



City of San Antonio

Agenda Memorandum

File Number:18-4220

Agenda Item Number: 5.

Agenda Date: 8/2/2018

In Control: City Council A Session

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Council Districts 4, 6, and 8

SUBJECT:

Public Hearing and Consideration of a Resolution calling an election for annexations within a five mile radius of the Camp Bullis and Camp Stanley Military Bases and the Lackland Air Force Base and Medina Annex.

SUMMARY:

Resolution calling an election related to annexation adjacent to the Camp Bullis and Camp Stanley Military Bases and the Lackland Air Force Base and Medina Annex. Pursuant to Senate Bill 6, 85th Legislative Session, and Special Session, 2017, a city may annex up to five (5) miles adjacent to a military base. Senate Bill 6 requires voter approval and affected property owners would choose between being annexed or allowing a municipality to enforce land use regulations as stipulated in the most recent Joint Land Use Study (JLUS) as a means to provide protection of a military installation mission.

BACKGROUND INFORMATION:

Senate Bill 6, 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 a proposed annexation. The new law permits cities to hold elections which allow voters within five miles of military bases to choose one of two means to regulate land use: 1) by annexation or 2) allowing the municipality to improve land use regulations as delineated in the most recent Joint Land Use Study (JLUS). Chapter 43 of the Texas Local Government Code was amended to include the following:

Section 43.0117 Authority of Municipality to Annex Area Near Military Base

Part (b) A municipality may annex for full or limited purposes, under the annexation provisions

applicable to that municipality under this chapter, any part of the area located within five miles of the boundary of a military base in which an active training program is conducted. The annexation proposition shall be stated to allow the voters of the area to be annexed to choose between either annexation or providing the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent Joint Land Use Study (JLUS).

ISSUE:

Changes in state law (effective December 1, 2017) provide a municipality with the ability to extend land use controls as a means to provide protection of the military's missions if annexation is not voted on in the affirmative. Staff from the Planning Department, Fire Department, City Attorney's Office, Government and Public Affairs Department, Development Services Department, Office of Management and Budget, City Manager's Office and Office of Military Affairs, in cooperation with Joint Base San Antonio representatives, collaborated for approximately the past six months to develop options for City Council consideration and potential action. The areas described below were presented to the City Council at a B Session on June 13, 2018 as options for annexation consideration. These areas meet the requirements in the Texas Local Government Code as they are within the 5-mile buffer of these military installations, as required by the JLUS. Should a vote for annexation not pass, the City of San Antonio would be permitted to extend applicable land use controls.

During the June 13, 2018 B Session, City Council recommended staff proceed with calling an election for areas around Camp Bullis and Camp Stanley Military Bases and around the Lackland Air Force Base and Medina Annex.

Annexation Area Options

The areas proposed for annexation are 1) West of Camp Bullis and Camp Stanley Military Bases, along the IH10 Corridor and 2) West of the Lackland Air Force Base - Medina Training Annex along the West Loop 1604 Corridor. The attached maps show the geographic areas and the following provides a brief description of each area. There were three options presented for each area during the recent B Session. The Council's majority input suggested considering the largest areas for an annexation for each of the military base areas.

1) West of Camp Bullis and Camp Stanley along the IH10 Corridor Option 1 (Largest Area) - bound on the North by the Bexar County Line, on the East by Ralph Fair Road, on the South by Babcock Road and the San Antonio City Limit line, on the West by Boerne Stage Road and Toutant Beauregard Road and on the Northwest by Boerne Stage Road

- i. Size - 22.39 square miles (14,332.46 acres)
- ii. Est. Population - 18,780
- iii. Number of Single-Family Housing Units - 7,223

2) West of the Lackland AFB Medina Training Annex along the West Loop 1604 S Corridor Option 1 (Largest Area) bound on the North by Military Drive West, on the East by the San Antonio City Limit Line and the western boundary of the Lackland AFB Medina Annex, on the south by an area north of Pearsall Road, and on the west by an area east of Montgomery Road and the western ROW of Grosenbacher Road

- i. Size - 20.27 square miles (12,973.96 acres)
- ii. Est. Population - 40,205
- iii. Number of Single-Family Housing Units - 15,048

Annexation Election Results

Should Voters Vote “For” - Areas would be under limited purpose annexation with services provided three years following the annexation election (i.e., November 2021).

Should Voters Vote “Against” - Staff would present to the Council a number of proposed ordinances to initiate land use regulations in the areas in the manner recommended by the most recent Joint Land Use Study (JLUS).

Land Use Controls

Per direction in the state law, land use controls were considered for the areas adjacent to the Camp Bullis and Camp Stanley Military Bases and the Lackland Air Force Base and Medina Annex as they align with adopted JLUS recommendations and citations. Those land use controls aim to protect the mission of the adjacent military bases, which are impacted by lighting, noise, height, encroachment, and natural habitats.

Timeline for Annexation Election

Thursday, August 2, 2018 - Council considers a resolution ordering an annexation election on November 6, 2018

September/October 2018- Prepare election material

Monday, October 22, 2018 to Friday, November 2, 2018 - Early Voting by Personal Appearance

Tuesday, November 6, 2018 - Election Day - 7:00am to 7:00pm

Thursday, November 15, 2018 - Canvassing of Election Results (if available)

ALTERNATIVES:

There were three options presented for each area at the June 13, 2018 B Session. Council may choose to call an election for the largest areas or may choose to call an election for one of the other two options presented. Those options included:

Camp Bullis and Camp Stanley Military Bases

1) West of Camp Bullis and Camp Stanley along the IH10 Corridor Option 2 - bound on the North by the Bexar County Line, on the East by Ralph Fair Road, on the South by the San Antonio City Limit line, and on the West by a boundary line running from Northwest to Southeast approximately 0.5-1 mile west of IH10 West

- i. Size - 5.29 square miles (3,389.12 acres)
- ii. Est. Population - 9,440
- iii. Number of Housing Units - 3,142 single family

2) West of Camp Bullis and Camp Stanley along the IH10 Corridor Option 3 - bound by IH10 West and the San Antonio City Limit line on the East, on the South by Babcock Road, on the West by Boerne Stage Road and on the North by a boundary line approximately 1-2 miles South of the Bexar County Line

- i. Size - 8.51 square miles (5,447.5 acres)
- ii. Est. Population - 8,956
- iii. Number of Housing Units - 3,400 single family

Lackland Air Force Base and Medina Annex

1) West of the Lackland AFB Medina Training Annex along the West Loop 1604 S Corridor Option 2 - bound on the North by Military Drive West, on the East by the San Antonio City Limit Line, on the south by US 90, and on the west by an area east of Montgomery Road and the western ROW of Grosenbacher Road

- i. Size - 10.35 square miles (6,621.69 acres)
- ii. Est. Population - 42,012
- iii. Number of Housing Units - 15,770 single family

2) West of the Lackland AFB Medina Training Annex along the West Loop 1604 S Corridor Option 3 - bound on the North by US 90, on the East by the San Antonio City Limit Line and the western boundary of the Lackland AFB Medina Annex, on the south by Pearsall Road, and on the west by an area east of Montgomery Road and the western ROW of Grosenbacher Road

- i. Size - 12.45 square miles (7,973.01 acres)
- ii. Est. Population - 4,708
- iii. Number of Housing Units - 1,783 single family

FISCAL IMPACT:

Camp Bullis and Camp Stanley Fiscal Impact:

For the Camp Bullis and Camp Stanley area, the net ending balance is projected to be \$8.4 million. Over the 20 year period, property tax collected is estimated to be \$383.7 million and sales tax generated is \$11.6 million. Additionally, the cost to provide services to the area is projected to be \$386.9 million which includes both Police and Fire services as well as street maintenance. It is projected that the City would need to add 2 fire stations, 2 engine trucks, 1 ladder truck, 2 EMS units and 23 police officers over the course of the 20 years.

Lackland Air Force Base and Medina Annex Fiscal Impact:

For the Lackland Air Force Base and Medina Annex area, the net ending balance is negative and projected to be (\$196.6) million. Over the 20 year period, property tax collected is estimated to be \$331.4 million and sales tax generated is \$7.5 million. Additionally, the cost to provide services to the area is projected to be \$535.5 million which includes both Police and Fire services as well as street maintenance. It is projected that the City would need to add 2 fire stations, 2 engine trucks, 1 ladder truck, 2 EMS units and 68 police officers over the course of the 20 years.

Also, the costs associated with holding an election for the areas around both military bases is anticipated to be \$500,000, with additional costs for notification to residents and affected property owners pre- and post-election and posting in newspapers anticipated to be approximately \$50,000. If approved this expense would be included in the FY 2019 Proposed Budget that will be presented to City Council on August 9, 2018.

RECOMMENDATION:

Staff recommends approval of the resolution calling an election for annexation within a five mile radius of the Camp Bullis and Camp Stanley Military Bases (Option 1) and the Lackland Air Force Base and Medina Annex (Option 1).