



2008 Annual Awards Program

Program Excellence Awards Nomination Form

Deadline for Nominations: March 14, 2008

Complete this form and attach to your descriptive narrative.

SECTION 1: Information About the Nominated Program

Program Excellence Award Category (select only one)

- Community Health and Safety
- Community Partnership
- Community Sustainability
- Strategic Leadership and Governance

Name of program being nominated: City South Management Authority

Jurisdiction where program originated: City of San Antonio, Texas

Jurisdiction population: 1,312,286

Please indicate the month and year in which the program you are nominating was fully implemented. (Note: All Program Excellence Award nominations must have been fully implemented by or before January 31, 2007 to be eligible. The start date should not include the initial planning phase.)

Month: May Year: 2005

Name(s) and title(s) of individual(s) who should receive recognition for this award at the ICMA Annual Conference in Richmond, Virginia, September 2008. (Each individual listed MUST be an ICMA member to be recognized.):

Name: Sheryl L. Sculley

Title: City Manager Jurisdiction: City of San Antonio

Name: Pat DiGiovanni

Title: Deputy City Manager Jurisdiction: City of San Antonio

Name: _____

Title: _____ Jurisdiction: _____

SECTION 2: Information About the Nominator/Primary Contact

Name of person who should be contacted with questions regarding the nomination:

Robert Peché

Title of nominator: Director, Economic Development Jurisdiction of nominator: City of San Antonio

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City of San Antonio, Texas

Department - Economic Development **Division** - City South

Category - Community Sustainability

San Antonio had its beginnings in the southern sector where native peoples lived, missions were established, and later groups of families from the Canary Islands, Spain established the first civilian government in 1731. Throughout the next two and a half centuries, the downtown and surrounding areas flourished. The city continued to grow during recent decades when San Antonio expanded to the north and west. However, the southside experienced limited growth. In the Fall 2002, at the request of the Mayor and with assistance of the Urban Land Institute (ULI) the beginning of the vision for the Southern sector was formulated. This relatively rural area has a population of approximately 8,000. In a process that included more than 600 individuals, the City South Community Plan was developed. The community plan, the land use plan and the flex zoning districts were adopted by City Council in the Summer 2003. The community plan delineated guiding principles in the areas of Neighborhoods, Land, Water, Heritage and Economy. Plans for sustainable economic development included certainty through planning and zoning, innovative finance mechanisms and the creation of a Defense Adjustment Management Authority (DAMA).

The City of San Antonio, in an effort to promote balanced growth in its extraterritorial jurisdiction of 60+ square miles on the southern sector, requested the Texas Legislature to authorize the creation of a Defense Adjustment Management Authority (DAMA). The City Council then created the DAMA in May 2005 as the City South Management

Authority (CSMA), a political subdivision of the State of Texas; and authorized a budget from the general fund of \$225,000 with a staff complement of two.

The CSMA, a specific type of municipal management district, is a unique entity in the state of Texas with municipal zoning and platting authority outside the city limits. It is a collaborative effort of governmental entities. The Board of Directors is comprised of fifteen members – six appointed by City of San Antonio, six by Bexar County and three appointed collectively by the three school districts whose boundaries overlap those of the Authority: Southwest, East Central and Southside Independent School Districts. The majority of the board must qualify as property owners, business owners or employees of businesses in the City South area. Its purpose is to implement the community's vision for City South of becoming a “World Class Community”, fostering economic development, and encouraging planned development. Other powers include issuing bonds and notes following approval from City Council, special assessments for services and improvement projects and regional development agreements with municipalities, school districts and the private sector.

The CSMA's unique role is to encourage compatible land use patterns through its municipal zoning and platting authority. The CSMA Board adopted the City South Community Plan and its associated land use components and zoning districts, including the Flex Code and Form Based Development Code. The Community Plan promotes sustainable development initiatives of new urbanism and the preservation of its cultural heritage in this sixty-plus square mile area. Furthermore, the CSMA and the City of San Antonio negotiated an Interlocal Agreement for Zoning and Plan Amendments to allow

for a seamless process of zoning change requests. Zoning districts located within the City South Management Authority (CSMA) boundaries, also referred to as “flexible districts”, encourage flexible and efficient land use practices. Urban development and form-based zoning districts, located closest to the City of San Antonio, encourage a mixture of commercial, single-family and multi-family residential, with an emphasis on pedestrian and bicycle mobility between uses. Areas within rural development districts are located further away from the city, and encourage single-family residential development which is compatible with the rural character of the area. Farm and Ranch districts allow for large lot single-family development of a rural character as well, but also allow agricultural uses to take place on the property. Industrial districts within CSMA boundaries encourage industrial uses which would be compatible with adjacent areas. They take into account a flexible approach with regard to allowing commercial uses and a range of industrial uses, but also protect the integrity of the area by implementing signage and buffer controls. Finally, City South utilizes resource protection districts, in order to protect and preserve the valuable agricultural and environmentally sensitive areas, such as the Medina River and San Antonio River corridors.

In January 2003, the City annexed, for limited purpose, approximately 57 square miles and later added another 6.4 square miles creating the City South Management Authority boundaries. The following month, Toyota announced the selection of a 2,600 acre site in the middle of that area. The interest and attention on the southern sector began to happen. The Toyota manufacturing plant brought not only an investment of \$1.2 billion with 2,000 employees, but 21 suppliers located on the property with 2,100 additional

employees. Furthermore, in 2002, the City received grants and property along the Medina River to develop a beautiful 362-acre Medina River Nature Area Park which opened in 2005. In 2003, the Texas Legislature authorized the creation of a Texas A&M - San Antonio with a commitment for locating it in the City South area, and in early 2007, the Texas A&M University System Board of Regents announced the selection of a 700-acre site in City South for a campus that will grow to 25,000 students.

The City South Management Authority Board has reviewed and supported major mixed-use development projects within CSMA boundaries; these include Espada, Verano, and The Preserve at Medina River. Espada is an 1,800-acre development adjacent to the historic Espada Mission. The development plans include a conservation subdivision which encompasses a historic acequia associated with the mission, and a proposed city regional park along the San Antonio River. Verano is a 2,000-acre mixed-use development, which includes 3 million square feet of retail development and is planned to emphasize both pedestrian and mass transit oriented transportation opportunities for its residents. Furthermore, it will be the location for the new Texas A&M San Antonio campus. Finally, the Preserve at Medina River is a mixed-use conservation subdivision on over 500 acres, with conservation easements along the scenic Medina River and adjacent to a city greenbelt corridor. Each one of these developments utilizes new urbanist planning principles, which have proven successful in creating viable urban environments in cities across the United States.

As the City of San Antonio and the City South Management Authority continue to move forward with its commitment to the vision of a “World Class Community”, its success will

depend on balancing growth: the preservation of the rural character of the area with buffer zones and greenways; protecting natural rivers, creeks and wetlands; planned neighborhoods that promote walkability and connectivity; building upon the area's history and culture; and economic development that promotes investment and expansion.

