

Consideration of Possible Annexation Areas Adjacent to Military Bases

City Council B Session

June 13, 2018

Bridgett White, AICP, Director
Planning Department



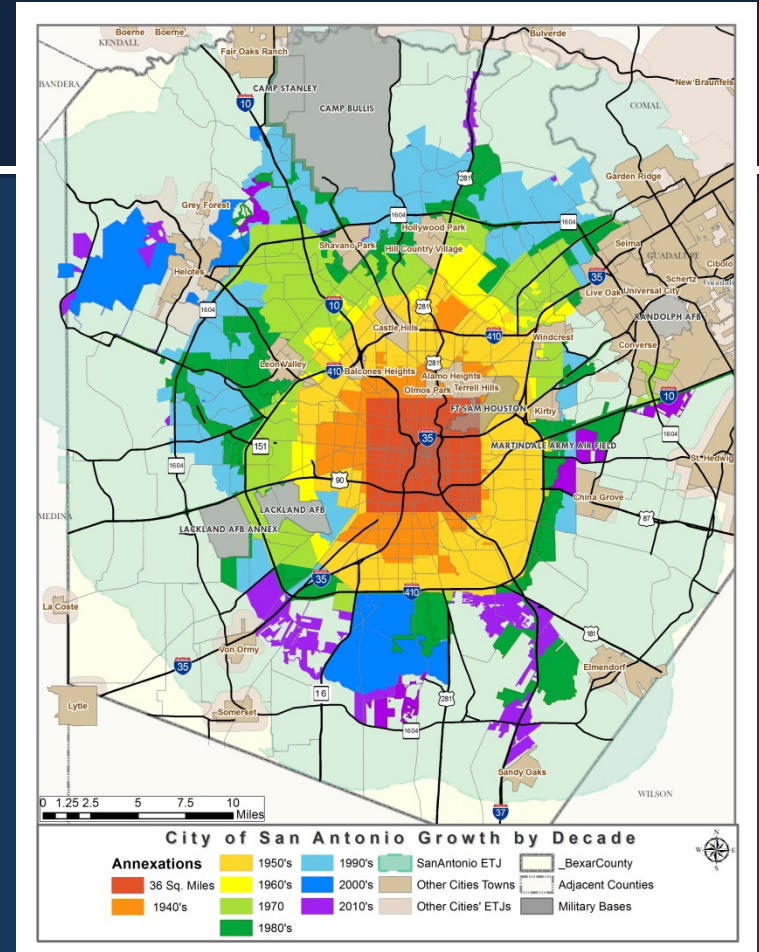
Presentation Overview

- City's Annexation Program
 - History
 - Growth to Date
- 2017 Legislative Change – Impacts of Senate Bill 6
- Moving Forward - Areas for Consideration Adjacent to Military Bases
 - Camp Bullis Area
 - Lackland AFB Annex

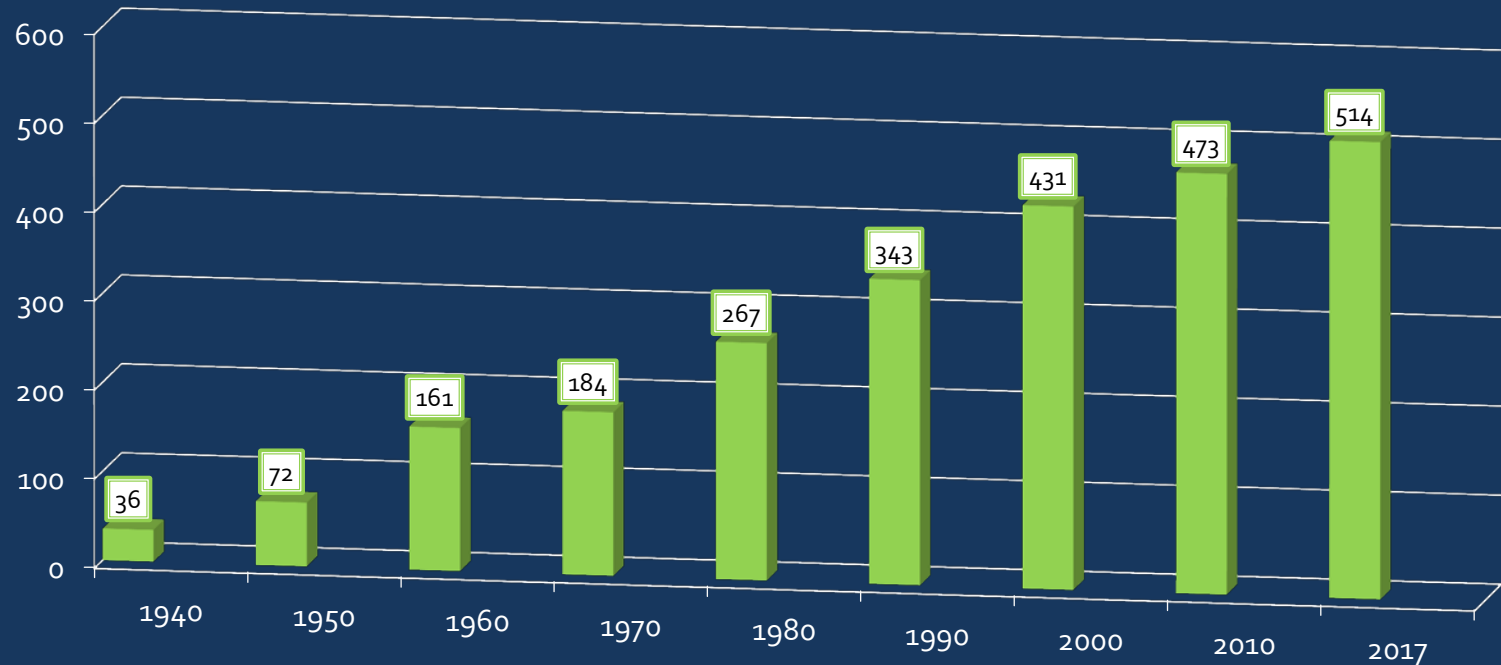


Annexation

- Process by which cities extend their city limits , municipal services, regulations, voting privileges, and taxing authority to new territory
- Types of Annexation
 - Voluntary
 - Full purpose
 - Limited purpose



City Limit Sq. Miles by Decade (1940s to Present)



Annexation Program

- 2012: City Council requested update of City's Annexation Policy
- 2013: City Council adopted an updated Annexation Policy
- April 2014: City Council presented with 30 areas for potential annexation consistent with approved Annexation Policy
- March 2016: SA Tomorrow Comprehensive Plan working groups recommended smaller, more strategic annexation areas

CITY OF SAN ANTONIO, TEXAS
ANNEXATION POLICY



Department of Planning and Community Development
February 14, 2013

Annexation Program – 360 Priority Areas

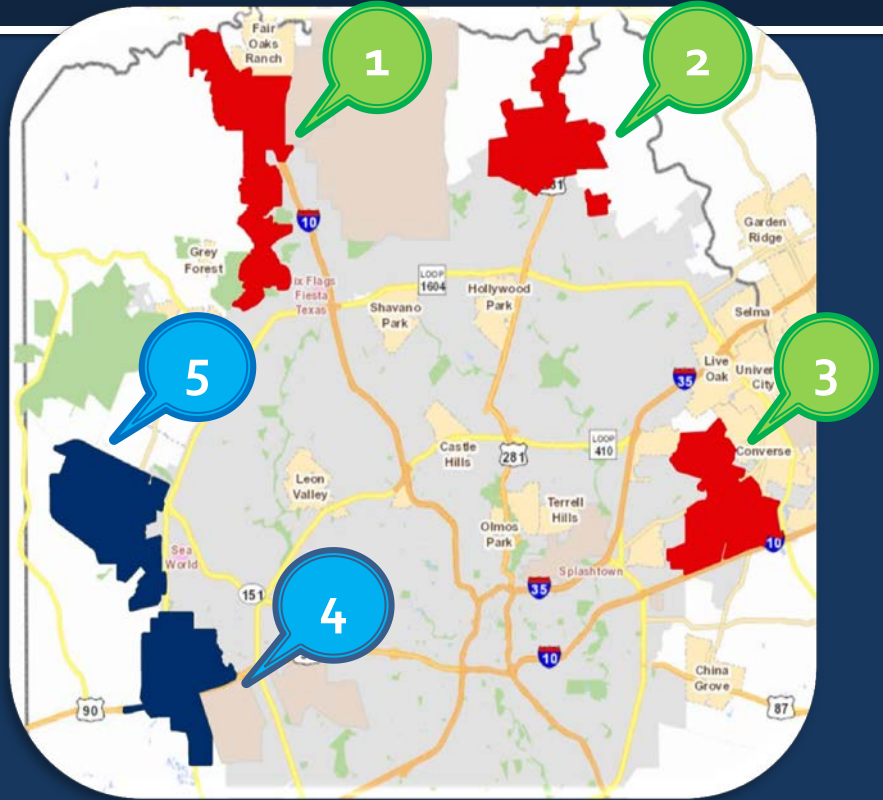
December 2014: Areas of Interest

Phase I

1. IH-10 West
2. 281 North
3. IH-10 East

Phase II

4. US 90/1604
5. HWY 151



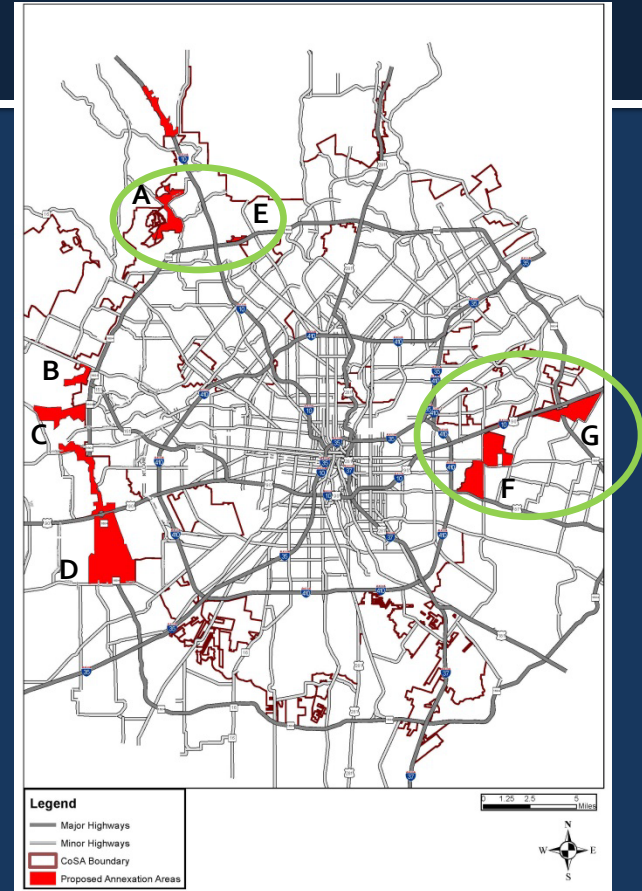
Annexation Areas - 2017

Areas considered (19.05 square miles):

- 4 Commercial Corridors
 - A. Babcock Road Corridor
 - B. Culebra Road-Alamo Ranch Pkwy Corridor
 - C. Wiseman Blvd Corridor
 - D. Potranco Road – West Loop 1604 Corridors
- 3 Enclave Areas
 - E. Vance Jackson – North Loop 1604 West Tracts
 - F. Foster Road Area
 - G. IH10 East – Loop 1604 East Interchange

Areas annexed (8.2 square miles):

- 1 Commercial Corridor
 - A. Babcock Road Corridor
- 3 Enclave Areas
 - E. Vance Jackson – North Loop 1604 West Tracts
 - F. Foster Road Area
 - G. IH10 East – Loop 1604 East Interchange



Legislative Change – 2017

- **Senate Bill (S.B.) 6 became effective December 1, 2017**
 - Requires cities located in counties with more than 500,000 residents (Tier 2 cities) to obtain landowner or voter approval of the proposed annexation through an election process.
- **Section 43.0117 Authority of Municipality to Annex Area Near Military Base**
 - A municipality may annex for full or limited purposes.....any part of the area located within five miles of the boundary of a military base in which an active training program is conducted
 - Voters choose between either annexation or providing the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area, as recommended by the most recent joint land use study (JLUS)

Today's Discussion

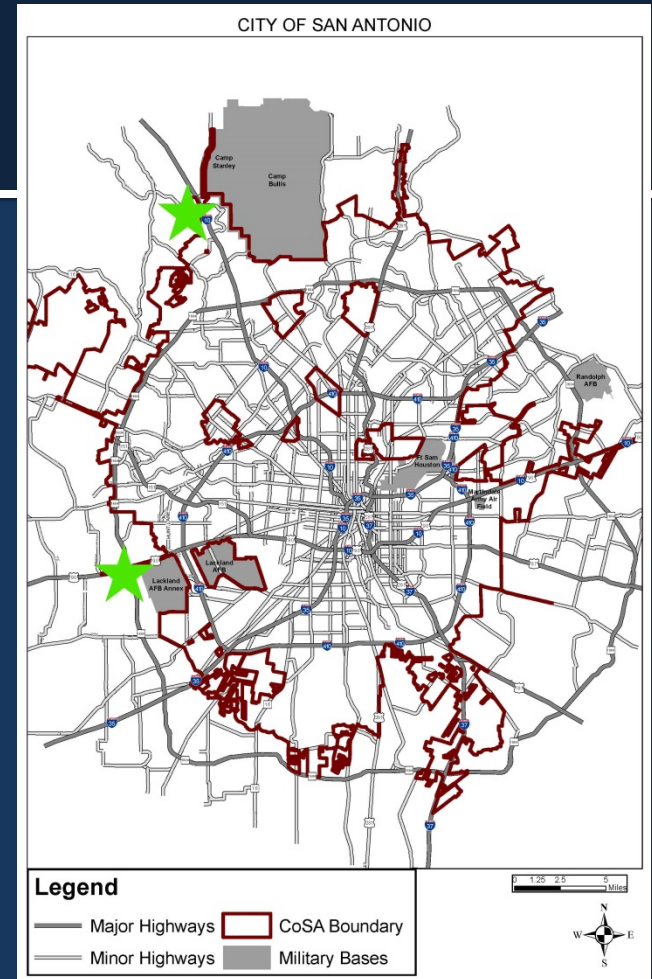
Areas of Potential Impact

- Camp Bullis
 - 1) West of Camp Bullis and Camp Stanley along the IH10 Corridor
- Lackland Air Force Base (AFB) Annex
 - 2) West of the Lackland Air Force Base – Medina Training Annex along the West Loop 1604 Corridor

(Each area split into two smaller areas to provide options related to how much land area to annex and associated costs related to each)

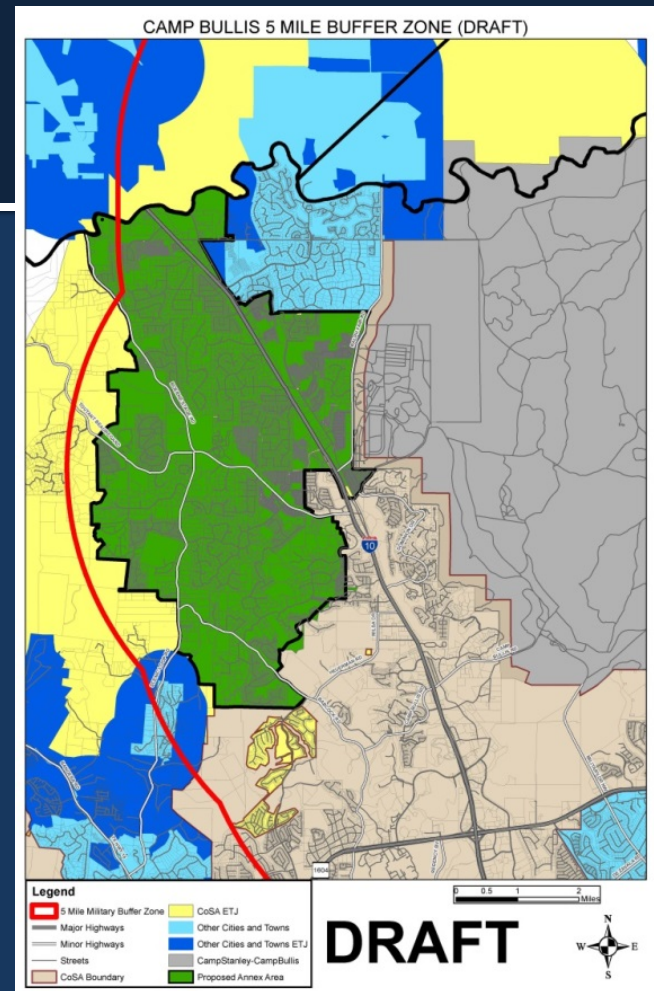
Options moving forward

- **Option 1:** No Annexation Election.
- **Option 2:** Call an election for one or more of the areas



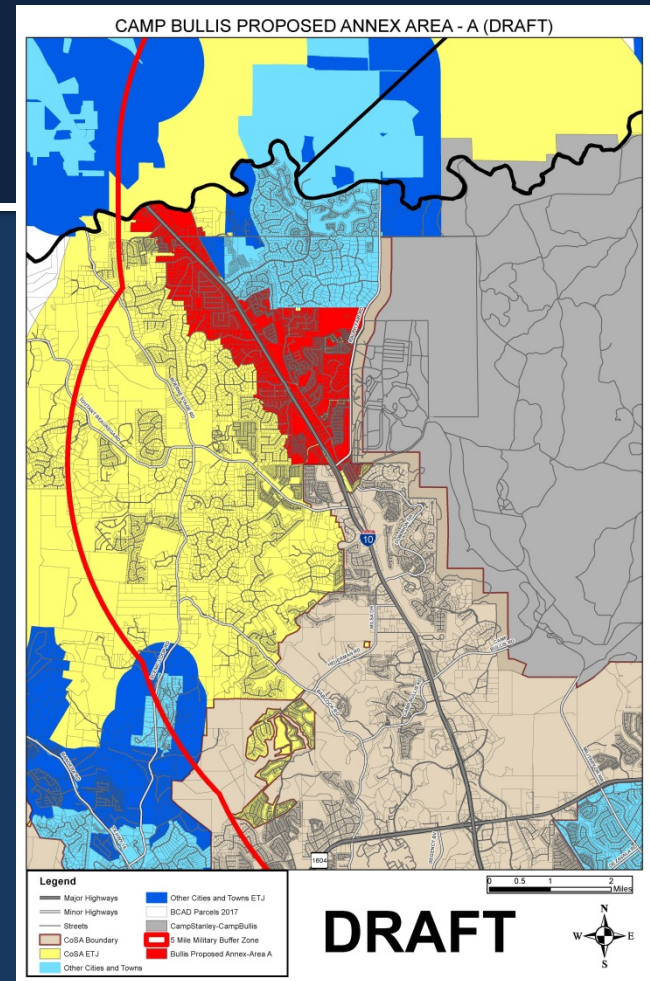
Camp Bullis Option 1

- Size – 22.39 square miles (14,332.46 acres)
- Est. Population – 18,780
- Number of Single-Family Housing Units – 7,223
- Percent vacant – 36%



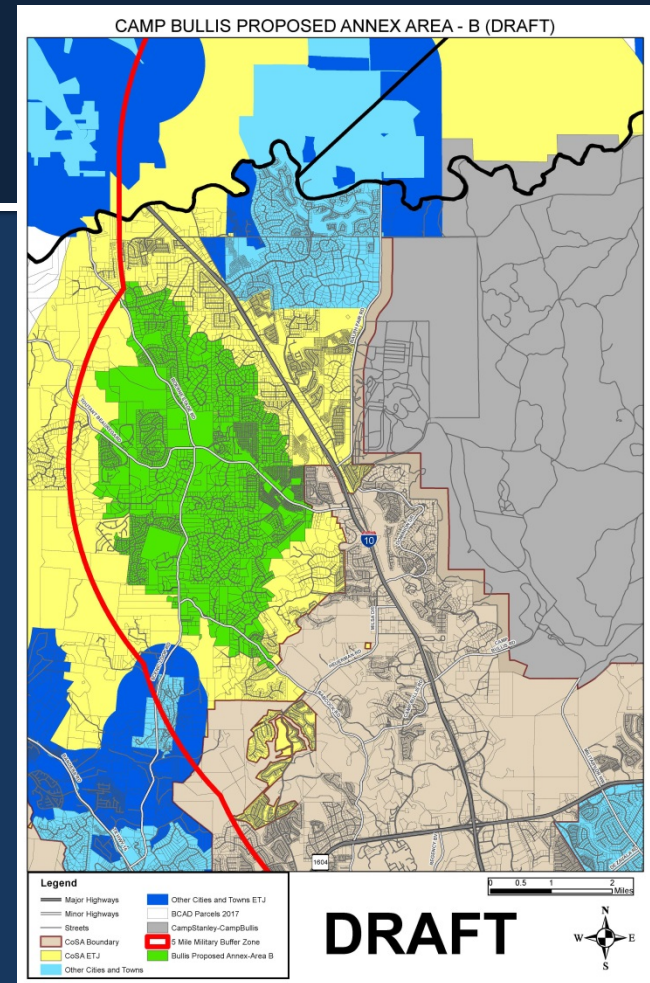
Camp Bullis – Option 2

- Size – 5.29 square miles (3,389.12 acres)
- Est. Population – 9,440
- Number of Single-Family Housing Units – 3,142
- Percent vacant – 33%



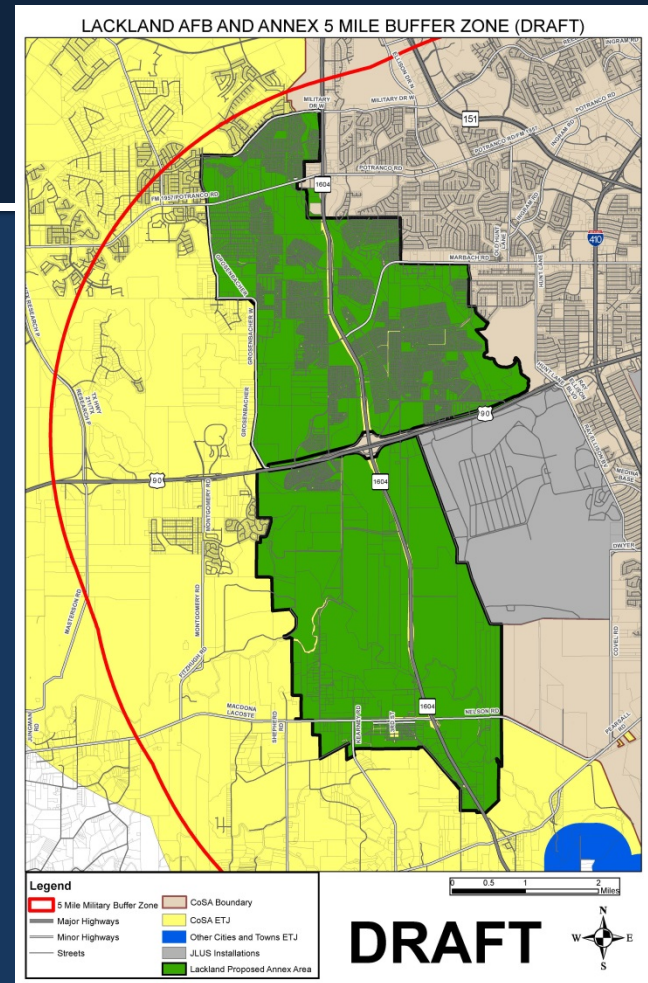
Camp Bullis – Option 3

- Size – 8.51 square miles (5,447.5 acres)
- Est. Population – 8,956
- Number of Single-Family Housing Units – 3,400
- Percent vacant – 34%



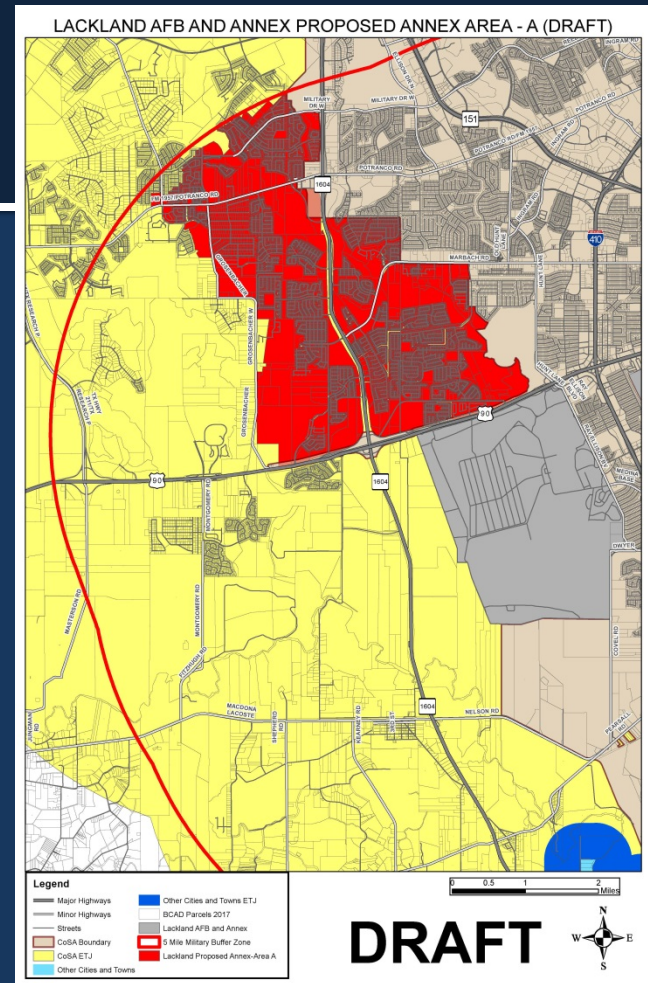
Lackland AFB – Option 1

- Size – 20.27 square miles (12,973.96 acres)
- Est. Population – 40,205
- Number of Single-Family Housing Units – 15,048
- Percent vacant – 59%



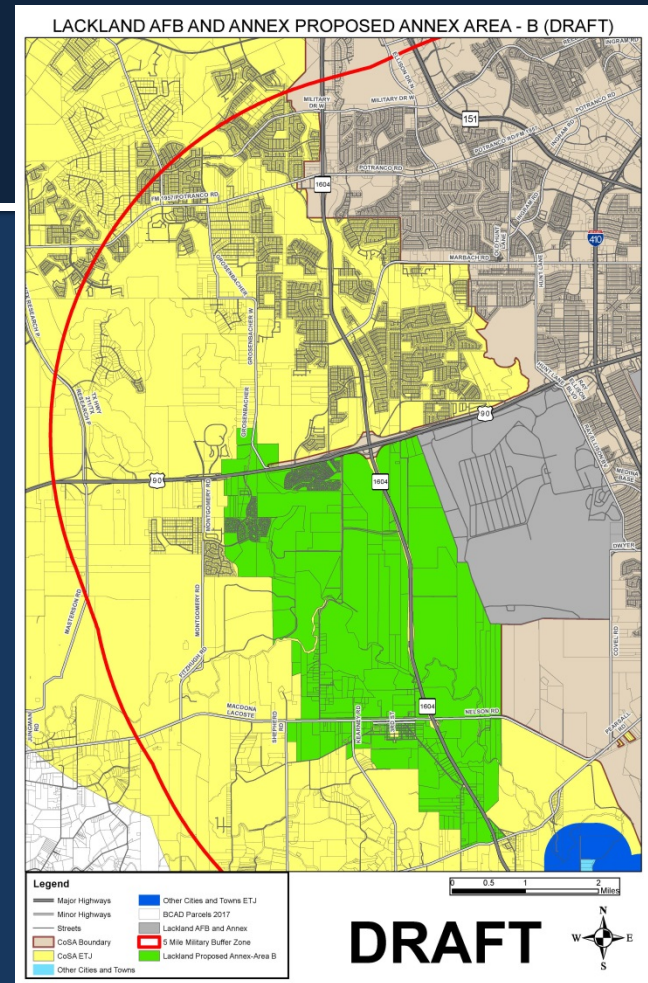
Lackland AFB – Option 2

- Size – 10.35 square miles (6,621.69 acres)
- Est. Population – 42,012
- Number of Single-Family Housing Units – 15,770
- Percent vacant – 45%

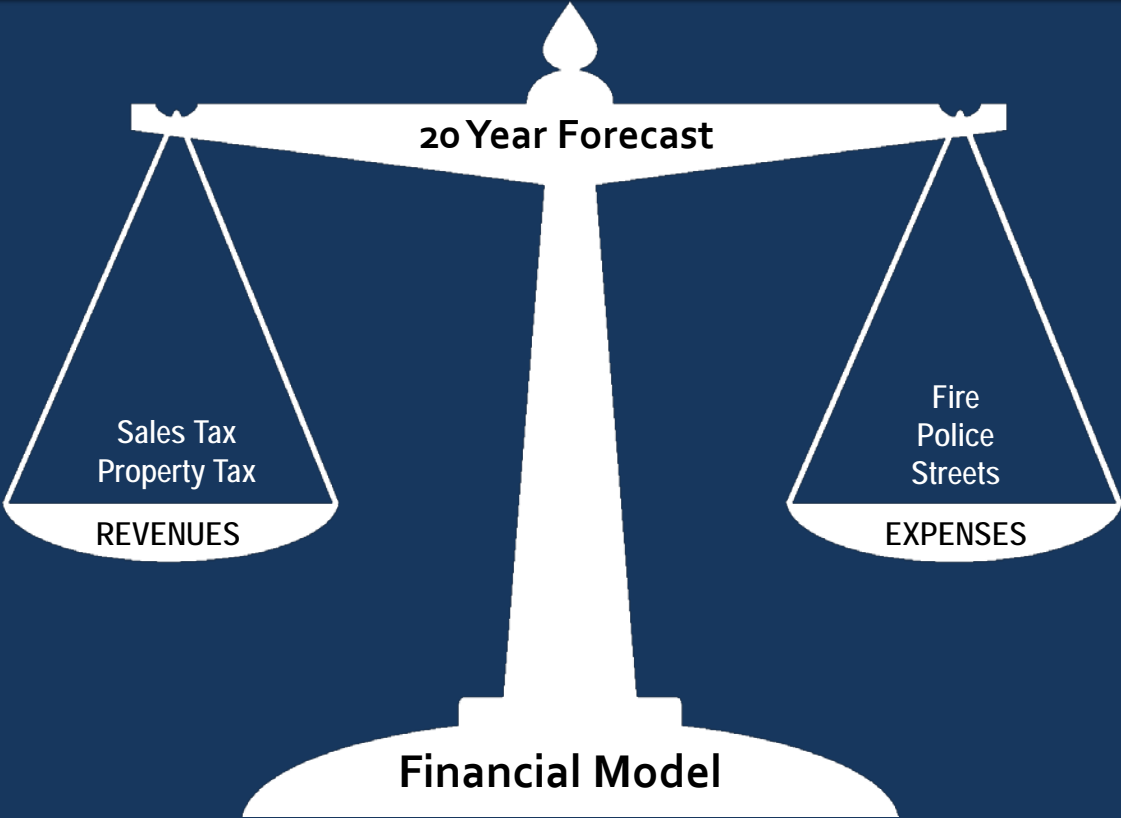


Lackland AFB – Option 3

- Size – 12.46 square miles (7,973.01 acres)
- Est. Population – 4,708
- Number of Single-Family Housing Units – 1,783
- Percent vacant – 55%



Financial Model Review



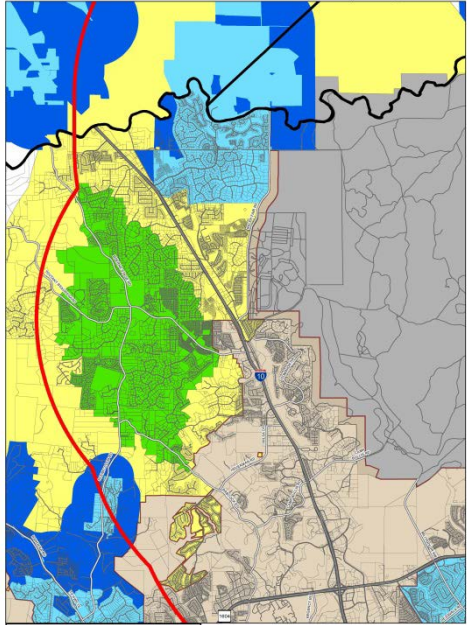
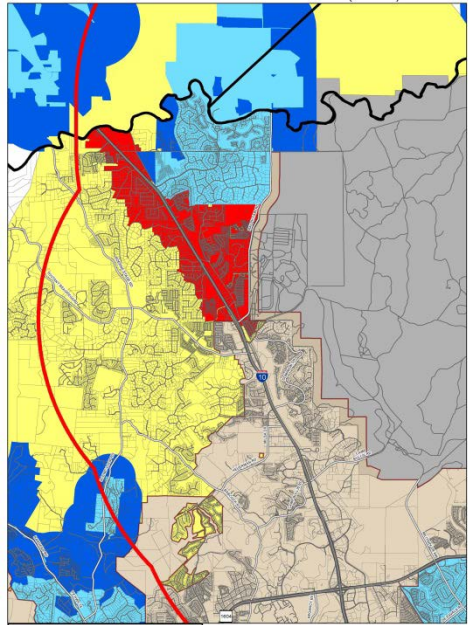
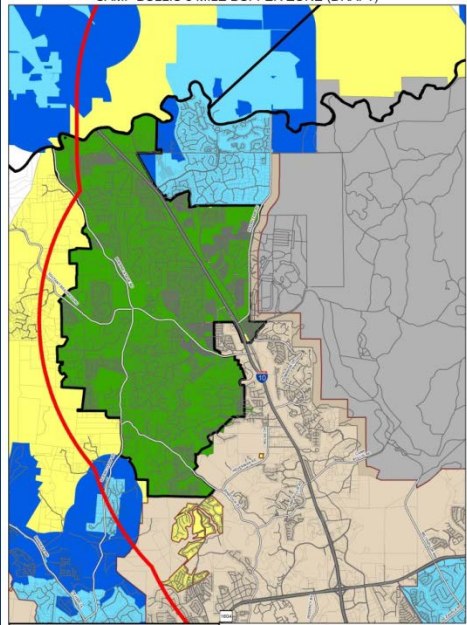
Financial Model Review – Camp Bullis

Option 1

Option 2

Option 3

20 year
net ending
balance



\$ 8.4 Mil

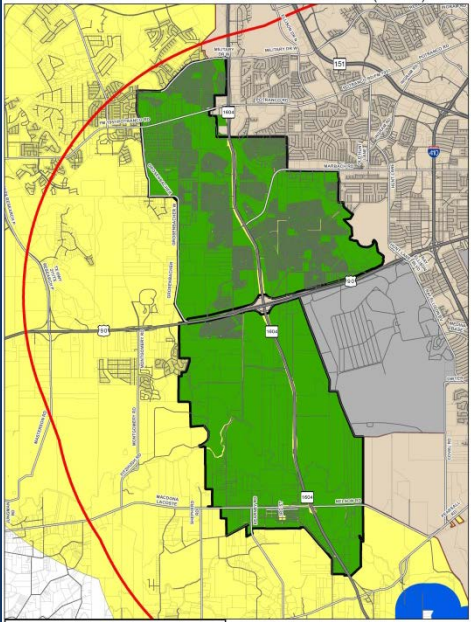
(\$121.7 Mil)

(\$67.8 Mil)

Financial Model Review – Lackland AFB Annex

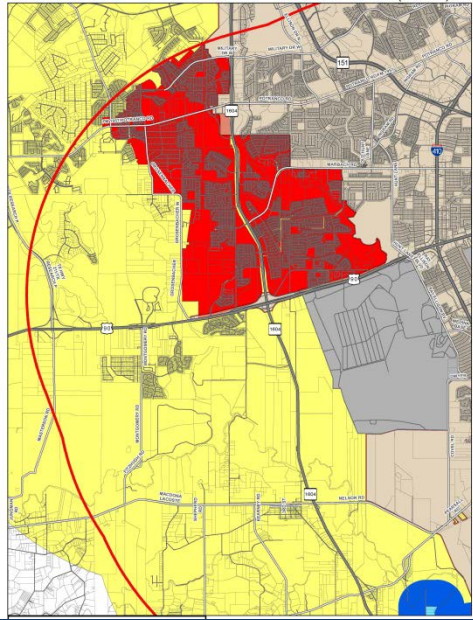
20 year
net ending
balance

Option 1



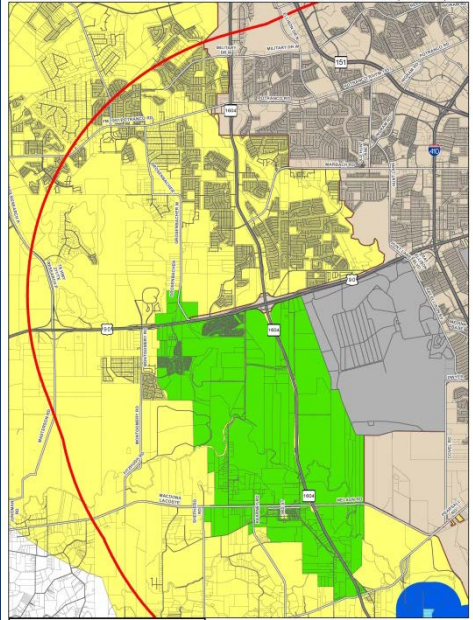
(\$196.6 Mil)

Option 2



(\$74.7 Mil)

Option 3



(\$166.6 Mil)

If an Election is Called and the Vote is “Yes”...

- Areas would be under a limited purpose annexation
 - New residents to vote in city elections; however, they would pay no taxes and receive no services for three years except for those outlined in the adopted regulatory plan.
- Service provided three years after the Annexation Election (i.e., November 2021).



However, if an Election is Called and the Vote is “No”...

- The City would need to adopt ordinances regulating land use in the areas in the manner recommended by the most recent Joint Land Use Study.



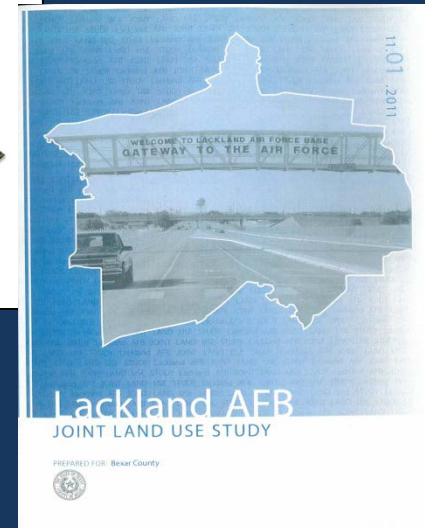
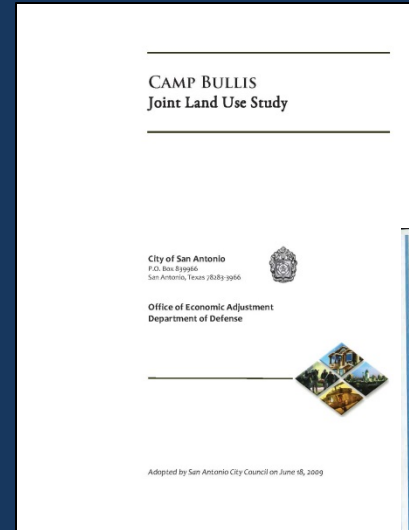
Section 43.0117 Authority of Municipality to Annex Area Near Military Base

Voters choose between either annexation or *providing the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area, as recommended by the most recent joint land use study (JLUS).*

What is a Joint Land Use Study (JLUS)?

Foster cooperative land use planning discussions between Military AFB and local units of government within the Study Area.

- June 18, 2009 - Camp Bullis JLUS – adopted by City Council
- November 3, 2011 – Lackland JLUS adopted by City Council



What is a Joint Land Use Study (JLUS)? (cont'd)

Each JLUS has recommended strategies that focus on specific compatible land use policies, programs, regulations, and legislation.

Strategy/Tool	Description	Issues/Opportunities	Geographic Area Used	Actions Required	Timeframe	Partnerships	Order of Magnitude Cost
Action 2.1	Ensure the City of San Antonio West Government Sector Plan considers the compatibility findings of the Joint Land Use Study, along with other relevant legal such as approved master plans, subdivision maps, and existing uses	<ul style="list-style-type: none"> Plan functions at the long range advisory guide to the professional services Future land use patterns grow within existing urban areas Scheduled for completion in 2013 	<ul style="list-style-type: none"> Inclusion of all area around (address) Training Annex and Lockheed B-1B camp 	<ul style="list-style-type: none"> City of San Antonio should collaborate with the Lockheed B-1B Service Council 	Short term	<ul style="list-style-type: none"> Primary Partners: ODA Secondary Partners: State/Department 	\$
CAMP BULLIS JLUS RECOMMENDED STRATEGIES							
LAND USE COMPATIBILITY STRATEGIES (continued)							
Plans and Programs							
	PP-01	Develop a Camp Bullis Transportation Plan					
	PP-02	Require Real Estate Disclosures within the Military Influence Overlay District					
Real Estate Disclosures							
	RE-01	Amend the Texas Association of Realtors (TAR) Form 100					
	RE-02	Propose that the Texas Association of Realtors Form 100 include Language that Discloses if a Property is Within the MIOC					
	RE-03	Require Military Real Estate Disclosures that Would Take Place by the Title Company During the Transfer of Such Tracts					
Zoning / Building Codes							
	ZC-01	Develop a Military Influence Overlay District (MIOC) Zoning Ordinance					
	ZC-02	Develop a Military Influence Overlay District's Zoning Ordinance to Include all Military Influence Area (MIA) Zones for their controlled Compatible Land Use Areas					
	ZC-03	Develop a Military Influence Overlay District Zoning Ordinance to Include all MIA Zones for the MIOC					
	ZC-04	Establish Joint Zoning Boards					
	ZC-05	Establish a Camp Bullis Joint Airport Zoning Board (CAZB)					
	ZC-06	Establish a Camp Bullis Joint Zoning Board (CZB) for the Area Within the MIOC that Located Outside of the City of San Antonio's I-10					
	ZC-07	Appoint a Camp Bullis Representative as an ACOR to Member on the JAZB, CZB, and Planning Committees					
	ZC-08	Compatible Land Use Zoning Ordinance / Order					
	ZC-09	Incorporate ARIZ Compatibility Guidelines					
	ZC-10	Incorporate BASH compatibility Guidelines					
	ZC-11	Subdivision Regulations to Require Appropriate Real Estate Disclosure					
	ZC-12	Amend the Subdivision Regulations to Require a Real Estate Disclosure					
Other							
	OT-01	Inquire a Note be Recorded as part of the Title of Real Property					
	OT-02	Inquire a Note be Recorded on a Title to Real Property as Part of any Disciplinary Development Permit or Approval					
LIGHT AND GLARE STRATEGIES							
Legislation							
	LG-01	Joint City legislation					
	LG-02	Joint city order					
Plans and Programs							
	PP-03	Lighting Retrofit Program					
	PP-04	Develop a Lighting Retrofit Program for Businesses					
	PP-05	Develop a Lighting Retrofit Program for an Agency					
	PP-06	Develop a Voluntary Lighting Retrofit Program for Homeowners					
	PP-07	Lighting Studies at Camp Bullis					

- Strategy Areas:
- **Land Use Compatibility***
 - Lighting
 - Noise
 - Vertical Obstruction
 - Safety

* does not specify zoning

JBSA-Medina Annex Noise Study currently underway

“No” Vote – Camp Bullis Land Use Controls

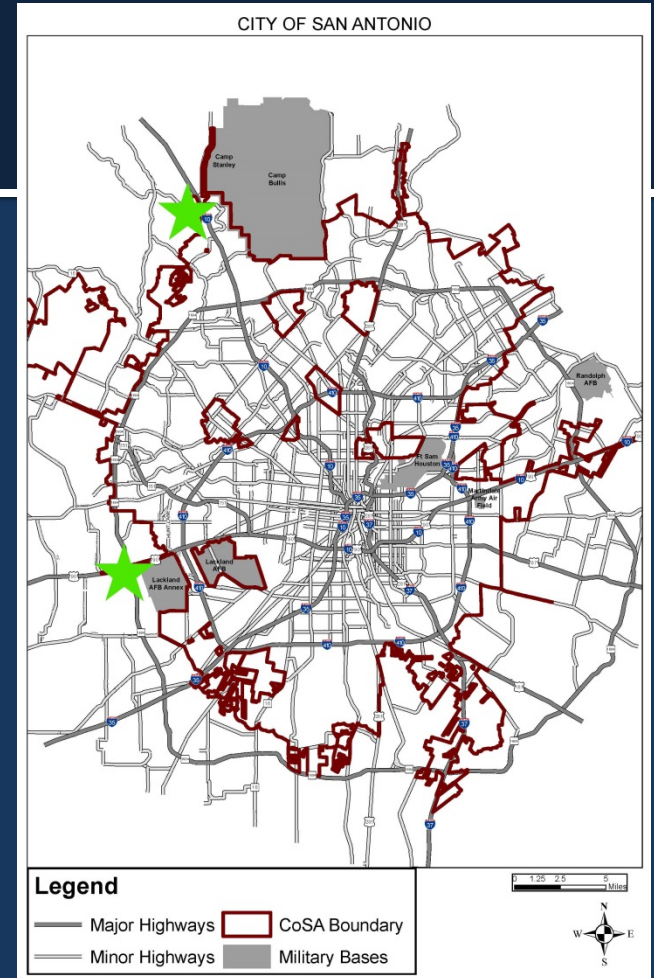
1. **Land Use Planning:** The City of San Antonio would need to collaborate with Bexar County to consider possible amendments, if any, to the Interlocal Agreement related to Subdivision Regulations
2. **Lighting:** Dark Skies Lighting Ordinance approved by the City of San Antonio in February 2018; Zoning (MLOD) applied June 2018; Bexar County Court Order approval in progress

“No” Vote – Lackland AFB Land Use Controls

1. **Land Use Planning:** The City of San Antonio would need to collaborate with Bexar County to consider possible amendments, if any, to the Interlocal Agreement related to Subdivision Regulations
2. **Lighting:** Dark Skies Lighting Ordinance approved by the City of San Antonio in February 2018; Zoning (MLOD) applied June 2018; Bexar County Court Order approval in progress
3. **Noise:** The City of San Antonio could adopt an Ordinance creating a zone with sound standards equivalent to the City’s existing Military Sound Attenuation Overlay (MSAO)
4. **Height:** The City of San Antonio could adopt an Ordinance creating a zone with height standards equivalent to the City’s existing Airport Hazard Overlay District (AHOD)

Today's Direction

- 1) *Does Council want to move forward with an election?*
- 2) *If so, which Area(s) of Potential Impact should be pursued?*
 - Camp Bullis – Option 1, Option 2, Option 3
 - Lackland Air Force Base (AFB) Annex – Option 1, Option 2, Option 3



If Council Opts to Move Forward with an Election...

Proposed Annexation Election Schedule

Council Direction on Proposed Areas	Council Approves Resolution to Call Vote	Prepare Election Material and Notifications	Election/Annex Vote
June 11, 2018	August 2, 2018	September/October 2018	November 6, 2018

Priority Area for Consideration

If City Council opts to move forward with an election...

staff recommends that an area of focus be west of Lackland AFB – Medina Training Annex given the amount of vacant land surrounding the Annex and the greater ability to impose land use controls.

Consideration of Possible Annexation Areas Adjacent to Military Bases

City Council B Session

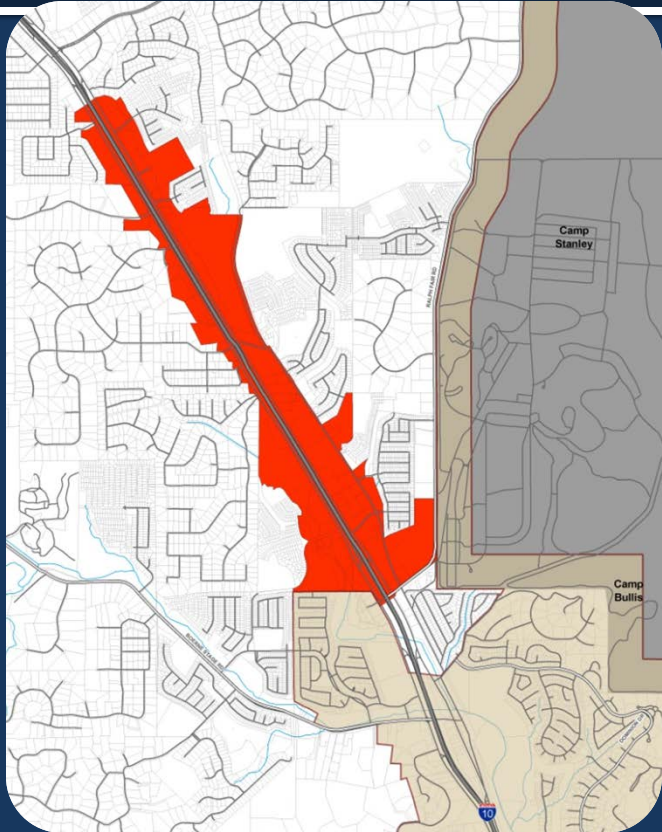
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Backup Slides

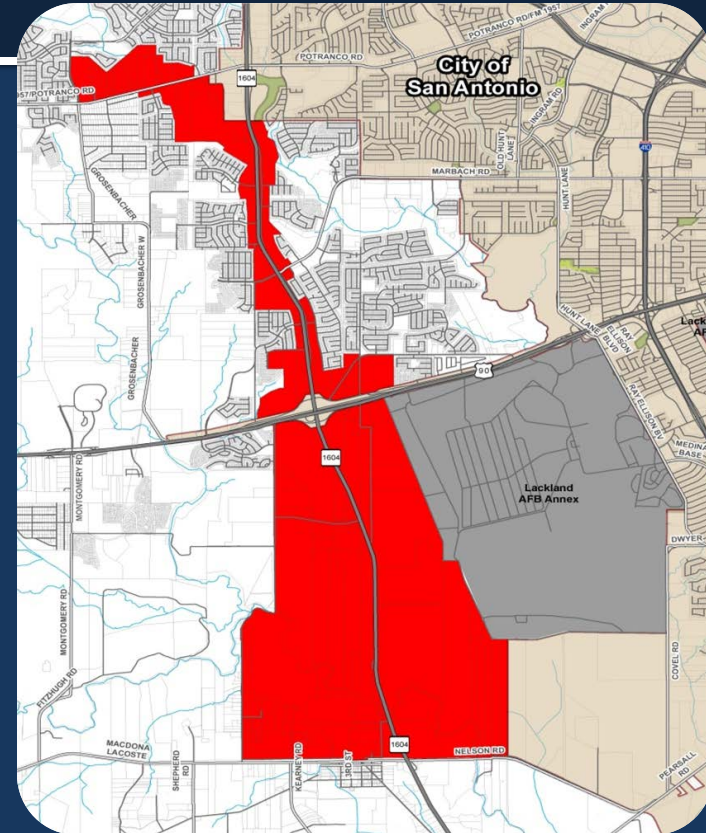
(A) IH 10 West Commercial Corridor - 2017



- 0.89 sq. miles
- 8 Single Family Residential Dwellings
- Population 700 Residents
- Requires 1 ladder company & 1 EMS Unit
- 14 police officers by year 20

(D) Potranco Road – West Loop 1604 Commercial Corridors - 2017

- 8.27 sq. miles
- 39 Single Family Residential Dwellings
- Population 100 residents
- Requires 1 fire station, 1 fire pumper company and 1 EMS Unit
- 12 police officers by year 20



Camp Bullis Land Use Controls Table :

JLUS Recommendations and Citations (Related only to Camp Bullis, p. 2-9)

Land Use Plans and Subdivision regulations

- Develop a Comprehensive Land Use Plan - Plans and Programs (P-1)
- Develop a Comprehensive Land Use map for the unincorporated Area of the MIOD that lies within an incorporated city's Extraterritorial Jurisdiction (ETJ) - Plans and Programs (PP-1b)
- Subdivision Regulations to Require Appropriate Real Estate Disclosure - ZONING-4
- Amend the Subdivision Regulations to Require a Real Estate Disclosure - ZONING-4a

Land Use Compatibility Strategies

- Develop a Military Influence Overlay District (MIOD) Zoning Ordinance - ZONING-1
- Develop a Military Influence Overlay District Zoning Ordinance to include all Military Influence Area (MIA) Zones for the Controlled Compatible Land Use Area - ZONING-1a
- Develop a Military Influence Overlay District Zoning Ordinance to include all MIA Zones for the MIOD - ZONING-1b
- Establish Joint Zoning Boards - ZONING-2
- Establish a Camp Bullis Joint Airport Zoning Board (JAZB) - ZONING-2a
- Establish a Camp Bullis Joint Zoning Board (JZB) for the Area Within the MIOD but Located Outside of the City of San Antonio's ETJ - ZONING-2b
- Develop Compatible Land Use Zoning Ordinance / Order - ZONING-3
- Subdivision Regulations to Require Appropriate Real Estate Disclosure - ZONING-4
- Amend the Subdivision Regulations to Require a Real Estate Disclosure - ZONING-4a

Light and Glare Strategies

- Exterior Lighting - ZONING-1
- Outdoor Lighting Standards - ZONING-1a
- Dark Sky Ordinance / Order - ZONING-2
- Develop a Dark Sky Ordinance / Order - ZONING-2a
- Amend a Dark Sky Ordinance / Order - ZONING-2b

Noise Strategies

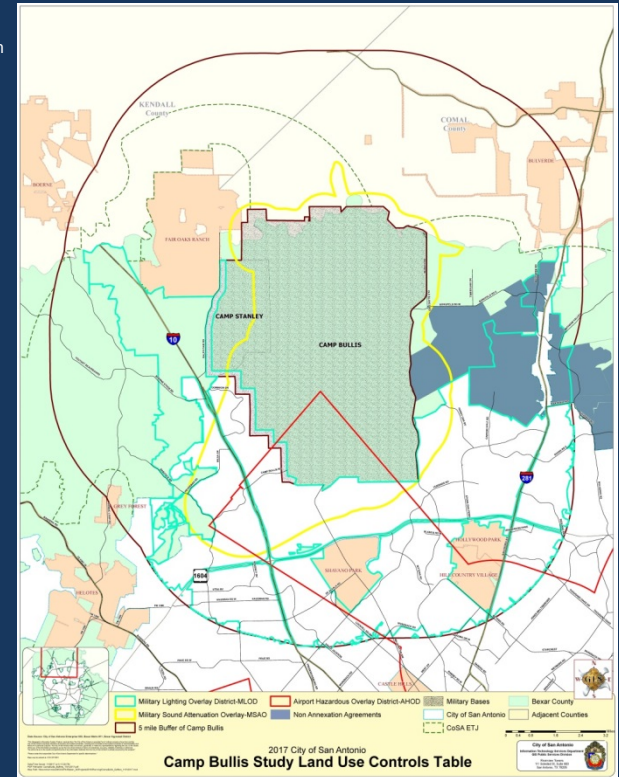
- Sound Attenuation Building Standards - ZONING-1
- Develop Sound Attenuation Building Standards - ZONING-1a
- Develop Sound Attenuation for Noise Sensitive Land Uses - ZONING-1b

Vertical Obstruction Strategies

- Develop a Height Restrictions Zoning Ordinance / Order - ZONING-1

Safety Strategies

- Compatible Land Use Zoning Ordinance / Order - ZONING-1



Lackland AFB Annex Land Use Controls Table:

JLUS Recommendations and Citations

Land Use Plans and Subdivision regulations

Action 2.2: CoSA (and Bexar County) to explore use of capital improvement and infrastructure systems planning to guide growth.

Action 2.3: Ensure the City of San Antonio West/Southwest Sector Plan considers the compatibility findings of the Joint Land Use Study, along with other relevant input such as approved master plans stakeholder input, and existing uses.

Action 3.6: Pursue real estate disclosure

Action 4.3: CoSA to explore expanded use of land use authority in the ETJ.

Outdoor Lighting

Action 6.1: CoSA to apply outdoor lighting standards to light sensitive areas in proximity to the airfield.

Action 6.3: CoSA (and Bexar County) to develop an outreach program to educate on sensitive lighting applications.

Sound Attenuation

Action 7.1: CoSA to apply Military Sound Attenuation Overlay Zoning District regulations within Lackland AFB noise contours.

Action 7.2: CoSA (and Bexar County) to require the dedication of avigation/noise easements for discretionary development permit or approval.

Action 7.4: CoSA (and Bexar County) to develop a voluntary sound attenuation retrofit program for noise sensitive uses.

Safety

Action 8.1: CoSA (and Bexar County) to incorporate Bird Aircraft Strike Hazard (BASH) standards.

Height Restrictions

Action 9.1: CoSA to provide controlled airspace information and associated height restrictions.

