



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 3

Agenda Date: May 26, 2022

In Control: Planning and Community Development Committee

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on the Annexation and Growth Policy Update

SUMMARY:

The Planning Department will provide a briefing on the Annexation and Growth Policy Update.

BACKGROUND INFORMATION:

The 2022 Annexation and Growth Policy Update is meant to provide growth-related policies and evaluation criteria to manage growth and development issues in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) given the changes to the State Annexation Law in 2017 and 2019. The purpose of this update is to provide an innovative and collaborative approach to regional growth management which embraces the health, safety, and economic vitality of the region. The policy update will provide the City and partner agencies with guidance and tools for making decisions about growth-related issues and requests in the ETJ. Several key growth management tools are identified and explored in the update:

- Annexation – Voluntary Annexations and Military Protection Areas
- Military Installations – Joint Land Use Studies and Compatibility Use Plans
- Special Districts – Development Agreements, and Strategic Partnership Agreements
- Regional Planning and Coordination – Regional ETJ Plans, Land Use & Natural Resource Protection Coordination, and Municipal and Extraterritorial Boundary Adjustments

In response to the change in State law, the Planning Department embarked on a new update process to align the City's policy with the new legal environment in 2019. The policy update process is being completed in two phases. The first phase was the development of a white paper consisting of an analysis of major growth-related issues in the ETJ, which was completed in early 2020. In the second phase, the initial policy and strategy recommendations from the white paper will be further developed for inclusion into the City's formally adopted policy. The policy update process was paused due to COVID and restarted in 2021.

Throughout the policy update process, Planning Department staff has worked with multiple stakeholder groups to include diverse perspectives on the impact of growth on services, infrastructure, and quality of life. The engagement and policy development process includes:

- A technical Working Group consisting of representatives from other City departments and other governmental agencies including Bexar County, SAWS, CPS Energy, Alamo Area Metropolitan Planning Organization (AAMPO) and Alamo Area Council of Governments (AACOG);
- A Community Advisory Group made up of stakeholders from neighborhood alliances, advocacy groups, the real estate community, Joint Base San Antonio (JBSA), and economic and business development entities;
- A Natural, Cultural, and Historic Preservation Focus Group including representatives from the Alamo Sierra Club, Green Space Alliance, and Trinity Glen Rose Conservation District; and
- A Real Estate Focus Group consisting of representatives from local legal firms, real estate companies, and the development community.

ISSUE:

A Public Draft of the Annexation and Growth Policy Update will be released in early June with public input gathered throughout the month. Comments received will be considered for incorporation in the Administrative Draft for the adoption process.

The adoption process is anticipated to begin in August and will include a briefing and public hearing by the Planning Commission, a 'B' Session briefing to City Council, and an 'A' Session public hearing by City Council.

FISCAL IMPACT:

There is no fiscal impact associated with this briefing.

ALTERNATIVES:

This briefing is for informational purposes only.

RECOMMENDATION:

This briefing is for informational purposes only.