

SINGLE FAMILY AND MANUFACTURED HOMES

If I am required to get permits to finish construction of my house, will the City impose any changes to the portion of the house that was not permitted?

The building inspector may require some alterations and impose certain requirements to the existing main structure if they conclude that failure to make those changes would result in a safety hazard.

I'm currently building my house and may not complete it before the City annexes. Will I be required to get a building permit to complete my home?

Yes. You will be required to obtain a building permit to complete the remaining improvements.

I have a second house on my property, but no one lives there. If the house is not livable and in need of repair, is the City going to tear it down?

If the house is structurally sound and is not a health hazard, the City will not take any action. If the structure possesses a safety hazard and is beyond repair, the City will recommend the structure be removed from the premises.

May I place a manufactured home on my property?

Only those properties zoned "MH" Manufactured Housing District or zoned for a conditional use are permitted to have a manufactured home. Manufactured homes must meet Housing and Urban Development (HUD) Code.

ZONING

What is zoning and what will my zoning be after annexation?

Zoning separates incompatible uses, preserves neighborhood character, and determines density, intensity of use, height, lot coverage, landscaping, and parking for a particular use. Overlay and special districts may include urban design regulations or guidelines. The zoning for the limited purpose area will be extended to the full purpose area.

Zoning for areas proposed for annexation is developed based on the adopted land use plan for the area, taking into consideration existing uses. All property owners and owners within 200 feet of the property will be notified of public hearing dates for the Zoning Commission and City Council in accordance with state law. Zoning will be considered the same day the annexation is considered by City Council.

What permits are required if my property is annexed for Full Purposes?

All construction permits will be obtained through the City of San Antonio's Development Services Department. You will no longer need to obtain a permit from Bexar County, except for septic tanks. All construction permitting and inspections will be performed by the City of San Antonio for all residential and commercial properties. Information on the permitting process:

sanantonio.gov/dsd

AGRICULTURAL AND RURAL USES

Does the City regulate farms, ranches, or agricultural operations?

The City may impose rules on farms or agricultural operations as allowed under state and local regulations. In general, currently operating farmers, ranchers, or persons engaged in an agricultural operation or practices may continue to raise and keep livestock and cultivate certain row crops within the City's boundaries. Additionally, if your land is currently used/designated as a farm, ranch, wildlife management, or timber producer, the City's livestock ordinances will not affect you. However, individual property owners should check with city staff related to any specific property questions or current operations in order to determine appropriate regulations that will apply.

Will I be allowed to keep my horses, poultry, and farm animals?

If your land is designated as a farm, ranch, wildlife management, or timber production use, the City's livestock ordinances will not apply. If your land is not a farm or used for agricultural purposes as noted above, then you are required to have sufficient acreage for the number of farm animals and purchase a yearly permit.

What about pigs?

If your land is designated for agricultural, farm, ranch, wildlife management, or timber production or for use in a 4-H project, you are allowed to keep swine. If your property is not designated for agricultural purposes, then you will not be allowed to keep swine inside the City's limits.

Do I have to mow my grass, crops, or vegetation on my farm?

No, but the City is allowed to impose a maximum vegetation height of at least 12 inches on the portions of an agricultural operation within 10 feet from a public sidewalk, street, or highway, or neighboring property boundary.

I own primarily vacant agricultural farmland. What restrictions will the San Antonio Fire Department (SAFD) impose on my property if we get annexed?

Anyone seeking to burn trash or other combustible material inside the City limits, must obtain a burning permit to burn such material. To apply for a burn permit, customers may utilize the online portal system:

[aca.sanantonio.gov/CitizenAccess/Account/ RegisterDisclaimer.aspx](http://aca.sanantonio.gov/CitizenAccess/Account/RegisterDisclaimer.aspx)

Will I be able to use fireworks on my property?

No. Possession and use of fireworks within the corporate limits of the City are prohibited.

Will I be allowed to discharge firearms on my property and continue to hunt as before, after we are annexed?

Certain firearms or weapons including shotguns, air rifle, pistols, BB guns or bows and arrows can be discharged on a tract of on land of 10 acres or more and more than 150 feet from a residence or occupied building on a neighboring property. Center fire or rim fire rifles or pistols of any caliber may be discharged on a tract of land of 50 acres or more and more than 300 feet from a residence or occupied building on a neighboring property. (See Local Gov. Code Sec. 229.002).



Frequently Asked Questions

ANNEXATION

What is annexation?

Annexation is the process by which a city extends its municipal boundaries by adding areas next to its city limit line and within the city's extraterritorial jurisdiction (ETJ). Through annexation, a city can extend its services, laws, voting privileges and will better meet the needs of the residents living in the proposed annexation areas.

Will my property which has appraisal district valuation as an agricultural use be annexed?

The City of San Antonio (City) entered into development agreements with owners of properties appraised for agricultural or wildlife management use or as timber land by Bexar County Appraisal District. These 'agricultural' development agreements allowed landowners to postpone annexation. Upon the end of the agricultural development agreements, the properties will now be annexed into San Antonio's city boundaries.

CITY SERVICES

What services would I receive when my property is annexed for full purposes?

You will be provided:

- Enhanced police protection
- Fire protection from the San Antonio Fire Department (SAFD), a Class 1 Insurance Service Organization (ISO) rated fire department
- Full emergency medical services including transporting of emergency patients
- Access to Garbage, recycling & organic collection
- Maintenance of streets and roads
- Street lighting
- Access to Economic Development services for existing and start-up businesses.

You will have access to other programs for the public benefit including City's planning and zoning, development review, code compliance, and access to libraries, older adult centers, health and human services, and recreational programs. All other applicable municipal services will be provided to your area in accordance with the City's established policies governing extension of municipal services to newly annexed areas.

**FOR QUESTIONS ABOUT FULL PURPOSE
ANNEXATION CONTACT:
Annexation Hotline: (210) 207-PLAN (7526).**

CITY SERVICES cont.

What is a Municipal Service Plan?

The City will prepare a plan of the services which will be extended by the City to your area and provide an effective date by when the services will be available to your area. The Municipal Service Plan will be available on the City webpage: sanantonio.gov/planning/PlanningUrbanDesign/Annexation (under the Proposed Areas tab)

What is the Effective Date of the Services Provided?

If your area is annexed, the effective date the City will provide the services to the annexed area will be on January 19, 2024.

CITY TAXES, FEES, AND INSURANCE

What City taxes and fees would I pay when my property is annexed for full purposes?

In the calendar year following full purpose annexation, you will begin paying property taxes to the City of San Antonio. However, you will stop paying taxes to an emergency service district (ESD). Applicable taxes will depend on your individual property and circumstances. Property owners should contact their County Appraisal District (i.e., Bexar Appraisal District) and the County Tax Assessor-Collector (i.e., Bexar County Tax Assessor-Collector) to get more information on applicable taxes, fees and exemptions for their property.

If you are a San Antonio Water Systems (SAWS) user, you will see a decrease in your water and sewer rates. Additionally, you will see additional City of San Antonio solid waste and environmental fees on your utility bill that help fund additional services such as solid waste collection and parks. Retail and hotel businesses would also be responsible for collecting sales tax and hotel occupancy tax. More information on city taxes/fees and other taxing jurisdictions:

sa.gov/Directory/Departments/Finance

Will my home insurance rates decrease when I am annexed for full purposes?

If your home insurance company participates in the Insurance Service Office (ISO) rating system to establish commercial and residential rates within the City limits, your home insurance rates could possibly decrease. ISO grades fire departments on their firefighting and water supply capability and assigns a Public Protection Classification (PPC) rating. The ISO-PPC ratings range from a class 1 to 10, with a class 1 being the best possible ISO rating. SAFD has received an ISO-PPC rating of 1. Based on data provided by ISO, only 1% of all fire departments are rated a class 1.

VOTING AND CITY OFFICES

What voting privileges will I have?

You will have full voting privileges in all mayoral, council, bond, and charter amendment elections.

VOTING AND CITY OFFICES cont.

When are elections held to elect the Mayor and Members of City Council?

The Mayor and all ten (10) City Council Offices are up for election every odd year in May. However, not all members of the City Council are eligible for re-election as the City of San Antonio has term limits. For more information regarding terms of offices and limits:
sa.gov/Directory/Departments/Mayor-Council

SCHOOL DISTRICT, POST OFFICE, AND OTHER ENTITIES AND SERVICES

Will the annexation affect my school district boundaries, postal address, and other service areas?

Annexation will not change your school district boundaries and postal address, except you will no longer be in the ESD coverage area. It will not affect the taxes or fees owed to the following entities:

- County
- School district
- Community college district
- Hospital district
- Broadband provider (cable, telephone, or internet services)
- County road and flood
- Water district
- River authority
- Electricity or Natural gas

WATER AND SEWER

Will the City require me to hook up to City water and sewer, or cap my well?

No. The City will not require any changes in existing utility services.

Will my water and sewer rates be different?

Upon full purpose annexation your SAWS rates will be lower in the City of San Antonio. For more information on rates:

saws.org/service/rates/

BUSINESSES

If I own a business, will I be required to collect a City sales tax?

Yes. City sales taxes are collected upon Full Purpose Annexation.

Will I be able to continue to operate my business upon annexation?

Current uses are grandfathered – also known as “legally, non-conforming.” However, this does NOT apply to uses that are defined as nuisances under the law (things that create a public health or safety hazard).

Property owners are encouraged to register existing, legal, non-conforming uses with the City (Development Services Department), during the first 60 days following annexation to register your business as non-conforming. Visit: sanantonio.gov/DSD/Resources

Is there a permit or license I need to get from the City for my business after annexation?

Yes. You are required to apply for a Certificate of Occupancy to operate your business. Visit: sanantonio.gov/DSD/Business/CofO

BUSINESSES cont.

If I want to expand my building, will I need to provide the water supply normally required in the City?

If you are developing your property, such as adding to existing structures, you are required to provide sufficient water supply for the development of your property. It is not the water utility's responsibility to provide the water supply required for expanded development. In some instances, the Fire Department may be able to provide an alternative arrangement other than providing the normally required volume of water.

When I apply for a Certificate of Occupancy will the Fire Inspector order me to make changes to how I operate?

Generally, businesses will be allowed to continue to operate without changes. In some cases, a business may present a distinct hazard to life or property and will need to comply retroactively with the International Fire Code and Code Amendments. For example, to prevent a fire hazard a business that can hold more than 50 people must provide two adequate means of exiting a building. Similarly, in some instances the storage and use of hazardous materials, including flammable and combustible liquids may require owners to provide additional safeguards and obtain a permit to store and use them.

An Operational Permit may also be required for night clubs, high rise buildings, assembly use floor plans, care facilities and/or where an Emergency Responder Radio Coverage System (ERRCS) may be required.

What inspections and permits are required by the Fire Department?

Detailed instructions for initiating fire-related inspections and permits can be found on the San Antonio Fire Department (SAFD)'s website. Unless noted otherwise, permit activities follow the general points located here:

sa.gov/Directory/Departments/SAFD/Permits-Inspections/Types.

What inspections or permits/licenses will I need if I own a food establishment like a restaurant, convenient store, day care, school, or grocery store?

First you must have access to a location that is zoned for that activity. Complete the City Certificate of Occupancy requirements at the Development Services Department (DSD) at 1901 S. Alamo. Schedule an on-site licensing inspection with the City's Metro Health department to make sure you meet the requirements to operate a food establishment and once approved purchase a Food Establishment License at DSD. For more information, please contact the Food & Environmental Duty Supervisor at 210-207-0135. For additional information on Food Licenses please visit:

sanantonio.gov/Health/FoodLicensing/FAQs