

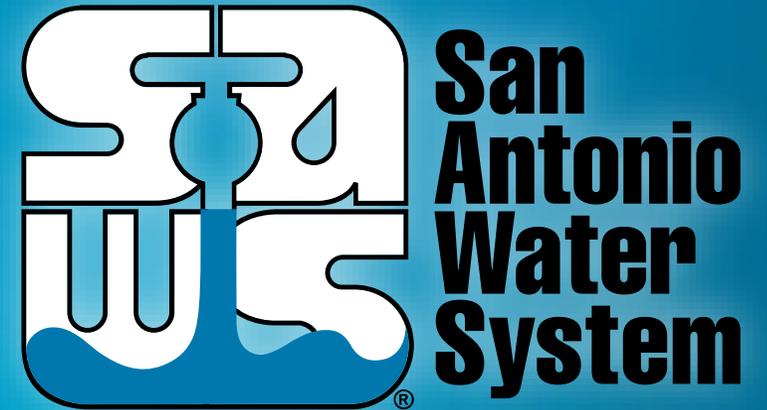
SAWS Service Area and Growth Policy

Andrea L.H. Beymer, P.E.

Vice President – Engineering & Construction

Municipal Utility Committee

April 4, 2022



MAKING SAN ANTONIO
WATERFUL 

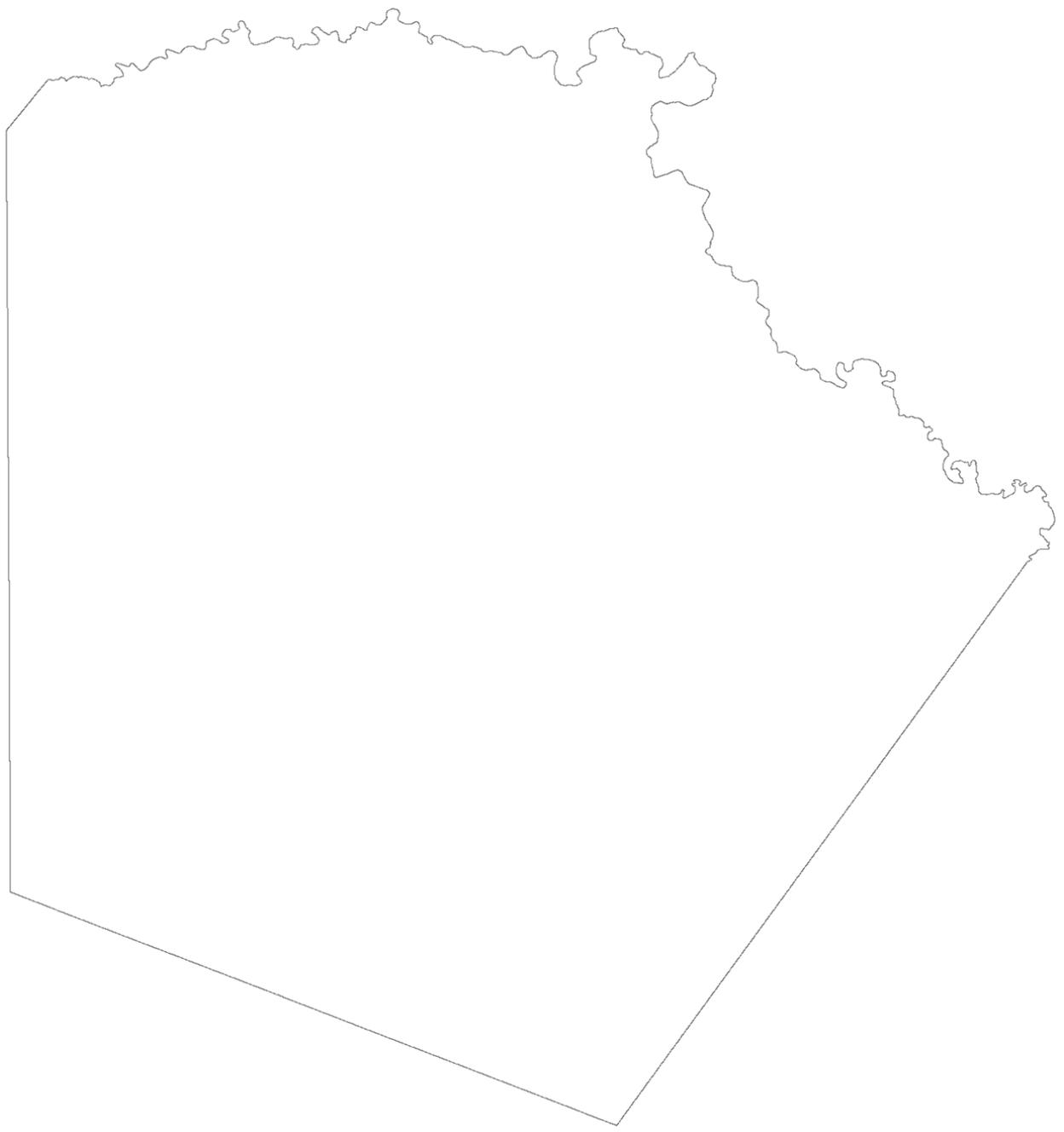
SAWS Mission – Growth Strategy

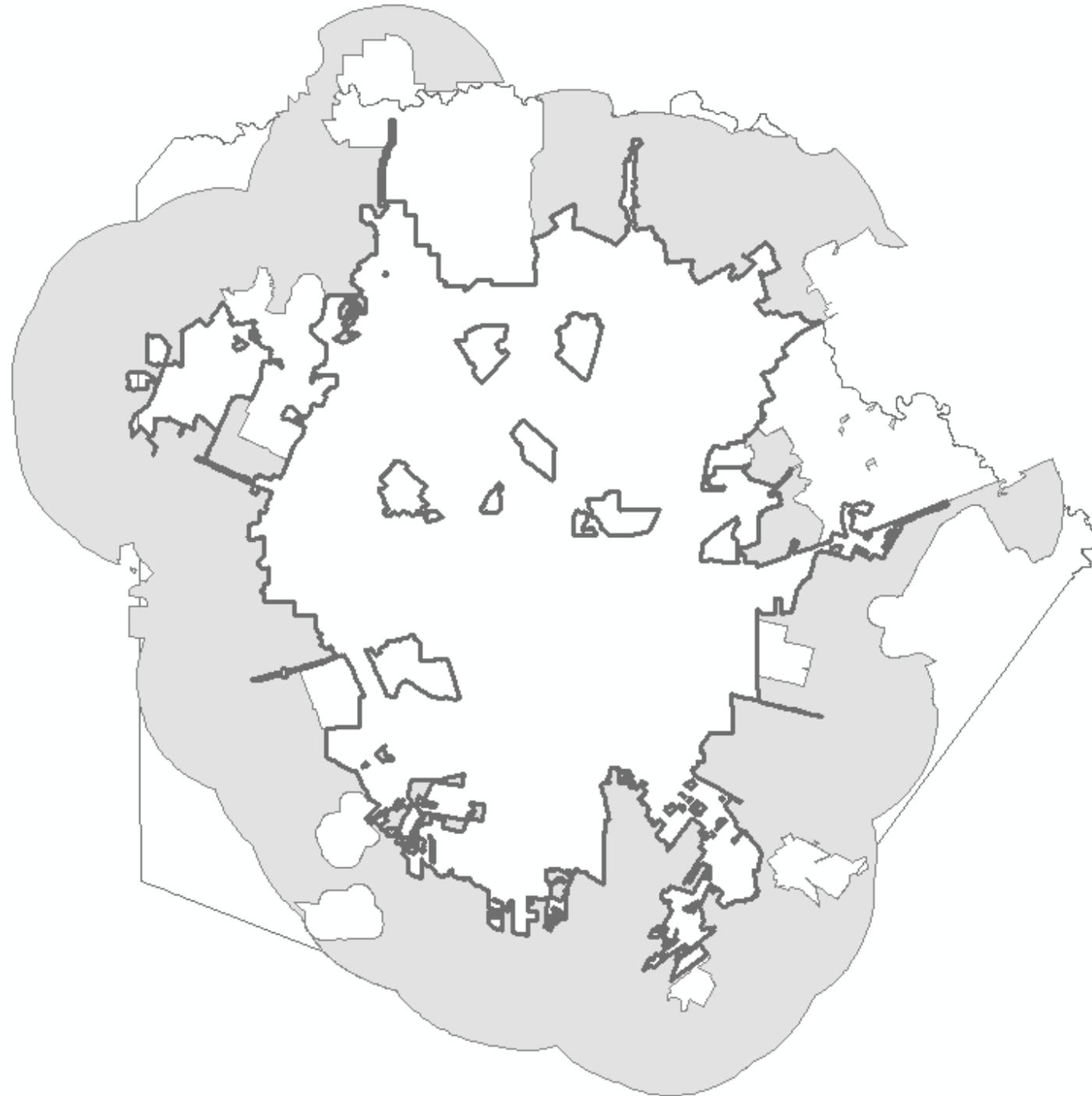
SAWS Resolution, 2010

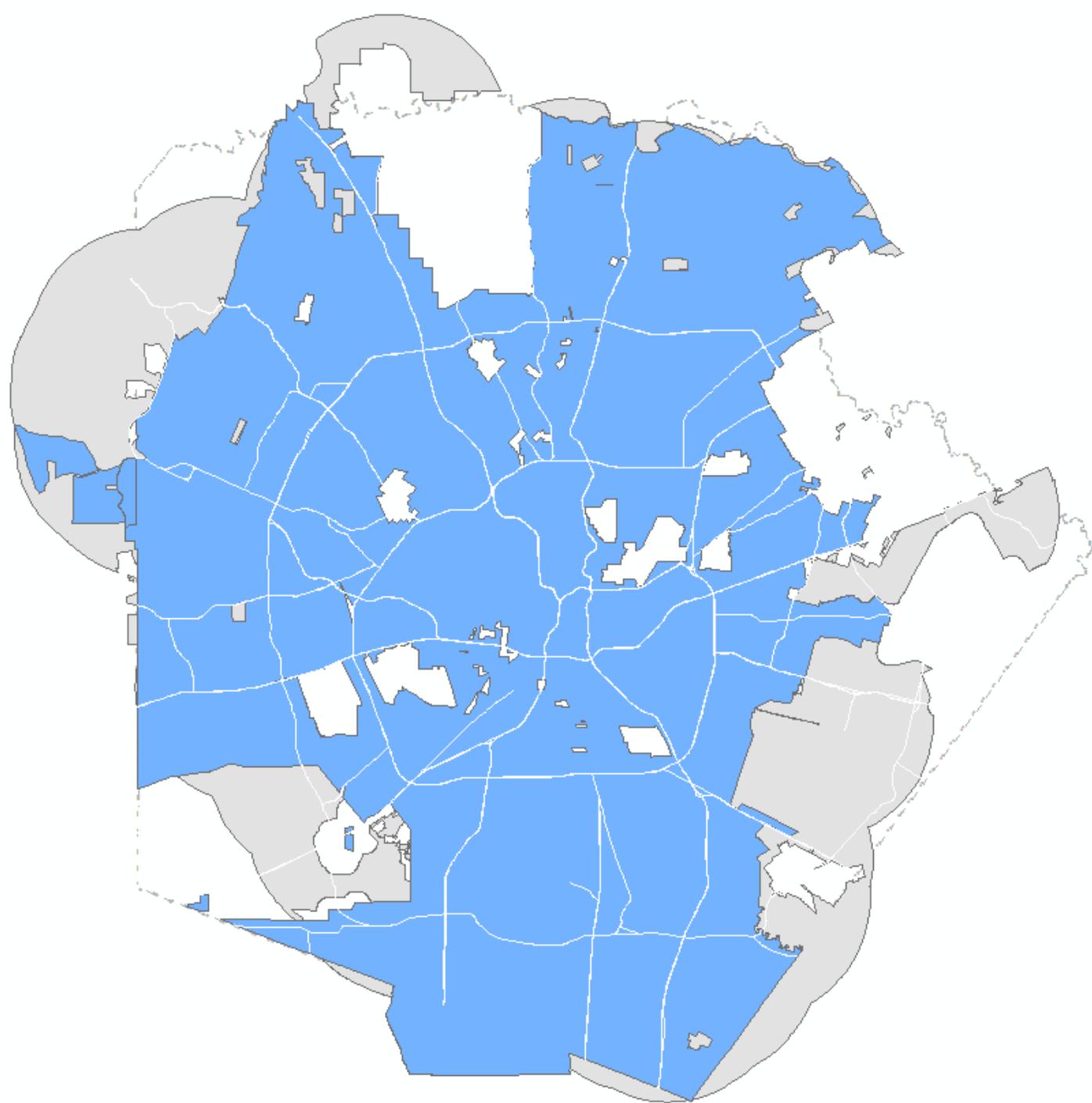
- Support the City Master Plan and related growth/development policies
- Contiguous, cost-effective expansion to match the San Antonio Extraterritorial Jurisdiction (ETJ)
- Developers pay for growth
 - Impact fees
 - Infrastructure costs

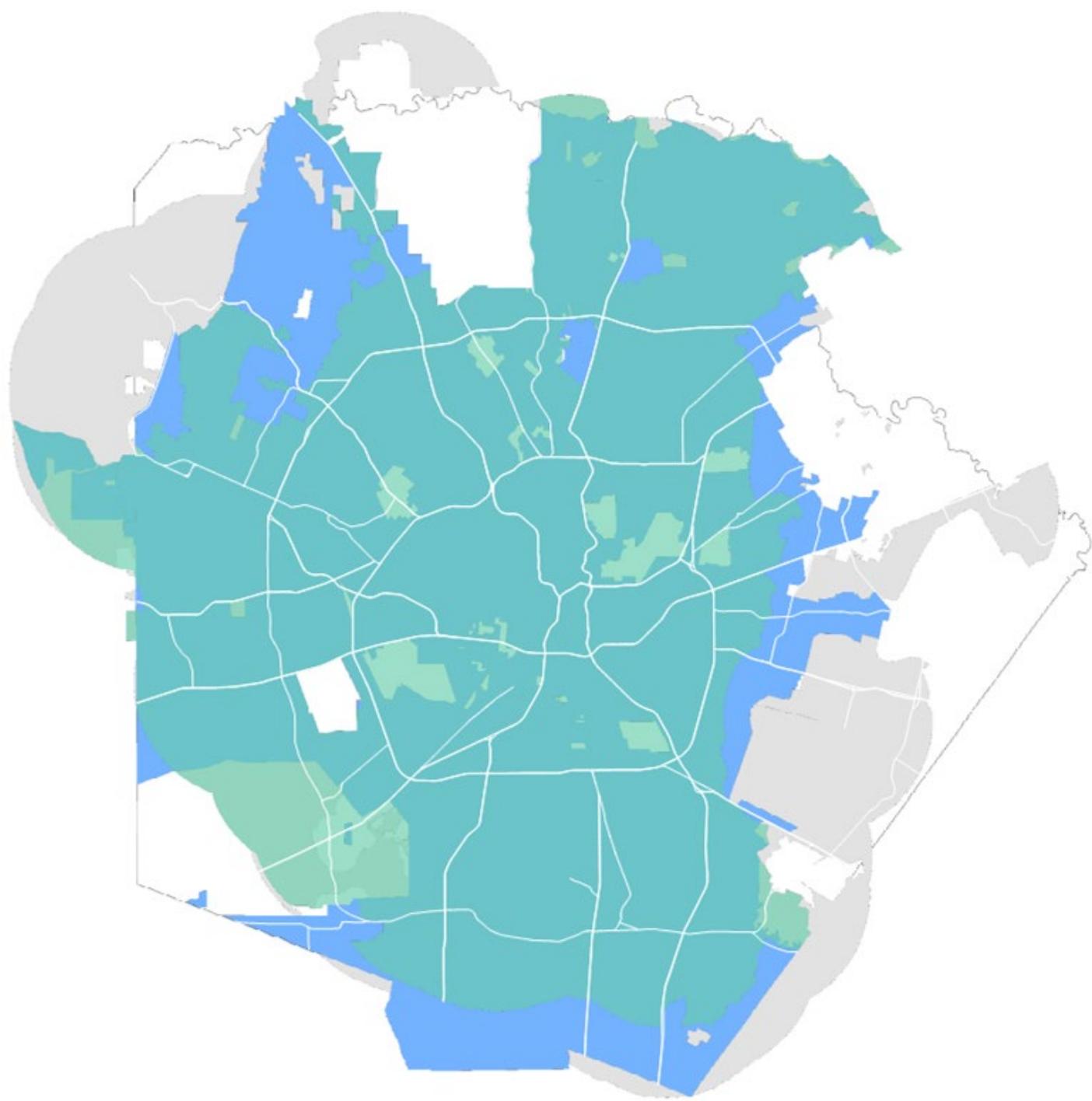
What is a CCN?

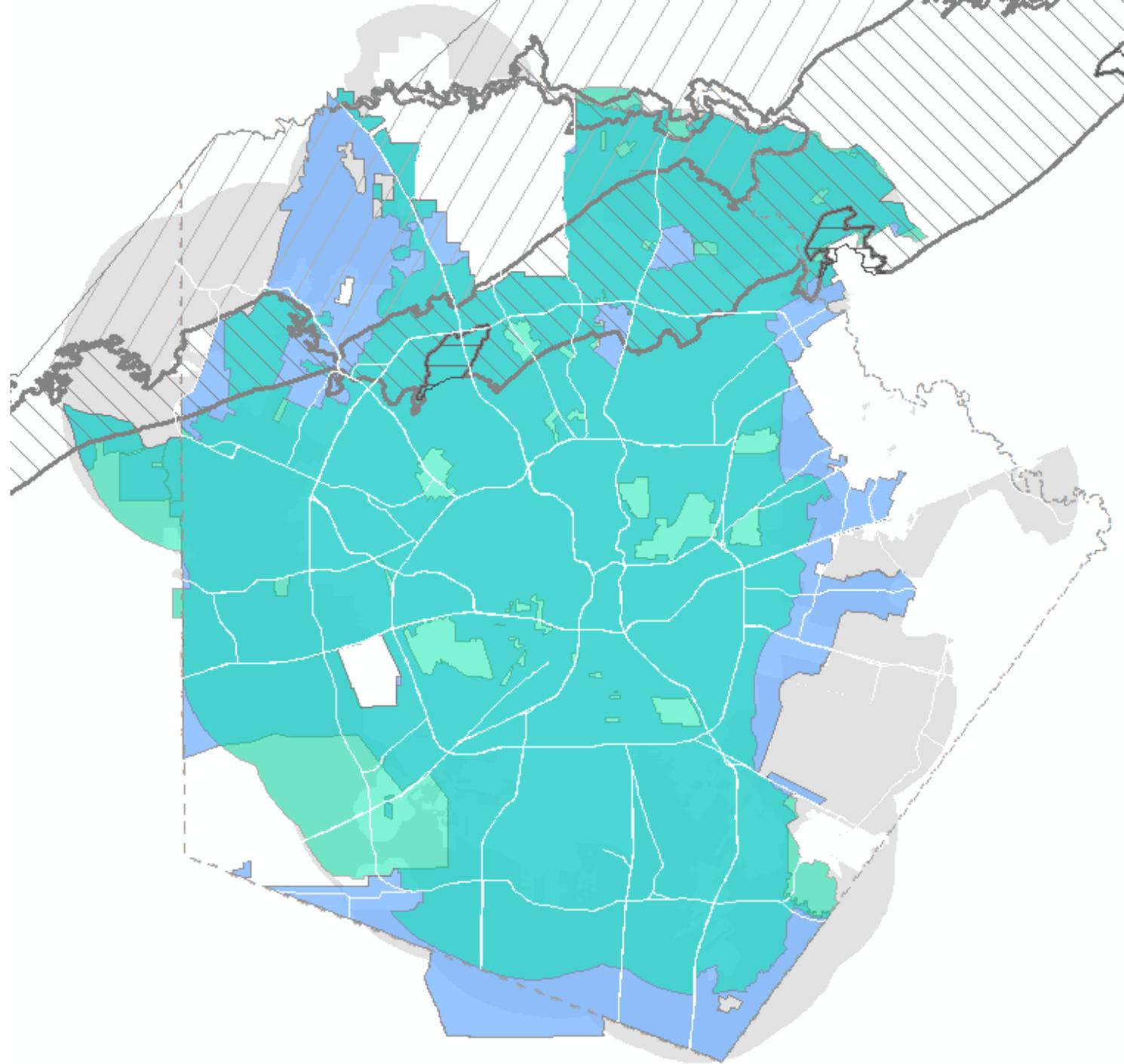
- Exclusive obligation to serve specified area
- Regulated by Public Utilities Commission of Texas
- Chapter 13 of the Texas Water Code
 - Requires service in the CCN area
 - PUC may revoke a CCN if the provider fails to provide service
 - PUC may issue order to compel service
 - PUC may impose a penalty up to \$5,000 per day for refusing to serve







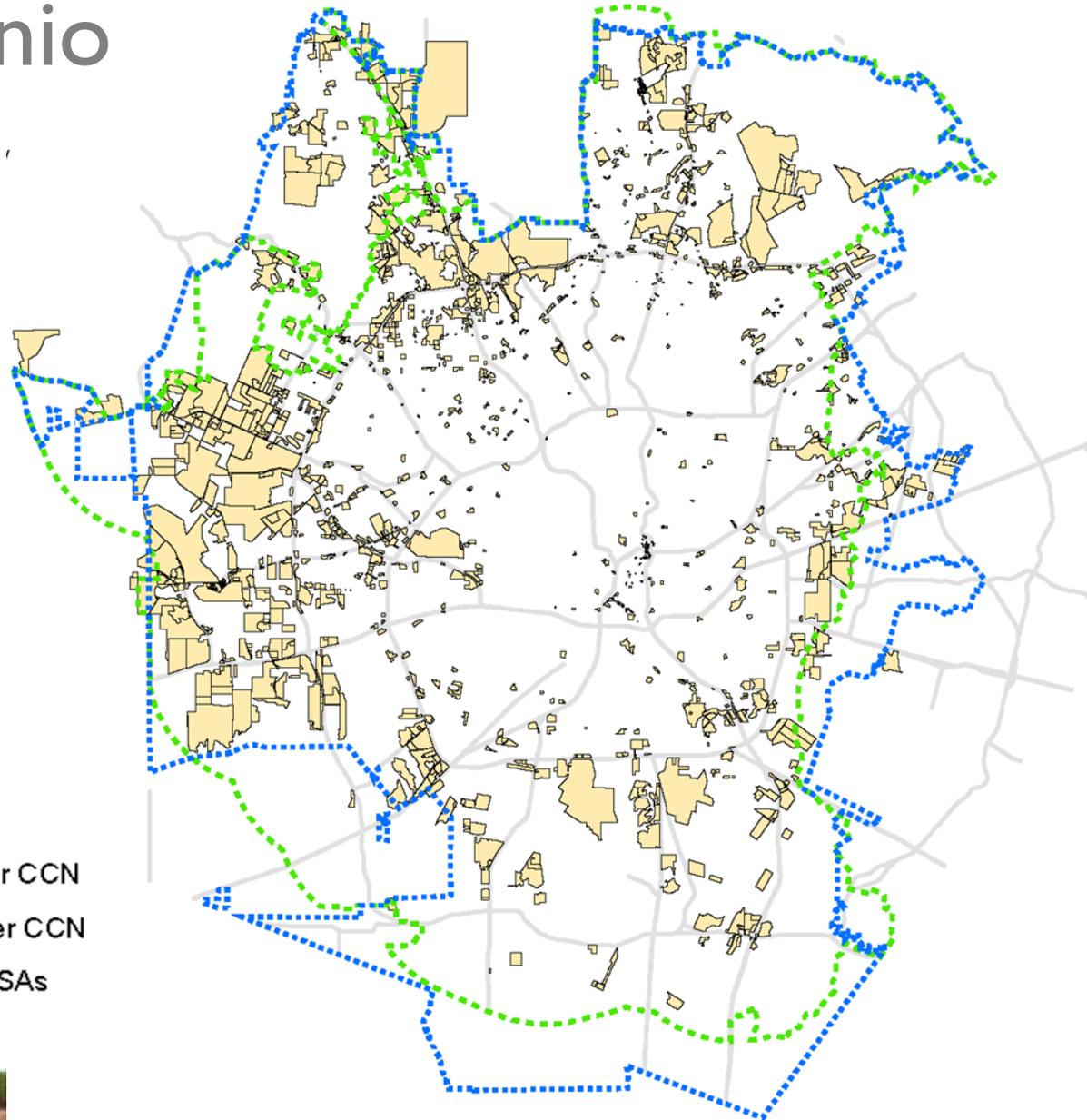




Growth in San Antonio

SAWS 2021 figures

- Growth projection 1.5%
- Actual growth 2.9%



Utility Services Agreements (USAs)

- USA sets aside capacity
- Infrastructure required to meet capacity
 - Includes pipelines, pumps, tanks, wells
- Up to 15-year term with conditions
- Impact fees paid during this time
- Growth pays for growth

Service to New Customers

Growth pays for Growth

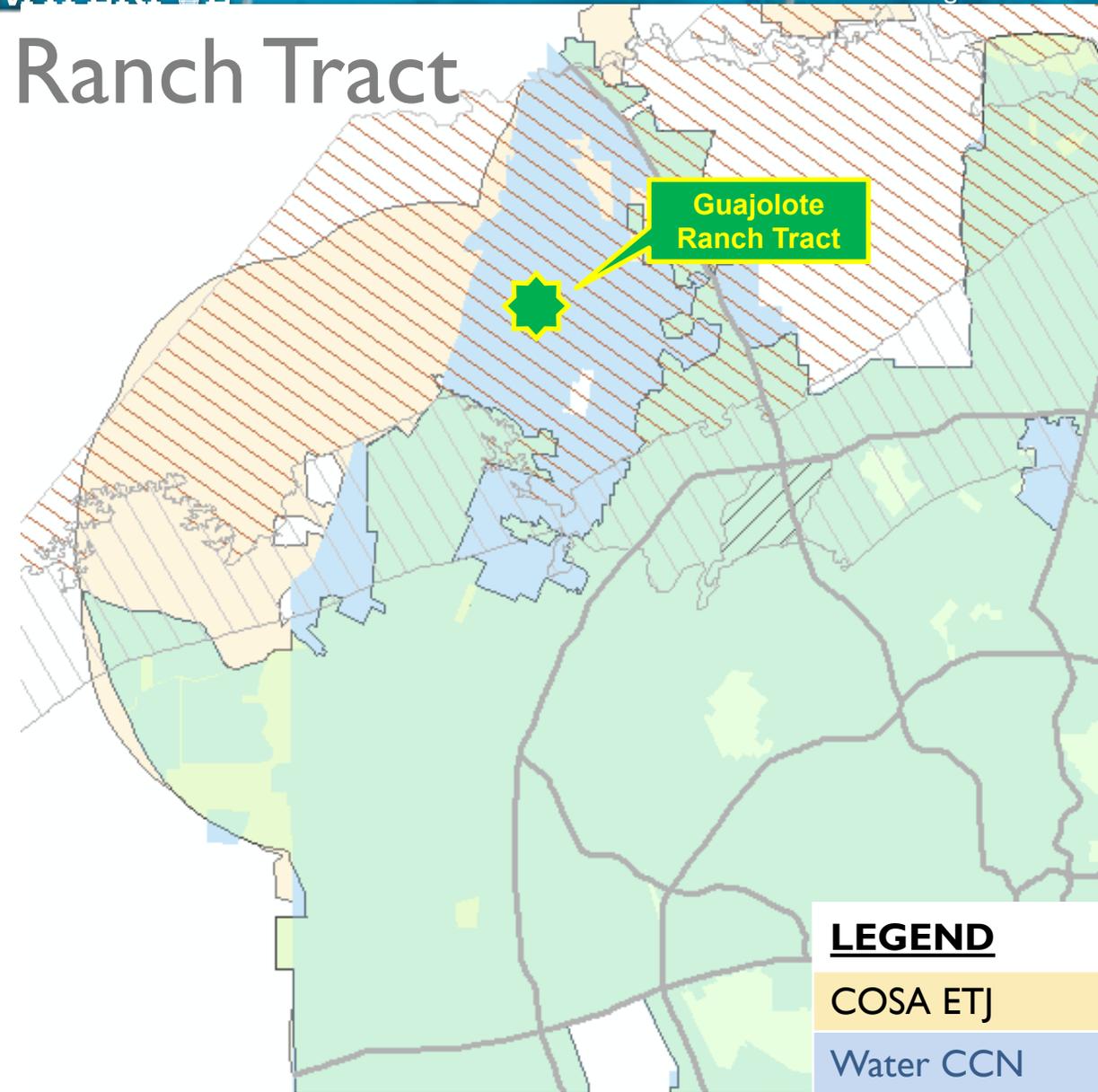
- SAWWS will provide service to new customers when the developer
 - Designs, constructs and pays for all infrastructure needed to connect to SAWWS existing infrastructure
 - Pays applicable impact fees
- Must comply with SAWWS regulations
 - Build to SAWWS standards
 - Using SAWWS approved materials
- Developer investments in water and wastewater infrastructure are deeded to SAWWS

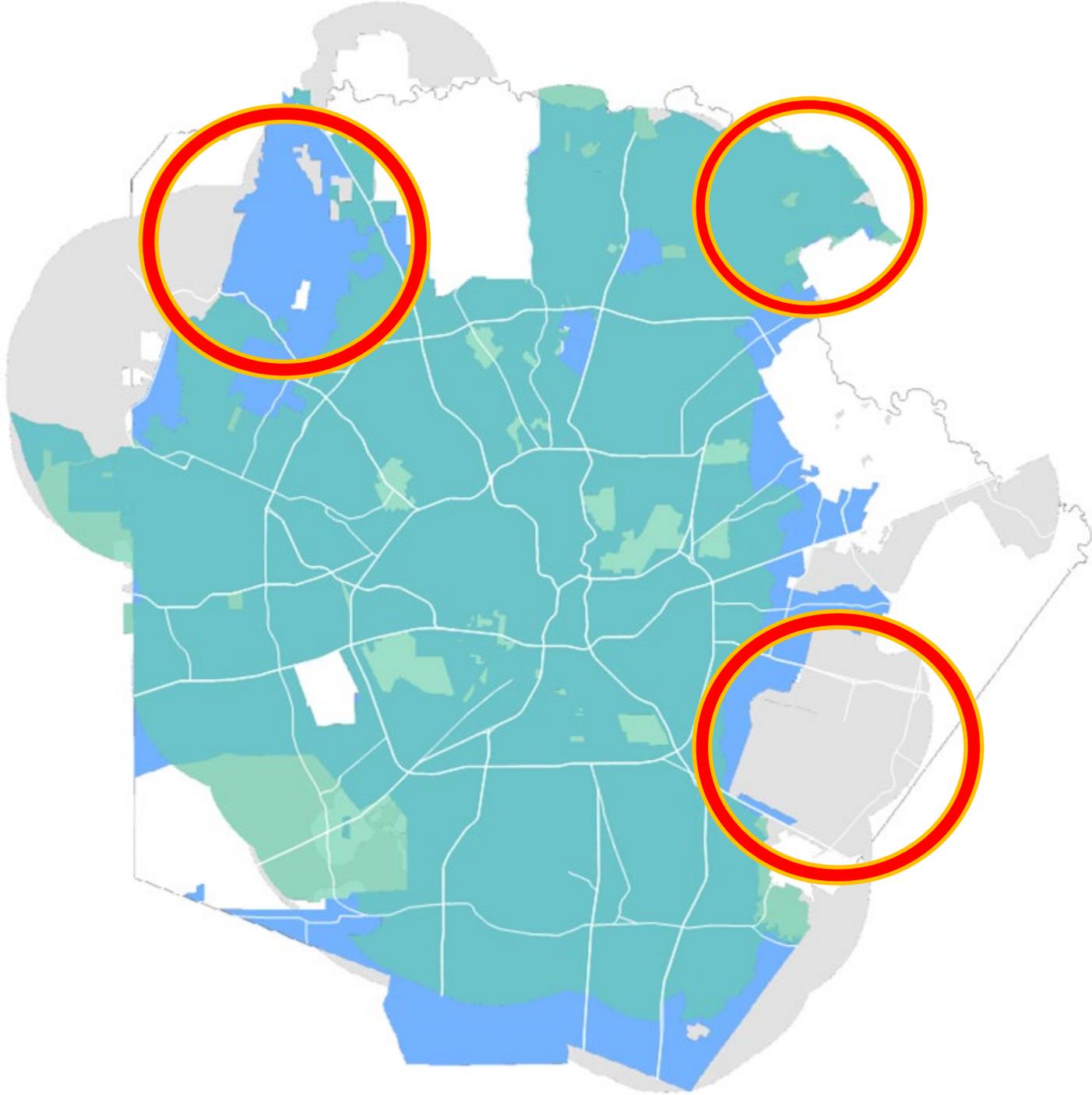
USA and City Development Process

- City of San Antonio authority
 - Platting and zoning
 - Land use regulations including
 - Aquifer protection
 - Tree canopy protection
 - Dark skies requirements
 - Water conservation restrictions within corporate city limits and to customers of SAWS in the ETJ
- SAWS authority
 - Provide continuous and adequate water and sewer service within CCN
 - Set regulations and specifications for service
 - First right of refusal to provide service in ETJ
 - Discretion to provide service outside CCN
 - Require compliance with utility and service regulations

Recent Example - Guajolote Ranch Tract

- Recent development over EACZ
 - Located in the COSA ETJ
 - Inside Water CCN
 - Outside Sewer CCN
- Provided water service within CCN requirements
- Denied sewer service
 - Avoided conservation easements
 - Added treatment standards
 - Added environmental protections





City Growth Plan

- Coordination with City on Annexation and Growth policy
 - Density/growth in ETJ
- City approval required for special funding districts and development agreements

GROWTH POLICY AND ANNEXATION STUDY



CITY OF SAN ANTONIO
PLANNING DEPARTMENT



Economic & Planning Systems, Inc.
The Economics of Land Use

City Drives Growth Policy

- Areas of concern
 - Land use controls
 - Infrastructure
 - Financial and fiscal impacts
- Policy development
 - Unified Development Code revisions
 - Enhanced partnerships
- Smart Growth

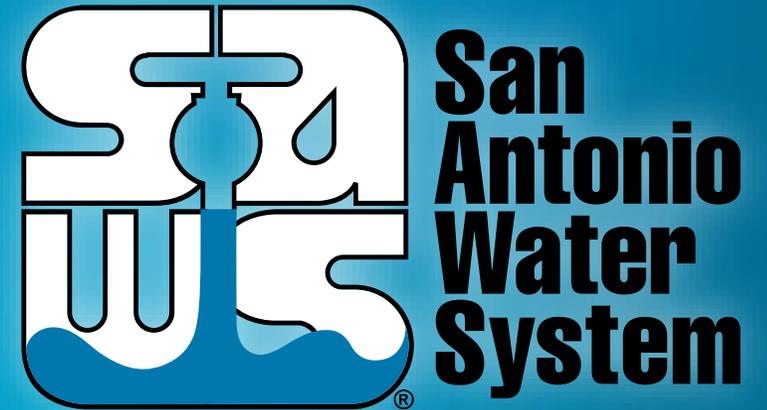
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