

# Annexation and Growth Policy Update

## MEETING SUMMARY

### Annexation and Growth Policy Update – Working Group Meeting #1

**Meeting Date:** April 9, 2019

**Time:** 9:30 AM – 11:00 AM

**Location:** 115 Plaza de Armas, Plaza de Armas Gallery, San Antonio, TX 78205

#### City and Agency Attendees:

*Linda Vela, Alamo Area MPO*

*Susan Guinn, Office of the City Attorney*

*Jameene Williams, Office of the City Attorney*

*Thomas Filopoulos, Office of the City Attorney*

*Eric Friedland, Office of the City Attorney*

*Kara Hill, CPS Energy*

*Melissa Ramirez, Development Services Department*

*Monique Mercado, Development Services Department*

*Tony Felts, Development Services Department*

*Adrian Perez, Economic Development Department*

*Josh Chronley, Office of Management and Budget*

*Bridgett White, Planning*

*Rudy Nino, Planning*

*Priscilla Rosales-Pina, Planning*

*Clinton Eliason, Planning*

*Sidra Schimlepfening, Planning*

*Jana Punelli, Planning*

*Kayla Leal, Planning*

*Ana Villarreal, Planning*

*Channary Gould, Planning*

*Chris Ryerson, Planning*

*Victoria Gonzalez, Mayor's Office*

*Carl Wedige, San Antonio Fire Department*

*Michael Mullins, San Antonio Fire Department*

*Patrick Middleton, San Antonio Water Systems*

*David McDaniel, Solid Waste Management  
Department*

#### Consultants:

*Matt Prosser, Economic & Planning Systems*

*Brian Duffany, Economic & Planning Systems*

*Gretchen Roufs, Auxiliary Marketing Services*

#### Meeting Purpose and Format

The purpose of the first Annexation and Growth Policy – Working Group meeting was to meet with affected departments and agencies that are impacted by annexation and/or municipal growth policies.

The meeting format included a PowerPoint presentation on the Annexation & Growth Policy Update with key sections focused on annexation background, project approach, project issues, objectives, and next steps. The working group provided comments and asked questions during the presentation.

#### Presentation

Matt Prosser discussed the basis for annexation; reasons for annexation; and presented and discussed annexation law pre- and post-Senate Bill 6 (SB6). He discussed at length the implications that SB6 has on how San Antonio can expand its city boundary through annexation. He also discussed the reasons why the City's Annexation and Growth Policy needs to be updated in order to reflect the changes in annexation law.

#### Annexation Legislation Discussion Questions and Comments

- Under S.B. 6, do cities have the ability to annex through 'voluntary' annexation and annexation election?

- Yes, cities may hold annexation election for areas within the 5-mile buffer of a military base that has an adopted Joint Land Use Study (JLUS) [i.e., military protection areas] as well as in a non-military area. The difference is that if the vote is against annexation, in the military protection areas the City may extend land use regulations consistent with the JLUS. In non-military protection areas, however, a city would not be able to impose any land use regulations if the vote is to not be annexed.

### **Challenges/Issues**

- A representative noted proposed legislation targets removing cities' power to charge fees and fines in the ETJ. This potential change to the annexation law would remove the ability to enforce land use regulations in military protection areas.
- Staff from the SAFD, CPS Energy and AAMPO noted that some people will not be persuaded of the benefits of annexation and no amount of services or benefits influence their decision.
- Another attendee stated that many developers and realtors advertise subdivisions with "No City taxes" signs in order to entice homebuyers. It was further stated that if the City continues to annex, builders and developers will build further outside the City limits and increase urban sprawl.
- Future legislation may pose a challenge in terms of the ability to maintain high levels of services such as:
  - mutual aid agreements between SAFD and Emergency Services Districts (ESDs)
  - Industrial Development Districts, specifically SAFD and ESD coordination
  - trash & street lights restrictions
  - aging infrastructure

### **Fire and Emergency Services**

- A question was asked if SAFD partners with ESDs?
  - SAFD Chief Carl Wedige, stated that ESD service levels have improved and that SAFD partners more with ESDs now than in the past. Chief Wedige went on to discuss SAFD's high fire service rating due to an increase in personnel, better training, new equipment, and facilities.
- A representative noted that the majority of industrial districts or related agreements include some form of a fire services agreement.
  - OMB indicated the costs of services in these areas should be the same or even better than the rest of the City.

### **Desired Outcomes**

- A representative from the Economic Development Department recommended that the City reach out to the impacted community regarding the benefits of being annexed for future potential annexation efforts
- The City should continue to build trust with the citizens in potential annexation areas
- The City should provide information of the benefits of annexation such as solid waste services, fire protection, etc.
- The Working Group suggested reaching out and/or meeting with the following entities and groups:
  - State
  - Residents outside of the City's municipal boundaries
  - Emergency Services Districts (ESDs)
  - Alamo Area Fire Chiefs
  - Alamo Area MPO Technical Advisory Committee
  - Greater Bexar County Council of Cities

- San Antonio Board of Realtors
- Chambers of Commerce

**Timeline**

The project will be completed in two phases.

Phase 1 (February – June 2019): White papers and policy development

Phase 2 (June – September 2019) : Development of policy document

There will be continued community and stakeholder engagement throughout both Phases. Final deliverable anticipated in November 2019 with adoption following through early 2020.

**Next Steps**

The next Working Team Meeting (#2) will be scheduled in May 2019. Working Group members will be notified of the meeting date approximately two weeks in advance.

Meeting summaries and presentations will be available on the following website:

<https://www.sanantonio.gov/Planning/PlanningUrbanDesign/Annexation#233953492-annexation-policy-updates>