

GROWTH POLICY STUDY

Working Group #4
November 13, 2019



CITY OF SAN ANTONIO
PLANNING DEPARTMENT



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MEETING PURPOSE/AGENDA

This Meeting:

1. Review of Last Meeting
2. White Paper Overview
3. Recommended Strategies Discussion/Policy Paper Approach Overview
4. Next Steps



MEETING 3 REVIEW

PRIORITY ISSUES TO ADDRESS

- Land Use Controls
 - Center of many issues
 - Need expectations of future land use to coordinate growth and infrastructure
- Infrastructure and Service Provision
 - Keeping up with growth (infrastructure)
 - Maintaining or improving level of service
- Funding, Financing, Fiscal Impacts
 - Funding and financing tools
 - Conditions for use and approval
 - Debt Obligation, impact to existing residents

FEEDBACK

- General agreement on priority issues to address
- Desire for a more coordinated and formal process for review and approval of Special Districts
- Concerns about the powers given to Special Districts
 - Limit powers in development agreements
- Interest in Special Districts being required to provide a higher level of service than what is there now
- Identified need for better education to average resident or home buyer
 - Level of service / City services provided
 - Actual cost of living (taxes) in the unincorporated area



WHITE PAPER OVERVIEW



WHITE PAPER OUTLINE

1. Introduction
2. Existing Conditions
3. Issues Definition and Analysis
4. Tools in ETJ
5. Best Practices
6. Policy Approach Recommendations

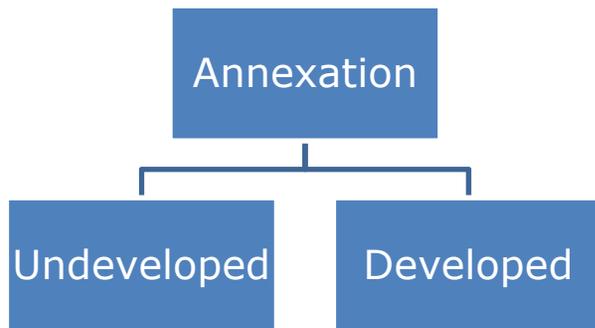
PARTNERSHIP FRAMEWORK

- Each issue area is influenced by an entity or stakeholder group
- How we work together defines the outcomes
- Focus on policies and procedures for partnerships

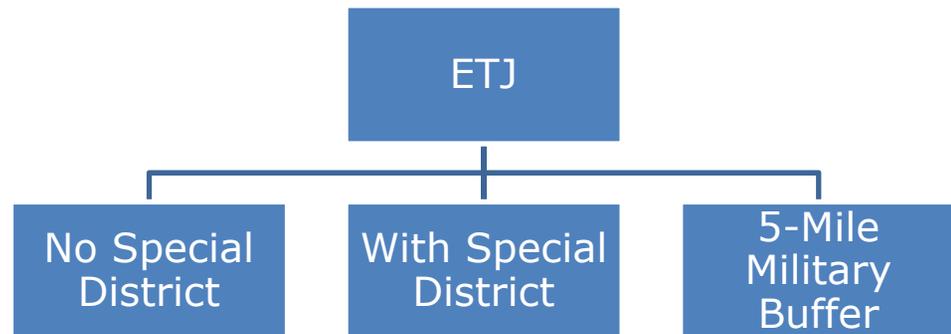


DEVELOPMENT CONTEXTS

Within Existing Policy



Potential Revisions to Policies and Procedures



CONDITIONS IN THE ETJ

Issue	ETJ	Special District	5-Mile Military Buffer
Land Use	<ul style="list-style-type: none"> • Subdivision Regulations • Edwards Aquifer Recharge Zone overlay district 	<ul style="list-style-type: none"> • City consent for district formation • Can require conformance with desired land use through development agreement 	<ul style="list-style-type: none"> • Military lighting – dark skies • Noise Attenuation • Opportunity to control use through JLUS
Infrastructure	<ul style="list-style-type: none"> • City development standards • Roads in project limits • Contribute to Major Thoroughfare Plan • Utilities Service Agreement 	<ul style="list-style-type: none"> • City development standards • Roads in project limits • Development agreement may include: <ul style="list-style-type: none"> • City inspections • Conformance with City Codes 	<ul style="list-style-type: none"> • City development standards • Limited residential inspections
Financial	<ul style="list-style-type: none"> • Platting and MDP fees, Transportation • Water/sewer tap fees 	<ul style="list-style-type: none"> • Platting and MDP fees, Transportation • Water and sewer fees • Potential Revenue sharing through SPA 	<ul style="list-style-type: none"> • Platting and MDP fees, Transportation • Water/sewer tap fees

PROS AND CONS OF SPECIAL DISTRICTS

▪ Positives

- Infrastructure financing tool
- Allows for growth to pay its own way
- Allows for public–private partnerships for addressing growth issues
- Localized or neighborhood control
- Annexation: “Positive tool for guiding development”

▪ Concerns

- Fragmented community and governance
- Privatization of public services/infrastructure
- Equity and level of service
- Transparency on taxation and debt
- Financing tool for urban sprawl
- Growth related issues
- Loss of municipal powers

CASE STUDY FINDINGS

- Annexation policies are similar to San Antonio
- Each community has some level of policy guidance for use of various districts
 - Tied to most commonly requested tools
- Control of land use is important in Austin and Fort Worth
- Funding of infrastructure outside project boundaries is also a common use
- Greater use of Strategic Partnership Agreements (SPAs) with Water Districts in Houston
- Clear and deliberate policies and procedures in Fort Worth and Austin



STRATEGIES DISCUSSION

POLICY DOCUMENT RECOMMENDATIONS

- Utilize existing framework from Annexation Policy
- Revise annexation policy to address legal changes
- Develop policy based on development “context”
 - Annexation – developed or undeveloped
 - ETJ – special district, military buffer area, other unincorporated areas
- Use annexation when areas meet policy evaluation criteria
- Create standard policy and procedures for use of tools

GROWTH POLICY TOOLBOX

- Annexation
- Development (Non-Annexation) Agreements
- Military Protection Areas/Military Annexation Areas
- Special Districts
- Strategic Partnership Agreements (SPAs)
- Joint Planning Efforts
- Municipal Boundary Adjustment or ETJ Release with other cities

REGIONAL LAND USE PLAN

- Create a regional land use plan(s) for the ETJ
 - Provide land use guidance for development
 - Aid development of Joint Land Use Studies (JLUS)
 - Land use be enforced through JLUS
 - Supports development standards in military buffer areas
 - Basis for annexation, development agreements, special district consent, etc...

- **Discussion**
 - What challenges and opportunities need to be addressed to develop a regional land use plan(s)?

PARTNERSHIP TOOLS

- Encourage partnerships for coordinated growth
 - Incentivize desired annexation areas through use of tools
 - Development agreements
 - Special Districts
 - Strategic Partnership Agreements with Water Districts
 - Use partnerships and tools in ETJ for areas that will not be annexed
 - Participation in infrastructure development and land use conformance from private sector
 - City to consent to use of tools to address issues

- Discussion:
 - What concerns must be addressed in terms of use of development agreements, special districts, and strategic partnership agreements?
 - What is most important issue to address in agreements?
 - Land use
 - Infrastructure
 - Financial
 - What limits are needed on powers of districts?

COMMUNITY ADVISORY GROUP FEEDBACK

- Interest in regional land use planning
 - The upcoming regional JLUS was mentioned
 - 2017's SB6 allows for CoSA to regulate land use around military bases after elections but gives no guidance for how to implement
 - Need clarification from the legislature
- Interest in use of partnerships to address issues
 - The conditions vary in different portions of Bexar County so the needs and interests of different areas are different
 - A standard process for agreements and guidelines are needed but flexibility is also needed to address different issues
- Added importance of protecting natural assets and environmentally sensitive areas is needed

MAJOR TASKS FOR POLICY PAPER

- New Policy Document
- Recommended framework for regional planning
 - Developing land use guidance for ETJ
 - 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

NEXT STEPS/SCHEDULE

- Planning Commission Check-in - October 23rd
- Working Group Mtg #4 - Today
- City Council PCD Committee Briefing- December 9th
- Draft Policy Document Mid-December
- Working Group #5 and Community Advisory Group #3 in Mid-January