



Community Advisory Group (CAG) Meeting #3 Summary

Tuesday, February 4, 2020, 4:00 p.m. – 5:30 p.m.

Plaza De Armas Gallery, San Antonio, TX 78212

CAG MEMBER ATTENDEES:

Clint Eliason, Planning

Joseph C. Hernandez, KB Homes

Karen Bishop, San Antonio River Authority

Meg Reyes, Joint Base San Antonio (JBSA)

Priscilla Rosales-Piña, Planning

Rob Killen, Kaufman & Killen

Susan Guinn, Office of the City Attorney

CONSULTANTS:

Matt Prosser, Economic & Planning Systems

Brian Duffany, Economic & Planning Systems

Gretchen Roufs, Auxiliary Marketing Service

OTHER ATTENDEES:

Caroline McDonald, Brown & Ortiz

MEETING PURPOSE

The purpose of this Community Advisory Group (CAG) meeting was to discuss and recommend strategies for the Policy Paper.

PRESENTATION AND DISCUSSION

Project Status Update - Mr. Matthew Prosser and Mr. Brian Duffany reviewed past actions including meetings with the Community Advisory Group and the Working Group. Matt Prosser indicated that the White Paper, which captured priority issues in the Extraterritorial Jurisdiction (ETJ), had been finalized. A briefing on the White Paper would be made on February 10 to the Planning and Land Development City Council Committee.

Strategy Recommendations for the Policy Paper - Mr. Prosser and Mr. Duffany presented the following key recommendations for the policy update: create an ETJ tool box with standard policy and procedures for existing annexation, development agreements, special districts, boundary adjustments and other ETJ issues and requests; develop a regional land use plan for the entire ETJ; and encourage partnership with regional entities in coordinating growth issues in the ETJ. Ms. Meg Reyes asked if they were referring to the military's ongoing update to regional Comparability Use Plan (CUP), previously known as Joint Land Use Studies (JLUS). A clarification was made that the regional ETJ land use plan would extend beyond the military protection areas to the entire ETJ. The objective is for the City to work with JBSA as well as other regional partners to develop a land use plan in the ETJ.

Mr. Prosser outlined the main components of the policy paper outline and mentioned that today's discussion would focus on the proposed Annexation Policy and ETJ Growth Policy. A regional ETJ land use plan can identify high priority growth areas for annexation. Mr. Duffany and Mr. Prosser reviewed the existing evaluation criteria for unilateral annexation, which included protecting natural, cultural, historic, military and economic assets, addressing service needs in the area, protecting public health and safety, promoting intergovernmental relations, factoring fiscal aspects and considering the development

forms. They inquired with the group as to which criteria should be weighted as more valuable. At times, multiple evaluation criteria may conflict with another and how does one achieve a trade-off regarding contrary criteria. Mr. Rob Killen indicated the context of each request is distinct. He suggested the evaluation for each request should be on a case by case basis and a holistic approach be taken.

Mr. Prosser and Mr. Duffany inquired from the group about the proposed strategy for a proactive City annexation program. Comments were that the annexation should not lead the development market and not be speculative. Another discussion question was: should annexation be incentivized for developers? Group members indicated that incentives may include that the streets and water infrastructure be financed and the maintenance of infrastructure and public spaces done through special districts or tax increment reinvestment zones (TIRZs). A group member asked about the effectiveness of special districts and how they benefit the City. Rob Killen noted that the TPC Parkway Public Improvement District (PID) was working well.

Later, Mr. Prosser and Mr. Duffany stated the Policy will address the use of development agreements, which are used as tools to negotiate development terms, including annexation between the City and developers-property owners. It was noted the development agreements with the City include a clause for consent annexation. Evaluation criteria for development agreements should meet technical requirements. For instance, the project should be contiguous to city limits for future annexation. Terms in the development agreement should include conformance to the SA Tomorrow plan, land use regulation and building codes.

Other terms in the development agreements should offer orderly development for future municipal services, protection of land near natural, economic and military assets. It was pointed out that an existing development agreement has decreased the density along the fence line near the Medina Training Annex-Lackland Air Force Base. Ms. Reyes mentioned that a current issue is flexibility with land use to accommodate existing and future military missions. JBSA is concerned with building heights near Fort Sam Houston, sound attenuation, and the mitigation of impervious covers near their installations. Ms. Reyes mentioned the need for regional transportation connectivity, because as more development occurs, there is more traffic congestion. The congested roadway makes it harder to transport military personnel in the region.

Mr. Prosser led the discussion toward special districts policy. One of the general policy statements included that the special districts create extra-ordinary benefits. Mr. Killen asked for clarification on the terms of extra-ordinary benefits. Mr. Prosser replied that the term extra-ordinary benefits are used in other municipal policies of Austin and Fort Worth and defined as public benefits serving beyond the districts' boundaries. The benefits created by the district should exceed the baseline for criteria. Other criteria categories include design quality or public amenities. Ms. Karen Bishop noted the importance of considering protection of surface water; not allowing any type of development in the flood plain and including Low Impact Development (LID) design. Mr. Hernandez indicated a residential subdivision recently built in Boerne, TX, used LID design elements, which added natural aesthetics and resulted in a good project. The JBSA representative brought up that the military is exploring electromagnetic defense programs to mitigate potential attacks to the electric grid. Other considerations for extra-ordinary benefits include building off-site connections according to the City's Major Thoroughfare Plan,

conformance to land uses recommended in the JLUS –CUP, and compliance with the objectives of the City’s Climate Action.

Mr. Prosser stated that special districts fall into two different categories, based under which legislation they are created. Bexar County prefers districts created pursuant to Chapter 372 of Texas Local Government Code. However, the City and SAWS prefer those created under Chapter 382 because it reduces their liability. The policy statements and evaluation criteria can overlap to address both types of districts. Mr. Killen mentioned that there a few special districts which may have been proposed and that the City should consider extending the evaluation criteria being recommended.

NEXT STEPS

A draft of policy will be available in mid-April. The adoption process of the Policy Update is scheduled from May through June 2020.

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