

# ANNEXATION AND GROWTH POLICY STUDY

Community Advisory Group #3  
February 4, 2020



CITY OF SAN ANTONIO  
PLANNING DEPARTMENT



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# MEETING PURPOSE/AGENDA

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This Meeting:

1. Project Status Update
2. Preview of Policy Paper
3. Recommended Strategies/Policy Paper Discussion
4. Next Steps

# PROJECT STATUS UPDATE

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# STATUS

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- Finalized White Paper
- Presenting to PLDC in February
- Rough Draft of Policy Document to Staff

# PRIORITY ISSUES

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- **Land Use Controls in ETJ**
  - Center of many issues
  - Coordinate growth and infrastructure
  - Protect assets: natural, cultural and historic, military
- **Infrastructure and Service Provision**
  - Keeping up with growth (infrastructure)
  - Maintaining or improving level of service
- **Funding, Financing, Fiscal Impacts**
  - Funding and financing tools for infrastructure and services
  - Special districts: conditions for use and approval/consent
  - Debt Obligation, impact to existing residents

# STRATEGY RECOMMENDATIONS

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- Create standard policies and procedures for each tool
  - Annexation policy
  - Non-annexation agreements, development agreements
  - Special districts
  - Military facilities
  - Boundary adjustments
- Regional land use plan
- Encourage partnerships for coordinated growth
  - Incentivize desirable annexation areas through use of tools
  - Use partnerships and tools in ETJ for areas that cannot be annexed when...

# POLICY PAPER OVERVIEW/DISCUSSION

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# POLICY PAPER OUTLINE

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1. Overview
2. Annexation Policy
3. Military Facilities Policy
4. ETJ Growth Policy
  1. Non-Annexation Agreements
  2. Special District Policy
5. Boundary Adjustments and Releases Policy
6. Regional Land Use Planning Policy/Strategy
7. Annexation Program (Strategy)
8. Definitions



# STRATEGY RECOMMENDATIONS

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- Encourage partnerships for coordinated growth
  - Incentivize desired annexation areas through use of tools
    - **Annexation Policy**
  - Use partnerships and tools in ETJ for areas that cannot be annexed through...
    - **Military Facilities Policy**
    - **ETJ Growth Policy**
    - **Boundary Adjustments and Releases Policy**

# ANNEXATION POLICY

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- **Identify and/or proactively annex properties that are of high value or high priority**
- Prepare ETJ Land Use Plans to identify “Priority Growth Areas”
- Evaluation Criteria (Purpose of each criteria)
  - Protect natural, cultural, historic, military and economic assets;
  - Address service delivery needs;
    - Promotes or supports utility and municipal service plans/strategies
  - Protect public health, safety, and welfare;
    - Prevent or address adverse impacts on city residents and businesses
  - Intergovernmental relations;
    - Maintain control over boundaries and jurisdictions
  - Economic and fiscal considerations; and
    - No fiscal burden
    - Expansion of tax and/or economic base
  - Considerations for the development form within annexation areas.
    - Conformance with SA Tomorrow
    - Land use controls and infrastructure extension

# ANNEXATION POLICY DISCUSSION

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- What criteria are most important to address or are most valuable?
- There are multiple policy statements for each criteria. Should these be reduced to the most important?
- Should the City be proactive in annexing “high value” areas?
- Is full-purpose annexation necessary?
- Should the City find ways to incentivize annexations for developments that meet multiple criteria?

# ETJ GROWTH POLICY

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- Purpose
  - Ensuring orderly development
  - Supporting efficiency in service delivery
  - Maximizing San Antonio’s economic opportunities
  - Protecting and preserving natural, cultural, historic, military and economic assets.
  
- Policy Sections
  - Non-Annexation Agreements
  - Special District Requests
    - County PID
    - Conservation and Reclamation Districts (MUD, WCID, FWSD)
  - Strategic Partnership Agreements

# NON-ANNEXATION AGREEMENTS POLICY

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- **Will consider** the issuance of non-annexation agreement when...
  - Provides mutual benefits
  - Creates conformance with SA Tomorrow as well as Sector Plans and future regional plans
  - Increases land use controls
  - Is done in concert with special district (where applicable)
  - Consents to voluntary annexation at end of term
  - Does not create financial burden to City or utility providers
- Creates public benefits
  - Address public health and safety issues
  - Design quality, public amenities
  - Improve municipal or utility services
  - Improve or construct regional infrastructure
  - **Protect assets**

# NON-ANNEXATION AGREEMENTS DISCUSSION

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- What are the positives and negatives of using non-annexation agreements?
  - (Development Agreements)
- When can these agreements create benefits?
- What public benefits are worth pursuing?

# SPECIAL DISTRICT POLICY

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- **Will consider** the approval or consent of district when...
  - Creates conformance with SA Tomorrow
  - Project is financially viable
  - Increases land use controls and improved development standards including higher street ratio connectivity and street lighting
  - Requires development or non-annexation agreement
  - Allows annexation at end of development agreement
  - Consents to voluntary annexation at end of term
  - Does not create financial burden or financial risk
  - Does not limit or impact municipal powers
  - Has utility providers consent, coordinates utility service agreement for district, assume a large financial portion of infrastructure extension and
  - Provides an extra-ordinary benefit (public benefits)
  - Mitigates environmental issues (agrees to pays storm water fees, low impact development, etc.)

# SPECIAL DISTRICT DISCUSSION

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- What criteria MUST be met for approval?
  - What was missing from the initial list?
- Two categories of Districts
  - County / “Super” PID
  - Conservation and Reclamation Districts
  - Is a separate policy direction needed for each?
- What are extra-ordinary benefits worth pursuing/requiring?
  - Examples:
    - Regional infrastructure improvement-
    - Funding for public facilities
    - Positive economic benefit or a project of economic significance
    - Protection of natural, economic, cultural, military, and/or historic assets-
    - Provides desired community infrastructure and/or amenities
    - Potential revenue source for City



## NEXT STEPS

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# MAJOR TASKS FOR POLICY PAPER

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- New Policy Document
- Recommended framework for regional planning
  - Internal action steps
- Recommended approach to measuring impacts of policy decisions
  - Fiscal impact modeling
- Standard Practice Research
  - Fees for consent requests/project review
  - Process for reviewing consent requests

# NEXT STEPS/SCHEDULE

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- Community Advisory Group Mtg #3 – Today
- Working Group Mtg #5 – Tomorrow
- Council Planning and Land Development Committee Briefing – February 10<sup>th</sup>
- Draft Policy Document Mid–April
- Adoption Process – May through June
  - Additional outreach to Working Group and CAG