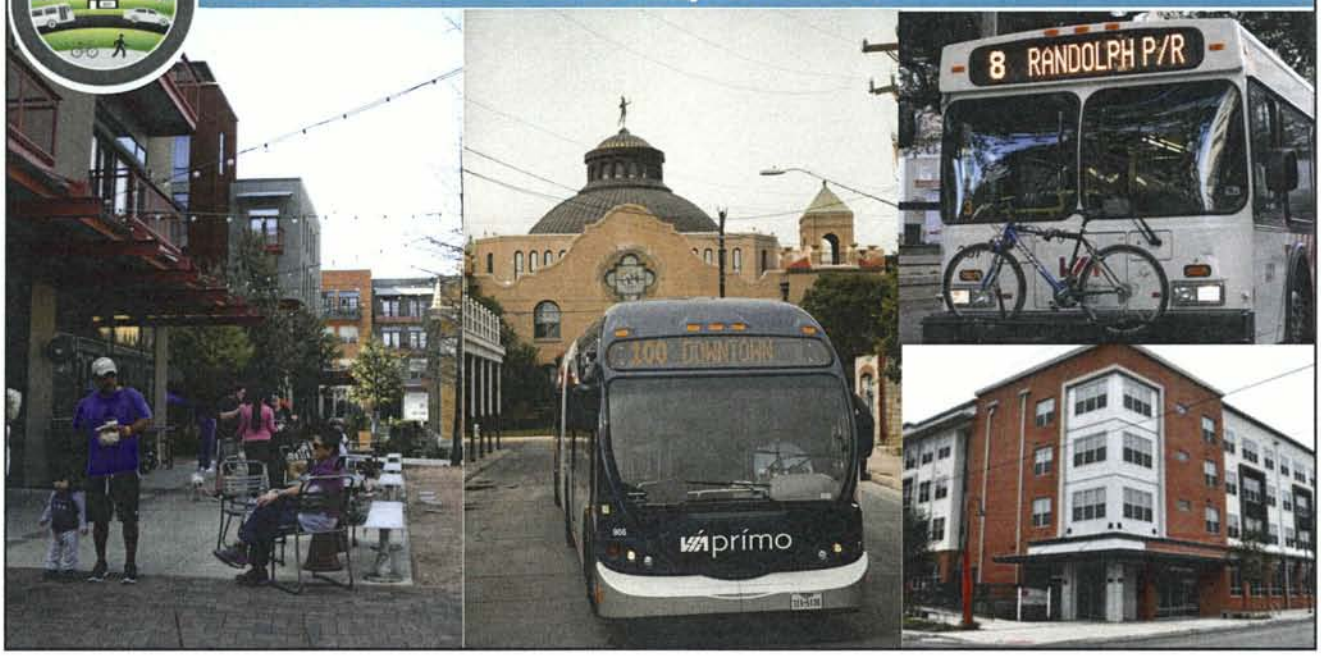
- **Collaborate with developers and community stakeholders to develop and adopt a high performance building standards program with education and technical assistance.**
- **Launch a Better Building Challenge.**



Lead by Example

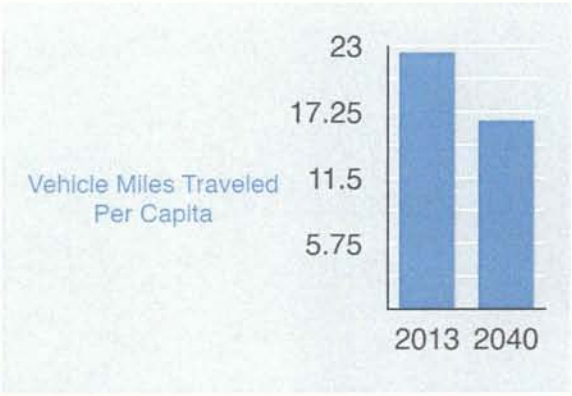
Update city facility design guidelines to require new construction and significant renovations to meet and receive EPA Energy Star Certification within the 80th percentile.

Land Use & Transportation



Land Use & Transportation

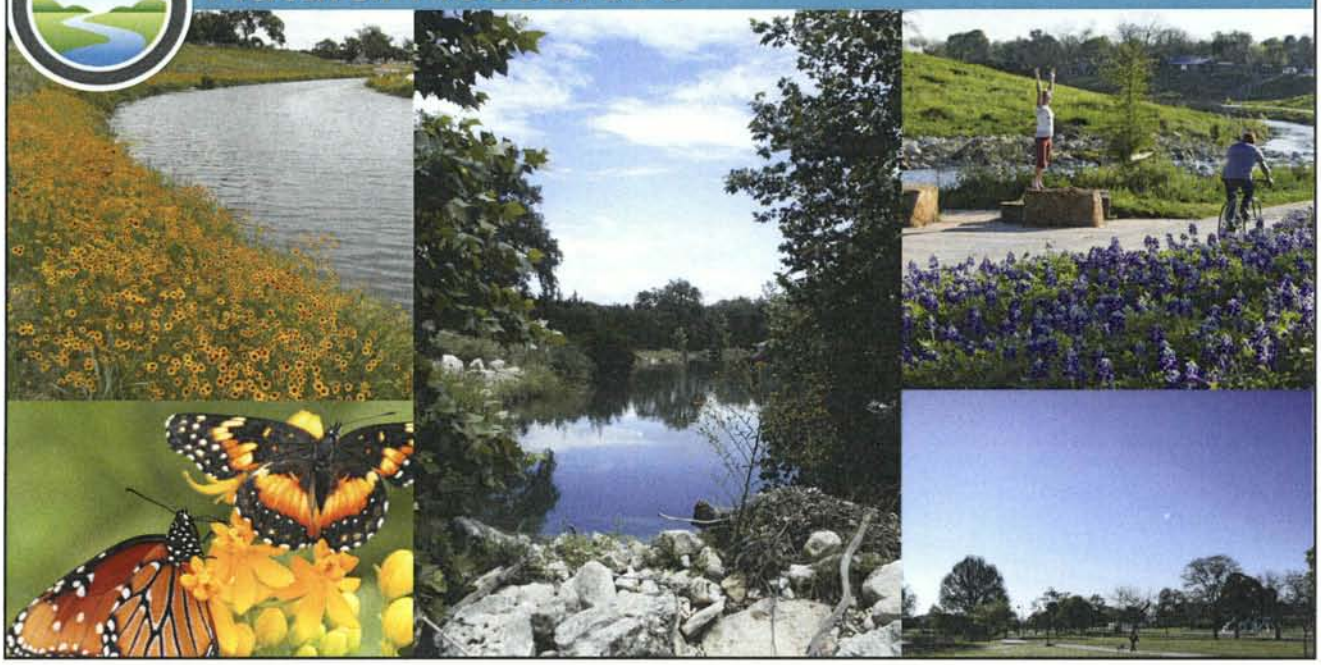
- **Create incentives to guide employment and housing (including affordable housing) to transit rich and targeted areas throughout the city.**
- **Incentivize new development to provide bike and pedestrian facilities, and infrastructure for electric and other alternative or technologically advanced vehicles.**



Lead by Example

Green the city fleet to reduce fuel use (EV's, efficient vehicles, rightsizing, telematics, and behavior change).

Natural Resources



Natural Resources

- **Develop and implement effective impervious surface standards for new development and redevelopment projects.**
- **Develop a Street Tree Strategic Plan focused on high urban heat island areas with high pedestrian activity.**
- **Coordinate with significant point source emitters to reduce emissions during high ozone days.**

Concentration of Criteria Air Pollutants

Base Year 2015 Baseline

PM 2.5: 8.9 ug/m3 (Weighted Annual Mean)
PM 10: 22 ug/m3 (Annual Mean)
Ozone: 78 parts per billion (8-hour)

Attainment of Federal Standards

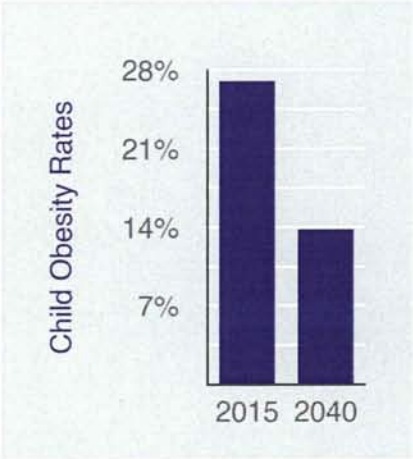
Lead by Example

Develop and enforce a no idling policy for all applicable municipal vehicles and employees.

Public Health

Public Health

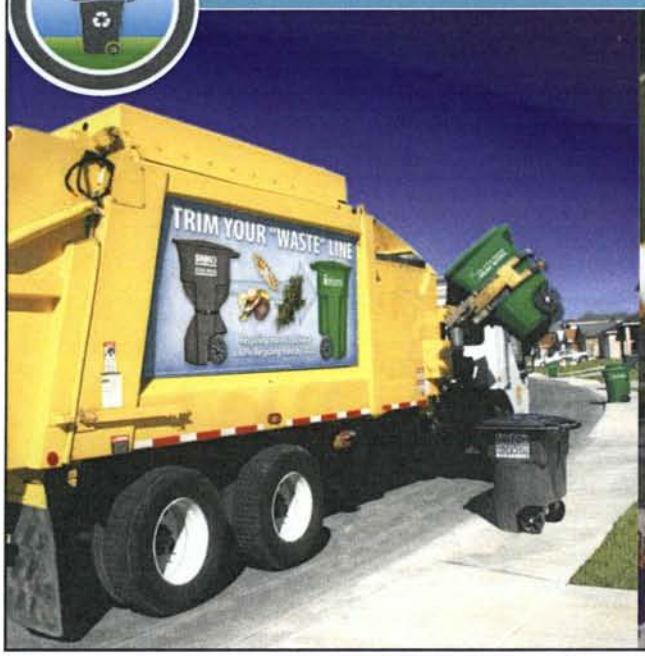
- Provide mobile health clinics to underserved areas of the community.
- Enhance existing public park access, programming, and infrastructure to promote healthy lifestyles and physical exercise.

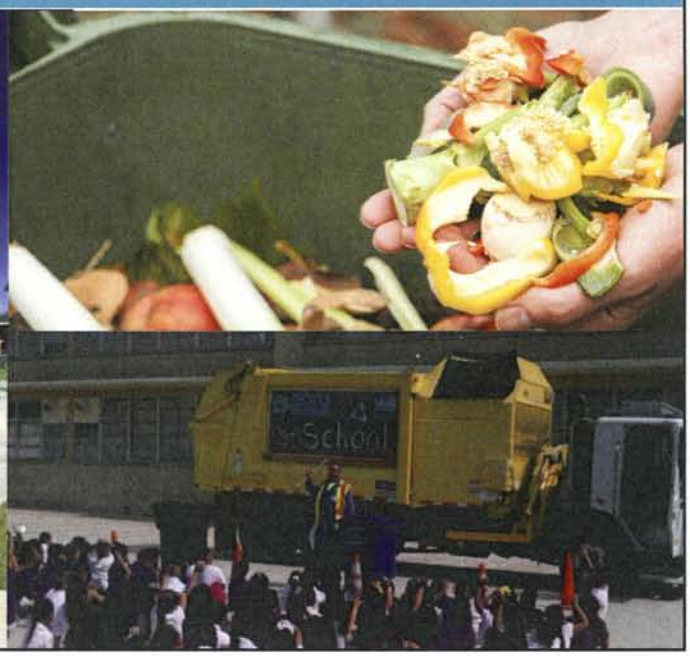


Lead by Example

Expand incentives and essential infrastructure for employees to regularly engage in physical activity and make healthy choices.

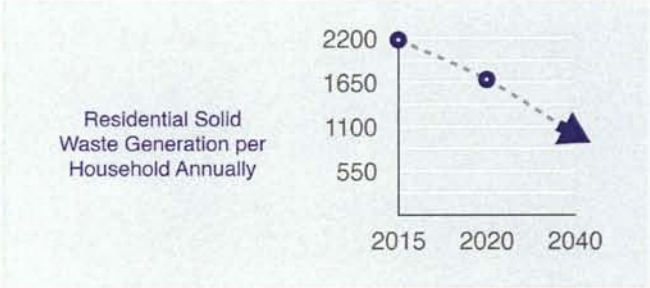
Solid Waste Resources





Solid Waste

- **Develop new outreach and education materials specifically targeted at those audiences/neighborhoods with the lowest recycling rates to encourage proper recycling and composting through clear, multi-lingual messages.**



Lead by Example

Ensure that all municipal facilities have appropriate recycling, diversion, and waste minimization programs.

Implementation

The success of any plan is its ability to be implemented to bring real change.

- Online dashboard to highlight plan indicators and targets
- Strategies cross-referenced with the SA Tomorrow Comprehensive and Transportation Plans
- Implementation matrix to identify short, mid, or long-term strategies, lead agencies, and partner organizations
- Annual sustainability report
- Sustainability Plan Update every three to five years
- Continued public engagement
- Annual Sustainability Forum

STAR COMMUNITIES

SA TOMORROW sustainability plan

Annexation

- Comprehensive Plan evaluated City Council's adopted annexation program
- Validated City Council's approved annexation policy guidelines within context of Comprehensive Plan

Example on Policy Goal on Why to Annex

- Current: To protect and expand the tax base
- Revised: To maximize San Antonio's economic opportunities and return on the City's investment in infrastructure

SA TOMORROW

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Annexation

- Staff is recommending a separate City Council "B" Session on June 15 on the City's Annexation Program to obtain City Council policy direction
- Ahead of "B" Session, staff will provide City Council with completed reports
  1. City Manager's Annexation Technical Work Group Report on Financial Analysis
  2. Two Independently Commissioned Reports on Financial Analysis (PFM; HR&A)
  3. SA Tomorrow Annexation Policy & Strategy Assessment (EPS)

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SA Tomorrow Adoption Calendar

Action	Current	Revised
Planning Commission Adoption	May 25	June 22
Council Adoption	June 16	June 30
Council B Session 1st	May 18	N/A
Council B Session 2nd	June 1	June 29
Council Public Hearings	June 1, 15	June 29, 30

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SA Tomorrow

B Session Briefing

- *Comprehensive Plan*
- *Multimodal Transportation Plan*
- *Sustainability Plan*

May 18, 2016

Item 2

BEXAR APPRAISAL DISTRICT

Presentation to
City of San Antonio - Mayor and City Council
May 18, 2016

BOARD OF DIRECTORS

Cheri Byrom, Chair
Roberto C. Treviño, City Councilman, District 1, Vice Chair
George Torres, Secretary
J. Keith Hughey
Sergio "Chico" Rodriguez, County Commissioner, Pct 1
Albert Uresti, MPA, Bexar County Tax Assessor

- The board hires the chief appraiser and sets the budget
- The directors have no authority to set values or appraisal methods
- The chief appraiser carries out the appraisal district's legal duties, hires the staff, makes the appraisals and operates the appraisal office

APPRAISAL DISTRICT

- Created to develop a centralized administration of appraised/assessed values and exemptions
- Value property at 100% of market value & equally and uniformly with like properties as of January 1st of each year
- Must pass the Comptroller's Property Value Study (PVS) and Method and Assistance Program review

PVS STUDY

- Conducted by the Texas State Comptroller
- Study is dual purpose:
  - Calculates taxable wealth of school districts to ensure equitable state funding
  - Tests appraisal district performance
- Ratios Calculated Using Sales Prices and Independent Appraisals
  - Calculated ratios must be within 5% margin of error (95% - 105%) to be valid

APPRAISAL PROCESS

- Maintain records and collect data
  - Update ownership information
  - Review and update property characteristics
  - Determine qualifications for exemptions
- Value real and personal property
  - Collect market information
  - Update cost schedules and market and income models
  - Determine characteristics, schedules, and models for each type of property
- Certify property values to all taxing jurisdictions by July 25th

APPEALS PROCESS

- Notices of Appraised Value sent each year to new owners and to owners whose value has increased by $1,000 or more from the previous year
- Property owners may appeal valuations
  - Deadline is May 31st or 30 days after notice mailed whichever is later
- Property owners may meet informally with appraiser
- If not resolved informally, a hearing is scheduled with the Appraisal Review Board (ARB)
  - Appraisal District has burden of proof at ARB hearing

APPEALS PROCESS

- If owners do not agree with the value determined by the ARB, they may continue the appeals process by:
  - Filing a request for binding arbitration
  - Filing a request for hearing overseen by the State Office of Administrative Hearing
  - Filing a lawsuit in District Court
- The Texas Property Tax Code authorizes the court to award attorney's fees and costs to property owners who prevail
  - Costs to appraisal district are significant

HOMESTEAD CAP

- An appraisal limitation ('Cap') is established at 10% above previous year's appraised value
- Homestead must be in place for one year before subject to Cap
- Value of new improvements (pool, new garage, etc.) **NOT** subject to Cap
- Normal replacement not considered new value
- Cap does not apply to properties that are not residential homesteads

EXEMPTIONS

- Most Common Exemptions include:
  - Over 65
  - Disabled Person
  - Disabled Veteran
- Some require annual application and others a one-time application
- Forms are available at BCAD website

ECONOMIC ISSUES
AFFECTING PROPERTY VALUATION

- Supply and Demand have the most significant effect
  - Recent San Antonio housing price increases due to high demand/low supply
  - Increased demand due to:
    - Migration
    - Economic prosperity / 'Moving Up'
    - Redevelopment enhancing quality of life

LEGAL ISSUES
AFFECTING PROPERTY VALUATION

- No mandatory sales disclosure requirement
- Equity provision
- Tax agents
- Cost of litigation
- Length of time for settlement of disputes
- Restriction on lobbying by appraisal districts

COUNTY-WIDE
2015 PROTESTS

- Number of protests: 90,652
  - Value loss due to protests at ARB level $3.~~5~~ 1 billion
- Number of 2nd level appeals: 2,816 accounts in lawsuit
  - Value loss due to litigation (after certification) $~~750~~ 1.2 million

QUESTIONS