



## Growth Management Policy Study

### Community Advisory Group Meeting #1 Summary

July 23, 2019, 5:00 – 7:00 PM

Central Library, 600 Soledad, San Antonio, TX 78205

---

#### ATTENDEES:

Bridgett White, Planning  
Clint Eliason, Planning  
Colin Sherman, San Antonio Economic  
Development Foundation (SAEDF)  
Jana Punelli, Planning  
Joseph Hernandez, KB Homes  
Karen Bishop, San Antonio River Authority  
(SARA)  
Leticia Pena Martinez, North SA Chamber

Meg Reyes, Joint Base San Antonio (JBSA)  
Michael De La Garza, Edwards Aquifer  
Authority, EAA  
Michael Gallagher, Northeast Neighborhood  
Alliance  
Rob Killen, Kaufman & Killen  
Priscilla Rosales-Piña, Planning  
Rudy Nino, Planning  
Susan Guinn, Office of the City Attorney

**OTHER ATTENDEES:** Eiginio Rodriguez, resident

#### CONSULTANTS:

Matt Prosser, Economic & Planning Systems  
Brian Duffany, Economic & Planning Systems

Gretchen Roufs, Auxiliary Marketing Service

---

#### MEETING PURPOSE

The purpose of the first Annexation and Growth Policy – Community Advisory Group meeting was to engage with external stakeholders on annexation, municipal growth, related land use and fiscal policy issues.

#### PRESENTATION AND DISCUSSION

The meeting format included a PowerPoint Presentation and discussion on the Annexation and Growth Policy. Matt Prosser presented the study's purpose and background as well as the project overview and schedule. He then provided various regional growth patterns, the City's annexation history. Based on different demographic sources, the entire San Antonio metro area, specifically the unincorporated area in the county, has grown and is anticipated to continue growing. He outlined annexation laws pre- and post-Senate Bill 6 (SB6) and the legal implications on future municipal annexation. He also noted the need for the existing City's Annexation Policy to be updated in order to reflect the new legal reality for the City.

Matt Prosser explained there is also a Working Group made up of representatives from City departments and agencies most impacted by annexation and/or municipal growth policies. He presented the challenges and opportunities for municipalities and counties provided by the Working Group including the lack of zoning power and limited land use controls to ensure sustainable growth in unincorporated areas of the county. In addition, there are insufficient revenue sources to provide public services, an adequate transportation network and infrastructure in the outer edges of the cities. Representatives from the development community agreed that they face similar challenges as they have to contend with maintaining affordable housing costs, providing a transportation network, and providing water and waste water services. They noted that they have had to work with different standards and

processes between the County and the City. The approval process for projects outside the City limits may take five to six months while inside the City limits it may take three months. The development community also has to mitigate impervious covers, reduce heat islands and preserve natural areas. The JBSA representative agreed that preserving natural habitat and preventing encroachment to military installations are crucial to military missions.

Brian Duffany discussed findings from the Working Group exercise to determine common objectives and issues of local government partners. Currently there are interlocal agreements between the City and surrounding counties for platting and subdivision. There also is a flood control interlocal agreement among the City, Bexar County and the San Antonio River Authority (SARA).

There was discussion regarding the reasons that people choose to live in the county. The availability of housing, linear greenways and other natural assets, location of jobs and lack of City taxes all may contribute as factors. However, a group member indicated that housing patterns reveal school district boundaries are important to home buyers. In the County, volunteer fire departments generally serve as first responders and most are funded through the taxes assessment levied by the Emergency Service District (ESD). Also, most fire departments have mutual aid agreement with other departments within the ESD boundaries.

A point was made that strategic growth planning is needed to balance the rapid growth of the area while protecting our natural resources and military assets while ensuring adequate services in outlying areas in the future.

Matt Prosser inquired of the business community about their challenges. They indicated that businesses' challenges are to attract and retain an adequate work force. Companies tend to look at the cost of living including affordable housing and the quality of life for their employees. From the company's perspective, it is not as important if the business is located inside or outside the City limits. One of the attendees mentioned that there was a missed opportunity to not capture a portion of sale taxes through the special districts or other economic development tools.

It was recommended that all stakeholder including cities, the County and JBSA provide feedback before the next legislative session.

The next Community Advisory Group Meeting (#2) is planned for October.

Meeting summaries and presentations will be available on the following website:  
<https://www.sanantonio.gov/Planning/PlanningUrbanDesign/Annexation>