

INFRASTRUCTURE & GROWTH COUNCIL COMMITTEE MEETING MINUTES

WEDNESDAY, MAY 15, 2013
11:30 A.M.
MUNICIPAL PLAZA B ROOM

Members Present:	Councilmember W. Reed Williams, Chair, <i>District 8</i> Councilmember Rey A. Saldaña, <i>District 4</i> Councilmember Ray Lopez, <i>District 6</i> Councilmember Carlton Soules, <i>District 10</i>
Members Absent:	Councilmember Leticia Ozuna, <i>District 3</i>
Staff Present:	David Ellison, <i>Assistant City Manager</i> ; John Dugan, <i>Director, Planning and Community Development</i> ; Christopher Looney, <i>Assistant Director, Planning and Community Development</i> ; Denice Trevino, <i>Office of the City Clerk</i>

Call to order

Chairman Williams called the meeting to order.

1. Citizens To Be Heard

There were no citizens to be heard.

2. Approval of Minutes of the April 17, 2013 Infrastructure & Growth Council Committee Meeting

Councilmember Soules moved to approve the Minutes of the April 17, 2013 Infrastructure & Growth Council Committee Meeting. Councilmember Lopez seconded the motion. Motion carried unanimously by those present.

3. Briefing on the Annexation Program Progress [Presented by John Dugan, AICP, Director, Planning and Community Development]

John Dugan presented on the implementation of the new Annexation Policies and the Annexation Policy Document which was adopted in February 2013. He stated that said policies and Policy Document authorize the dissolution of the City South Management Authority (CSMA), and included processes for completion of voluntary annexation requests and requests from other municipalities. He noted that said Policies provide for the creation of an Annexation Evaluation Program (Program). He indicated that said Program calls for the evaluation and systematic consideration for annexing of the area around San Antonio over a 10-year rolling period. He stated that the Program divided said area into four regions which are City South/South, West, East, and North and would be evaluated in that order. He noted that the City South/South Region is currently under review by staff to facilitate dissolution of the CSMA and consider potential economic development opportunities around the Shale Economic Investment. He stated that special districts would be evaluated according to said Policy and Policy Document. He indicated that jurisdictional islands and industrial opportunities would be evaluated in the Eastern Region. He stated that the Western Region was divided into northwest,

west-central, and southwest sub-study areas. He indicated that growth in the Alamo Ranch Area of said Region, existing and proposed Public Improvement Districts (PIDs), environmental issues, and the military mission would be reviewed and recommendations made for annexation in areas located mainly outside of Loop 1604. He added that existing PIDs in said region would be evaluated. He noted that the Northern Region is an environmentally sensitive area and stated that existing Non-Annexation Agreements in said Region and would be evaluated. He identified the Extraterritorial Jurisdiction (ETJ) areas in said region to be considered for annexation. He identified the areas contained in each region and sub-study areas. He stated that each region would be evaluated based on the existing or planned level of development, fiscal considerations, service delivery needs, public health, safety and welfare, Intergovernmental Relations, and the previous nine Non-Annexation Agreements.

He indicated that the City South Effectiveness Study and the Economic Development Strategic Plan recommended that several economic development nodes be considered for Limited Purpose Annexation (LPA). He stated that said nodes would include a warehousing and logistics node along IH 35, an industrial node near Toyota, and an energy node along IH 37 and would be studied in more detail. He noted that an area surrounding a future Southwest Independent School District Campus, located between Somerset Road and Highway 16, was identified by staff as an area of potential development. He reviewed the City South Timeline and overall Program Timeline. He noted that said analysis and studies for City South along with the recommendation to dissolve CMSA and request for LPA would be presented to the full City Council in November 2013 and the 10-Year Evaluation Program Document Draft would be reviewed by ELT in February or March 2014. He added that the full City Council would review the request(s) for each region separately. He noted that the Program required the adoption of an ordinance for each region and annexation would occur 37 months later.

Christopher Looney indicated that a new Standard Operating Procedure (SOP) and application process were created to assist in the processing of formal requests from other cities, for boundary adjustments, ETJ releases, city limit adjustments, ETJ exchanges, and incorporation. He noted that this process required requests to undergo multi-departmental and agency review. He added that feedback would be provided to the requestor in 30 days.

He indicated that requests were received for one boundary adjustment from the City of Shavano Park, three ETJ releases from the City of Elmendorf, the City of Somerset, and the City of Fair Oaks Ranch, and one incorporation request from the City of Sandy Oaks. He noted that said incorporation request was under multi-departmental review and feedback would be provided to the requestor in 30 days. He noted that a formal request requires the requesting City Council to submit an ordinance or a resolution to the City of San Antonio for processing of said requests. He reported that several informal requests were received from the City of Olmos Park, the City of Converse, the City of Cibolo, the City of Live Oak, and the City of Windcrest. He noted that several tracts of land adjacent to Government Canyon were purchased by the City and have been processed or are in the process of being conveyed to the State for inclusion in the Government Canyon State Natural Area Expansion. He indicated that said request would be processed and presented to the full City Council in September or October 2013 for approval.

Councilmember Lopez asked of the status of the County Annexation Process. Mr. Dugan stated that said Process includes an analysis which was scheduled for completion this Spring. Currently, the County is more than halfway through said analysis. He added that said process was consistent with the City of San Antonio's (COSA's), but contained a more detailed fiscal assessment.

Councilmember Saldaña asked of the status of the dissolution of the CMSA. Mr. Dugan reported that following Program completion in December, staff would submit the LPA Proposal to the Committee for approval. Councilmember Saldaña asked of the high potential nodes identified in City South/South. Mr. Dugan reported that based on the Strategic Plan, said nodes identified for LPA include the area along and two miles out from Interstate Highway (IH) 35 and IH 37 and adjacent to the existing city limit. He added that areas south and west of Toyota were also identified for LPA and would be utilized for buffering purposes. Councilmember Saldaña stated that the existing marketing strategy utilized to provide information regarding the dissolution of CMSA must be improved. Mr. Dugan stated that said information was included in the Annual Report and presented at community meetings. David Ellison stated that he would meet with each City Council office to review and discuss proposed revisions to the existing marketing strategy. Councilmember Saldaña asked if efforts were made to identify planned development along the City borders. Mr. Dugan indicated that analysis of said development was underway.

Councilmember Soules asked of the claim submitted by the City of Helotes. Mr. Dugan stated that said claim was filed by the City of Helotes requesting annexation of certain subdivisions located on Bandera Road. He noted that because their existing ETJ did not include said subdivisions, they initiated the legislative process. Mr. Ellison noted that multiple ETJ releases have been granted to the City of Helotes in the past. Councilmember Soules asked of COSA's annexation strategy and suggested that areas of potential growth be identified. He requested a threat assessment, map of all municipalities and their ETJ areas, and a report on the focus of said municipality's future development plans.

Chairman Williams stressed the importance of COSA's right of development control and expressed concern that COSA has created a history of inaction. He requested that the Timeline for CMSA be reduced to the extent allowed by law. Mr. Ellison stated that the full City Council would be briefed on the Program in August 2013 and the reduced timeline would allow presentation of the Program to the full City Council in October 2013 for approval. Chairman Williams requested that the outcomes of the City South Fiscal Impact Analysis be presented to the Committee at their next meeting in June 2013 and the overall City South timeline be shortened. He also requested that larger maps of said Regions be provided to the Committee. Mr. Ellison indicated that all ETJ release requests would be routed to the Committee, per the current SOP. Mr. Dugan noted that previously, fiscal impact was the main criteria utilized in support of annexation. He stated that currently, fiscal impact would be balanced by other considerations supporting annexation.

Councilmember Saldaña requested that staff provide him with an update of the Fiscal Impact Analysis in two weeks.

Mr. Dugan confirmed that the entire Program would be completed in one year.

Mr. Ellison stated that existing resources may be re-distributed to support annexation in areas presenting the best opportunities.

Councilmember Lopez asked if non-annexation agreements could be used strategically to protect areas for future annexation. Mr. Dugan stated that some existing PIDs include a clause that required submission of a Voluntary Annexation Request subsequent to the Non-Annexation Agreement Term.

Chairman Williams cautioned that repercussions could be experienced when using non-annexations agreements for said purpose.

Mr. Dugan stated that he would meet with individual Councilmembers to address specific needs in their districts.

4. Consideration of future items

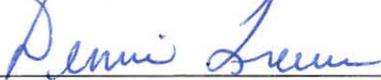
- Consideration of Applicants to the VIA Metropolitan Authority (3 slots)

There were no items discussed.

5. Adjournment

There being no further discussion, the meeting was adjourned at 12:30 p.m.

Respectfully Submitted,



Denice Trevino

Office of the City Clerk



W. Reed Williams, Chair