

ANNEXATION AND GROWTH POLICY STUDY

Working Group Meeting 1
April 8, 2019



Economic & Planning Systems, Inc.
The Economics of Land Use

730 17th Street, Suite 630 ■ Denver, CO 80202
303.623.3557 ■ www.epsys.com

AGENDA

KEY SECTIONS

1. About Economic & Planning Systems
2. Annexation Background
3. Project Approach
4. Project Issues and Objectives
5. Questions & Discussion

ABOUT EPS AND AUXILIARY MARKETING SERVICES

EXPERTISE



REAL ESTATE ECONOMICS



PUBLIC FINANCE



LAND USE &
TRANSPORTATION



ECONOMIC DEVELOPMENT
& REVITALIZATION



FISCAL & ECONOMIC
IMPACT ANALYSIS



HOUSING POLICY



PUBLIC-PRIVATE
PARTNERSHIP (P3)



PARKS & OPEN SPACE
ECONOMICS



ABOUT EPS AND AUXILIARY MARKETING SERVICES

SAN ANTONIO PROJECTS

- Sustainable Urban Economic Impact Model, CoSA
- Comprehensive Plan Initial Studies, CoSA
- SA Tomorrow Comp Plan, CoSA
- SA Tomorrow Subarea Planning, CoSA
- SAT Airport Master Plan , CoSA
- Housing Policy Framework, CoSA
- Inclusive Tax Abatement Strategy, CoSA
- Regional High Speed Transit Corridor Analysis, VIA
- Real Estate Inventory and TOD Strategy, VIA
- P3 Policy and Procedures, VIA
- Artisan Park Disposition Strategy, SAHA



ABOUT EPS AND AUXILIARY MARKETING SERVICES

KEY STAFF



MATT PROSSER
VICE PRESIDENT



BRIAN DUFFANY
EXECUTIVE V.P.



WALTER KIESER
SENIOR PRINCIPAL



RACHEL SHINDMAN
SENIOR ASSOCIATE



GRETCHEN ROUFS
Auxiliary Marketing
Services

ANNEXATION BACKGROUND

BASIS FOR ANNEXATION

The City uses annexation as a tool to implement the Comprehensive Plan. The City annexes territory to:

- To ensure orderly development through zoning and development standards.
- To create efficiency in service delivery and provides services not available in rural areas.
- To maximize San Antonio's economic opportunities and return on the City's investments.
- To protect and preserve natural, cultural, historic, military and economic assets.

ANNEXATION BACKGROUND

2016 ANNEXATION POLICY UPDATE LESSONS LEARNED

- The City should find multiple reasons to annex that should be based on the SA Tomorrow goals, however the reasons can be conflicting.
- Bexar County has limited ability to support urban development.
- Utility service plays a big role in growth management but perspectives on growth can be conflicting.
- The City and Bexar County should meet to develop a coordinated approach and policy regarding development in the unincorporated portion of Bexar County.

ANNEXATION BACKGROUND

2016 ANNEXATION EVALUATION CATEGORIES (WHAT IS IMPORTANT)

1. Need to protect natural, cultural, historic, military and economic assets
2. Need to provide municipal services
3. Need to project public health, safety, and welfare
4. Need to support intergovernmental coordination and relations
5. Need to maintain economic and fiscal health of City
6. Conditions needed within areas for annexation
7. Conditions needed within areas for non-annexation agreements

ANNEXATION BACKGROUND

SB6 AND CURRENT CONDITIONS

Prior to SB6

- Land must be within ETJ and contiguous to the City limits.
 - **Full-purpose annexation** incorporates an area into San Antonio with full municipal services and taxing powers.
 - **Limited-purpose annexation** allows for enforcement of planning and zoning ordinances for 3 years until full annexation (or mutual extension of limited).
- Annexation initiation
 - Owner-Initiated
 - City-Initiated

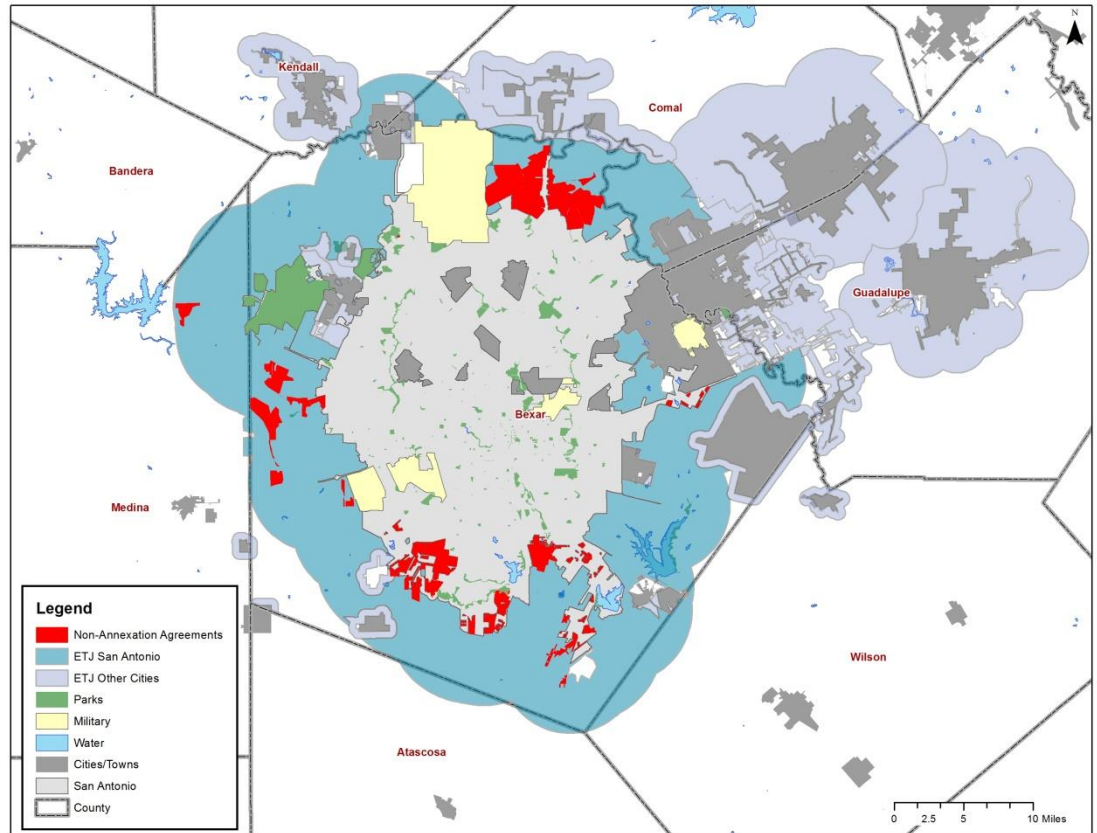
Post SB6

- Land must be within ETJ and contiguous to the City limits.
 - **Full-purpose annexation** incorporates an area into San Antonio with full municipal services and taxing powers.
 - **Limited-purpose annexation** allows for enforcement of planning and zoning ordinances for 3 years until full annexation
- Annexation initiation
 - Owner-Initiated
 - Owner election within 5 miles of military base to choose either full-purpose or limited
 - ~~City-Initiated~~

PROJECT ISSUES AND OBJECTIVES

CURRENT CONDITIONS MAP

- Multiple jurisdictions impacted
- Bexar County is a major partner
- Multiple geographies to consider
 - Military bases and buffers
 - ETJ's
 - Service provider boundaries
 - SAWS
 - CPS
 - Others

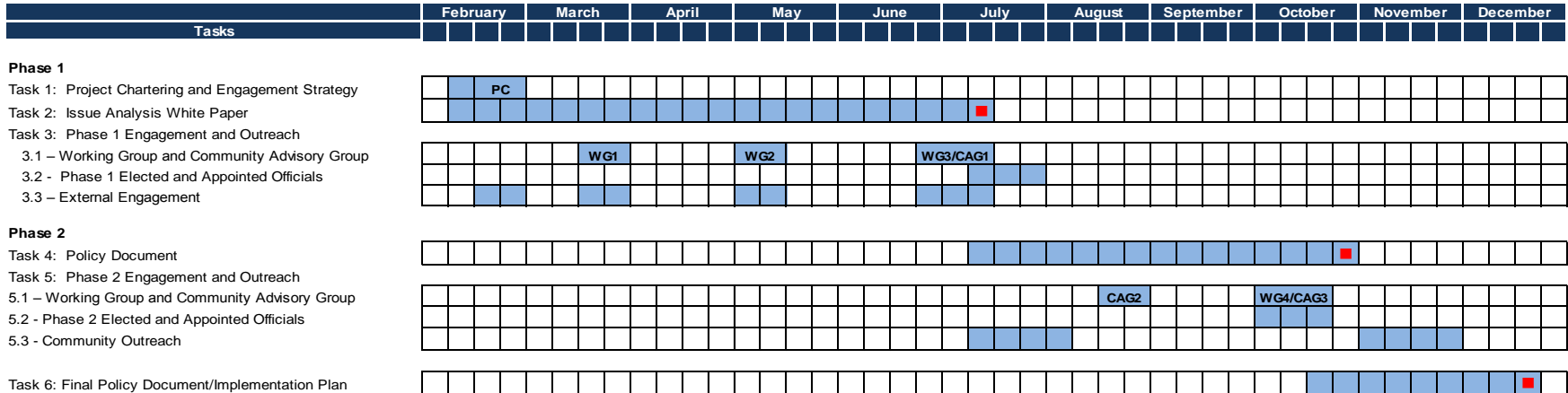


PROCESS




PROJECT APPROACH

SCHEDULE



Meeting Window Abbreviations

- PC - Project Chartering
- WG - Working Group
- CAG - Community Advisory Group

 Deliverable Milestones

PROJECT APPROACH

OUTREACH GROUPS

Purpose: Obtain input to help shape annexation policy and to identify middle ground on issues of conflict

- Working Group – CoSA department representatives and governmental partners (Bexar County, AAMPO, SAWS, CPS)
- Community Advisory Group – Major stakeholders (neighborhood groups, government agencies, advocacy groups, real estate community, JBSA, community leaders)
- CoSA leadership, elected, and appointed officials
- County elected officials, appointed officials, and staff
- Neighboring cities elected officials, appointed officials, and staff
- General public and area specific populations

PROJECT APPROACH

OUTREACH TACTICS

- On-going meetings/presentation
 - Working Group and CAG (3 to 4 meetings)
 - CoSA leadership (2 to 3 workshops/presentations)
- As needed one on one interviews
 - Counties, cities, specific stakeholders, council offices
- Greater public outreach
 - Informational website
 - One-page summary/fact sheet
 - Mailings/e-blasts
 - Survey
 - Topical or audience specific roundtables/forums
 - Social/traditional media tools (as needed)

PROJECT APPROACH

DELIVERABLES

- Draft and Final White Paper Technical Report
- Technical Report Executive Summary Report and Presentation
- Documentation of Engagement Process Results
- Draft(s) and Final Annexation Policy Document

PROJECT ISSUES AND OBJECTIVES

PRELIMINARY OBJECTIVES LIST

- Provide understanding and education of positive and negatives impacts of potential actions the City can take regarding annexation and growth management
- Create a coordinated approach to growth with stakeholders
- Refine the City's growth management toolbox for how to achieve the objectives identified in SA Tomorrow
 - SB6 will require City to be more strategic and proactive
 - Partnerships with utility providers and counties are increasingly important
 - Evaluate role of infrastructure in growth management

PROJECT ISSUES AND OBJECTIVES

PRELIMINARY ISSUES LIST

- Managing growth on City's borders
 - Land use controls
 - Development in unincorporated county
 - Annexation approach, opportunities, and constraints
- Alignment of service providers efforts and the City's objectives and powers
- Mitigating impacts of development outside the City
- Protecting assets and opportunities
 - Military operations
 - Cultural/historic/natural
 - Economic/fiscal

DISCUSSION

WORKING GROUP

- Questions about scope and/or process
- Best way to engage your department or stakeholders related to your department?
 - What additional engagement is needed?
- Desired outcomes for project?