

CAMP BULLIS

A RESOLUTION 2018-08-02-0032RA

ORDERING A SPECIAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018, TO ALLOW THE VOTERS OF THE AREA LOCATED WITHIN FIVE MILES OF THE BOUNDARY OF THE CAMP BULLIS AND CAMP STANLEY MILITARY BASES IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS TO CHOOSE BETWEEN LIMITED PURPOSE ANNEXATION OR PROVIDING THE CITY OF SAN ANTONIO 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, INCLUDING THE AUTHORITY TO ADOPT AND IMPOSE FEES, FINES AND OTHER CHARGES.

* * * * *

WHEREAS, consistent with the intent of the Texas Local Government Code Section 43.0117 enacted by the Texas Legislature and signed by the Governor in the 2017 85th Leg. Special Session, the City of San Antonio takes this action to protect the areas surrounding Camp Bullis and Camp Stanley Military Bases and to preserve the efficacy of the bases' respective missions; and

WHEREAS, the new legislation specifically requires the ballot proposition to be worded "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"; and

WHEREAS, the City Council of the City of San Antonio intends to allow the voters in areas within five miles of the boundary of Camp Bullis and Camp Stanley Military Bases to decide whether to be annexed for limited purposes into the City or to authorize the City 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, including the authority to adopt and impose fees, fines and other charges; and

WHEREAS, the City Council of the City of San Antonio, Texas wishes to order an election for Tuesday, November 6, 2018, for that purpose; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 43.0117(b) of the Local Government Code provides: 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, including the authority to adopt and impose fees, fines and other charges.

A special election is ordered to be held in the various voting precincts of the City of San Antonio's ETJ on Tuesday, November 6, 2018, to submit the following proposition to the qualified voters of the

areas within five miles of the Camp Bullis and Camp Stanley Military Bases:

CITY OF SAN ANTONIO PROPOSITION A

It is the intent of the City of San Antonio to permit the qualified voters of the area located within five miles of the boundary of the Camp Bullis and Camp Stanley Military Bases to choose between limited purpose annexation or providing the City 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, including the authority to adopt and impose fees, fines and other charges.

The area of the election is as follows: An area in the northwest portion of Bexar County, west of Camp Bullis and Camp Stanley Military Bases, comprising approximately 14,332.46 acres generally described as 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. A map and detailed description of the area is attached (Attachment A). Upon annexation for full purposes (within three years after limited purpose annexation occurs) the following services will be provided, as applicable, in the annexation area:

- (A) police protection;
- (B) fire protection;
- (C) emergency medical services;
- (D) solid waste collection;
- (E) operation and maintenance of water and wastewater facilities in the annexed area;
- (F) operation and maintenance of roads and streets, including road and street lighting;
- (G) operation and maintenance of parks, playgrounds and swimming pools; and
- (H) operation and maintenance of any other publicly owned facility, building or service.

None of the above listed services, other than those already being provided will be provided during the three year limited purpose annexation period but will be provided upon full purpose annexation. During the three year period, a regulatory plan that delineates a schedule for the provision of services will be promulgated pursuant to Chapter 43, Subchapter F of the Texas Local Government Code.

Option 1 authorizes the City of San Antonio to annex for limited purposes the area to apply its planning, zoning, health, and safety ordinances around the military bases.

A vote for the annexation for limited purposes will permit the City to

initiate annexation for limited purposes under Chapter 43 of the Texas Local Government Code. Limited Purpose Annexation is a form of annexation where, for a period of up to three years, the area is subject to municipal planning, zoning, health, and safety ordinances; there are no City taxes and no municipal services will be provided to the area; however, limited purpose annexation includes the authority to impose related fines, fees and other charges. Qualified voters in the area may vote in City elections on all issues except financial matters such as bond elections. At the end of the three year period, a decision will be made by the City Council regarding the full purpose annexation of the subject area.

Option 2 provides the City the authority to adopt and enforce an ordinance regulating land use in the area in the manner recommended by the most recent Joint Land Use Study, including the authority to adopt and impose fees, fines and other charges.

A vote for regulating land use will provide for the area to remain in the unincorporated area of the City's extraterritorial jurisdiction. There will be no City taxes and no municipal services will be provided to the area. Fees, fines and other charges will be related to the permitting and enforcement of land use regulations. Any fees and charges imposed will be based on a cost recovery model for the development activity and will be consistent with the development fees and charges currently adopted for properties within the City of San Antonio. Maximum fines for violations will be based on allowances by state law; actual fines will be imposed upon adjudication. Land use regulations aim to protect the mission of the military bases, which are impacted by density, lighting, noise, height, encroachment, and natural habitat.

Leaving the ballot blank or voting for both Option 1 and 2 will result in authorization of Option 2.

SECTION 2. The official ballots for the special election shall be prepared in accordance with the Texas Local Government Code and the Texas Election Code to permit the electors to vote for one of two options in the proposition, with the ballots to contain such provisions, markings, and language as required by law, to be expressed substantially as follows:

CITY OF SAN ANTONIO PROPOSITION A

OPTION 1:

YES ANNEXATION: SHALL THE CITY OF SAN ANTONIO ANNEX FOR LIMITED PURPOSES, WHICH INCLUDES THE AUTHORITY TO IMPOSE RELATED FINES, FEES AND OTHER CHARGES, CERTAIN AREAS IN THE CITY'S EXTRATERRITORIAL JURISDICTION WITHIN FIVE MILES OF THE BOUNDARY OF THE CAMP BULLIS AND CAMP STANLEY MILITARY BASES AND WITHIN THREE YEARS FOLLOWING CITY COUNCIL APPROVAL ANNEX FOR FULL PURPOSES TO PROVIDE CITY SERVICES AND IMPOSE TAXES?

OR

OPTION 2:

NO ANNEXATION BUT WITH LAND USE REGULATIONS: SHALL THE CITY OF SAN ANTONIO BE PROVIDED WITH THE AUTHORITY TO ADOPT AND ENFORCE AN ORDINANCE REGULATING THE LAND USE IN THE CITY'S EXTRATERRITORIAL JURISDICTION WITHIN FIVE MILES OF THE BOUNDARY OF THE CAMP BULLIS AND CAMP STANLEY MILITARY BASES IN THE MANNER RECOMMENDED BY THE MOST RECENT JOINT LAND USE STUDY, FOR THE PURPOSE OF PROTECTING THE MILITARY MISSIONS, INCLUDING THE AUTHORITY TO ADOPT AND IMPOSE RELATED FEES, FINES AND OTHER CHARGES?

☐ OPTION 1

☐ OPTION 2

SECTION 3. If the Proposition Option 1 is approved, the City shall initiate limited purpose annexation pursuant to Chapter 43 of the Texas Local Government Code in the area located within five miles of the boundary of Camp Bullis and Camp Stanley Military Bases, more particularly described in Attachment A.

SECTION 4. The Proposition Option 1, if approved by a majority of the qualified voters of the proposed annexation areas in the ETJ of the City of San Antonio, Texas, who vote in the November 6, 2018 election, is effective when the City Council enters an order stating an effective date of the Proposition Option 1 after holding the required public hearings on the subject and states on the records of the City declaring that the Proposition has been adopted.

SECTION 5. As soon as practicable after the election and the declaration by the City Council that the Proposition Option 1 has been approved and adopted, the Mayor shall certify to the Secretary of State an authenticated copy of the Proposition Option 1, under the City's seal, showing the approval by the qualified voters of the proposed limited purpose annexation areas in the ETJ of the municipality.

SECTION 6. The Proposition Option 1, if disapproved by a majority of the resident qualified voters of the proposed annexation area automatically approves Option 2, which authorizes the City to adopt and enforce ordinances regulating land use in the manner recommended by the most recent Joint Land Use Study, and the authority to impose fees, fines and other charges related to the enforcement of the land use regulations. The effective date and certification shall be provided as set forth in Section 4 and 5 above.

SECTION 7. The City Council authorizes the November 6, 2018 special election to be held jointly with other participating local political subdivisions located within Bexar County. The City shall execute an agreement with Bexar County to conduct the election as a joint election with the other political subdivisions identified in the agreement. An ordinance authorizing the election will

be considered by the City Council at a subsequent meeting.

Pursuant to the Texas Election Code, Section 61.012, as amended, the Early Voting Clerk, Bexar County Elections Administrator shall provide at least one accessible voting system in each polling place used in the election. Such voting system shall comply with Texas and federal laws establishing the requirements for voting systems that permit voters with physical disabilities to cast a confidential or secret ballot.

SECTION 8. The election shall be held as prescribed by law. Voting precincts and hours of voting shall be established by the Early Voting Clerk, Bexar County Elections Administrator. An ordinance adopting the precincts and voting hours for the November 6, 2018 election will be considered at a later meeting.

SECTION 9. Voting on Election Day, Tuesday, November 6, 2018, shall be conducted by the use of AIS650 Tabulators, paper ballots, or the iVotronic™ touch screen voting system, as determined by the City Clerk and the Early Voting Clerk, Bexar County Elections Administrator.

For early voting by mail and for provisional voting at this election, the City Clerk has determined that voting shall be conducted by the use of the AIS650 Tabulators, and paper ballots.

For early voting by personal appearance, beginning on Monday, October 22, 2018, and ending on Friday, November 2, 2018, the City Clerk has determined that voting shall be conducted by the use of the iVotronic™ touch screen voting system at polling locations to be determined by the Bexar County Elections Administrator. An ordinance authorizing the polling locations for early voting within Bexar County will be considered at a later meeting. Hours of early voting shall be established by the Early Voting Clerk, Bexar County Elections Administrator in accordance with the applicable provisions of Texas law.

SECTION 10. Electors may cast their early vote by mail. Ballot applications and ballots voted by mail shall be mailed to the early voting clerk as follows:

Jacquelyn F. Callanen, Early Voting Clerk
Bexar County Elections Administrator
1103 S. Frio Street Ste. 100
San Antonio, TX 78207

The last day to receive an application for a ballot to be voted by mail is Friday, October 26, 2018.

SECTION 11. Notice of the November 6, 2018 election shall be given by publishing a substantial copy of the proposed Resolution, both in English and in Spanish, in a newspaper of general circulation on the same day in each of two successive weeks, with the first publication occurring before the 14th date of the election; and a substantial copy of this Resolution, both in English and in Spanish, shall be posted at three designated places and also at City Hall, located at the Main Plaza Complex, not less than 21 days prior to Election Day.

SECTION 12. All resident qualified voters of the area are permitted to vote at the November 6, 2018 election and on the day of the election, the electors shall vote at the designated polling

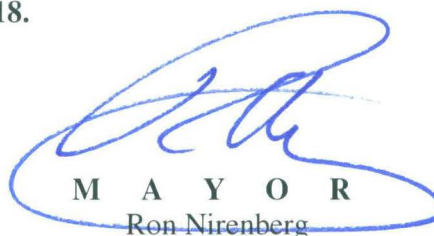
places. The election shall be held and conducted in accordance with the provisions of the Texas Local Government Code and the Texas Election Code, as amended, and the provisions of the Texas Government Code, and as may be required by any other law. All election materials and proceedings shall be printed in both English and Spanish. The official ballots for the November 6, 2018 election shall be prepared in accordance with the Texas Local Government Code and the Texas Election Code.

SECTION 13. If any provision of this Resolution or its application to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Council declares that this Resolution would have been enacted without such invalid provision.

SECTION 14. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code.

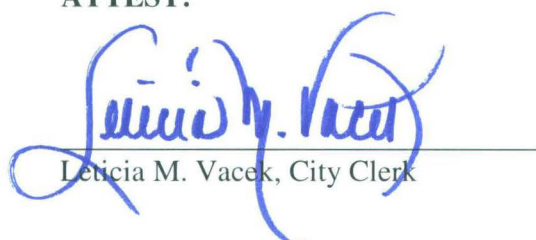
SECTION 15. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED and APPROVED this 2nd day of August, 2018.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

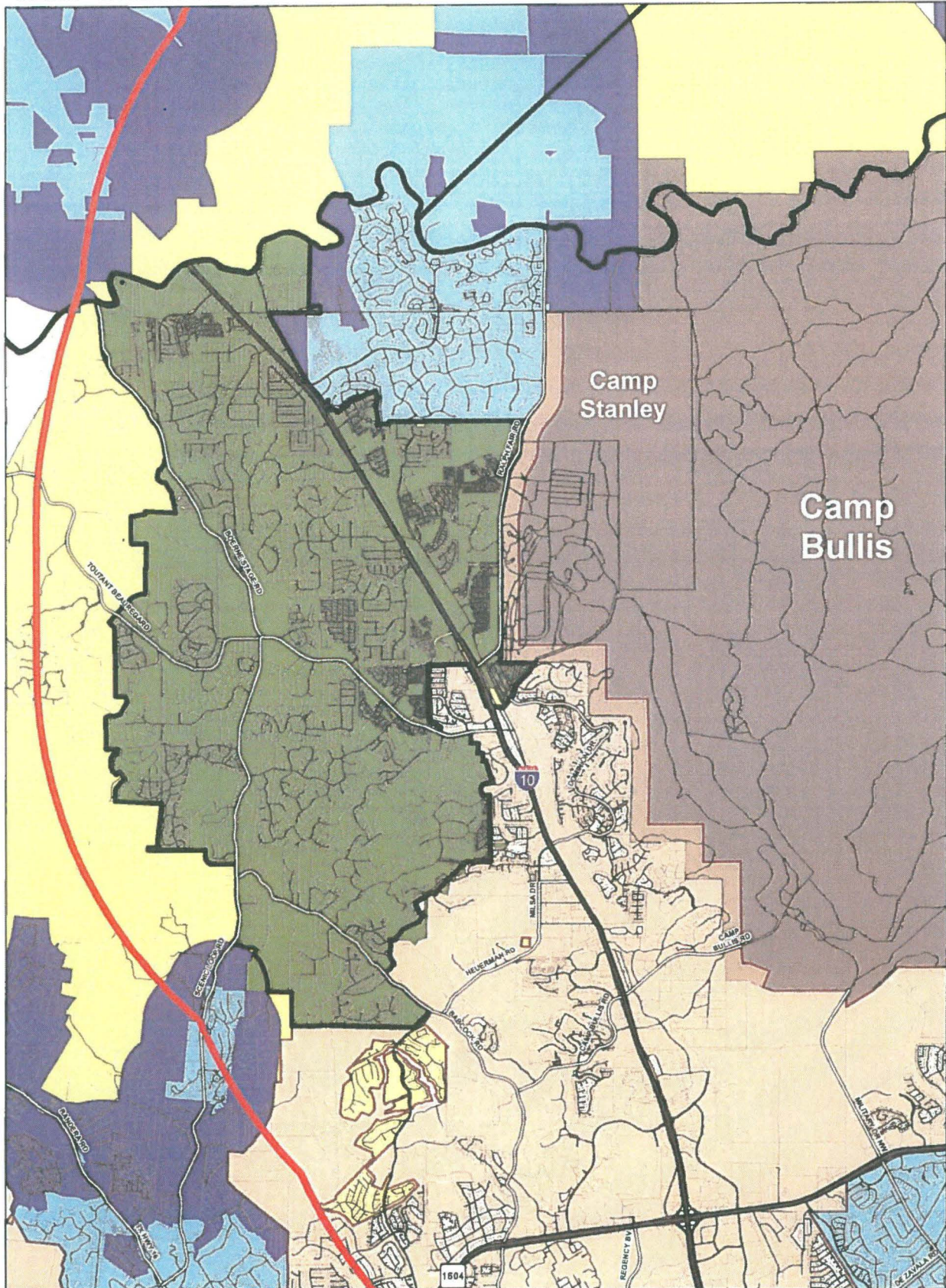
APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	5						
Date:	08/02/2018						
Time:	11:08:43 AM						
Vote Type:	Other: Approve Option 1 For Camp Bullis&Stanley						
Description:	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. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6			x			
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x			x	

CAMP BULLIS AND CAMP STANLEY PROPOSED ANNEXATION PARCELS



Legend

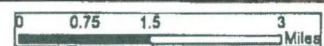
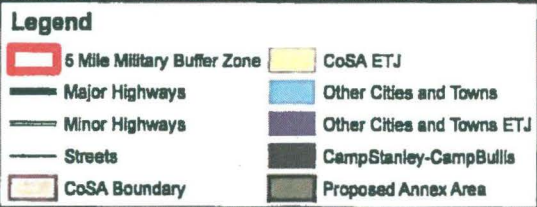
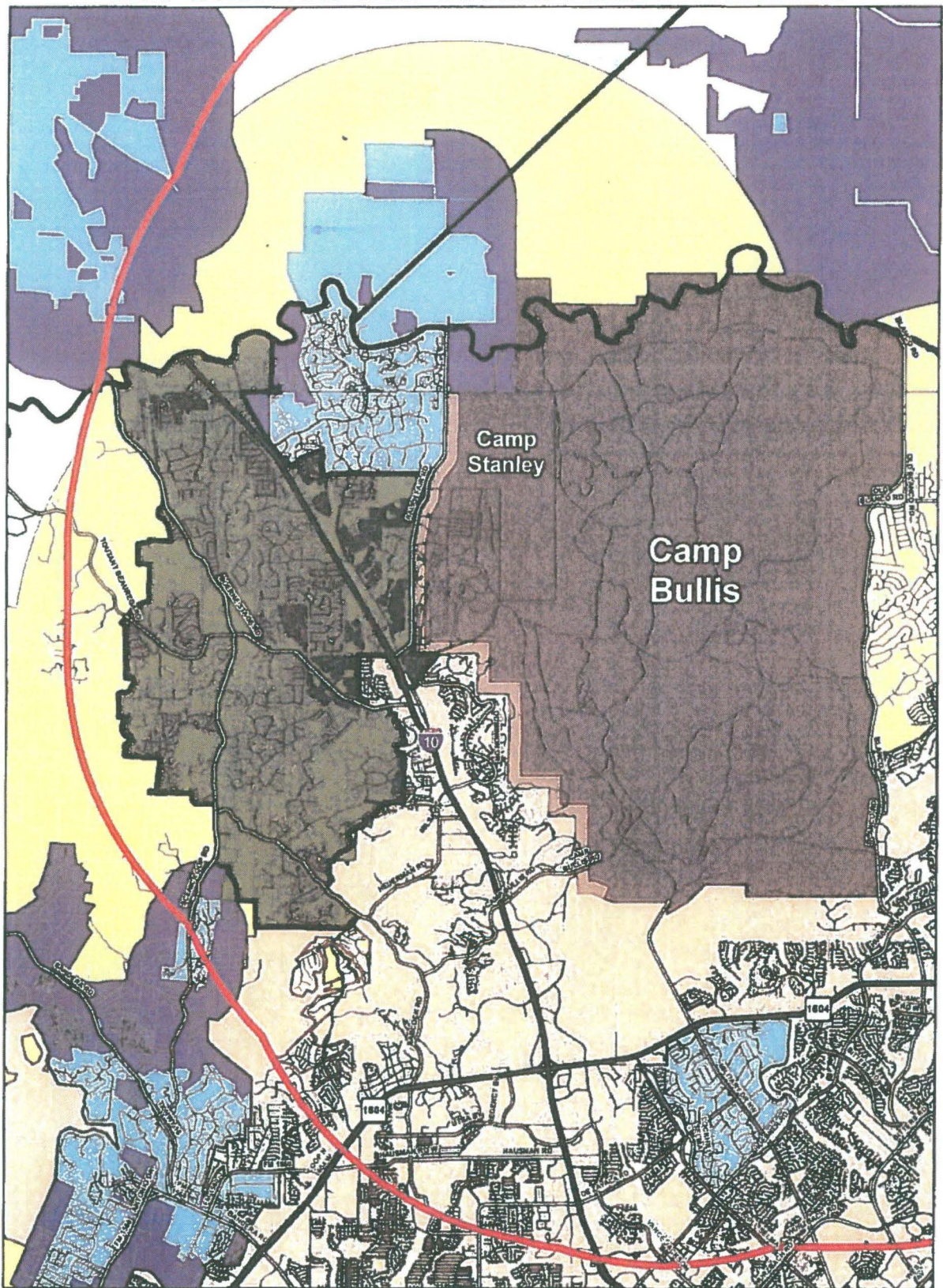
- | | |
|-----------------------------|----------------------------|
| 5 Mile Military Buffer Zone | CoSA ETJ |
| Major Highways | Other Cities and Towns |
| Minor Highways | Other Cities and Towns ETJ |
| Streets | CampStanley-CampBullis |
| CoSA Boundary | Proposed Annex Area |

0 0.5 1 2 Miles

ATTACHMENT "A"



CAMP BULLIS AND CAMP STANLEY 5 MILE BUFFER ZONE



CAMP BULLIS/CAMP STANLEY

An area in the northwestern portion of Bexar County comprising an area of approximately 14,332.46 acres and generally bounded on the North by the Bexar County/Kendall County line, then south along the eastern boundary line of Parcel ID 252087, 123 OLD FREDERICKSBURG RD BOERNE, TX 78015, CB 4708 P-6, P-6A, P-7, P-7B P-7C, P-12 & P-43 ABS 24;

Thence continuing south along the eastern boundary line of Parcel ID 252260, 9135 DIETZ ELKHORN RD #2 BOERNE, TX 78015, CB 4708 P-66* (2.65 AC) & P-40D (19.27 AC) ABS 24 * FORMERLY P-40 to the northern ROW boundary line of Dietz Elkhorn Road;

Thence moving across Dietz Elkhorn Rd to Old Dietz Elkhorn Rd and across to the southern ROW line of Old Dietz Elkhorn Rd, continuing west along the southern ROW line of Old Dietz Elkhorn Rd to the intersection of Dietz Elkhorn Rd, continuing along the southern ROW boundary line of Dietz Elkhorn Rd to the intersection of Old Fredericksburg Rd;

Thence following the eastern ROW boundary line of Old Fredericksburg Rd south until the intersection with IH10 West Frontage Road;

Thence following the IH10 West frontage road on the eastern ROW boundary line and along the Fair Oaks Ranch ETJ line until its intersection with Parcel ID 253155, W IH 10 BOERNE, TX 78015, CB 4709 P-208 ABS 314 (FORMERLY P-116E), GIS 3.32 AC;

Thence following the northern boundary line of Parcel ID 253155 west, which is also the Fair Oaks Ranch City Limit/City of San Antonio ETJ Line;

Thence continuing east along the Fair Oaks Ranch City Limit/City of San Antonio ETJ Line, then south, and east again on the Fair Oaks Ranch City Limit/City of San Antonio ETJ Line to its intersection with Ralph Fair Rd;

Thence crossing Ralph Fair Road to the eastern ROW boundary line and following Ralph Fair Rd south to its intersection with Curres Creek;

Thence continuing along Curres Creek and the San Antonio City Limits line south, turning east, then turning southwest and continuing along the San Antonio City Limits line, which also runs along Aue Rd until it crosses to the west side of IH10 West;

Thence continuing northwest along the western ROW boundary line of IH10 West, which is also the San Antonio City Limits line, turning west at its intersection with the southeast corner of Parcel ID 256944, 25291 W INTERSTATE 10 SAN ANTONIO, TX 78257, CB 4733B BLK 2 LOT 13 EXCEPT N IRR 22.13 FT (EYE TEN INVSTMENTS DEVELOPMNT);

Thence continuing west along the San Antonio City Limits line until turning south between the Stage Run and Two Creeks subdivisions at the intersection of Parcel ID 1161771, BUCK

ATTACHMENT "A"

CREEK SAN ANTONIO, TX 78255, CB 4712C (TWO CREEKS UT-10), BLOCK 22 LOT NE IRR 13.68 FT OF 901 (COMMON AREA-GREEN SPACE);

Thence continuing south along the San Antonio City Limits line until crossing Boerne Stage Rd at its intersection with Parcel ID 1017703, 24549 W IH 10 W SAN ANTONIO, TX 78255, NCB 34732 P-37A (DRAINAGE EASEMENT);

Thence continuing south along the San Antonio City Limits line, crossing Cielo Vista, Senna Trail, Stonewall Bend, Yaupon Trail, Aster Trail, and Hookberry Trail until turning west and continuing west then southwest, crossing Hermosa Hill, Winecup Hill, Vanity Hill, and Rembrandt Hill until intersecting at Babcock Rd;

Thence crossing Babcock Rd and following it southeast along its southern ROW boundary line until intersecting with Kyle Seale Pkwy and turning southwest then west, continuing along the San Antonio City Limits line until its intersection with the eastern limit line of Parcel ID 1266704, CANYON MIST SAN ANTONIO, TX 78255, CB 4567 P-1G ABS 654;

Thence north along the eastern boundary of Parcel ID 1266704 and continuing north along the eastern boundary of Parcel ID 248207, 9676 CANYON MIST SAN ANTONIO, TX 78255, CB 4567 P-1A ABS 654, then turning west along its northern boundary and continuing west along the northern boundary of Parcel ID 988818, 9364 CANYON MIST HELOTES, TX 78255, CB 4567 P-5 ABS 654 (FORMERLY P-1B) to the intersection of the intersection of the Grey Forest ETJ and the San Antonio ETJ lines;

Thence continuing northwest along the Grey Forest/San Antonio ETJ line until its intersection with Scenic Loop Rd;

Thence crossing Scenic Loop Rd and following the western ROW boundary line north until its intersection with the northeast corner of Parcel ID 249448, SCENIC LOOP RD SAN ANTONIO, TX 78255, CB 4613 P-3A (14.543) A-1053 CB 4614 P-2 (48.59) A-1255;

Thence west along the northern boundary line of Parcel ID 249448 until the southeast corner of Parcel ID 1057445, 22095 SCENIC LOOP RD SAN ANTONIO, TX 78255, CB 4613 P-1B (.872 AC) ABS 1053 & CB 4614 P-1 (10.4 AC) ABS 1255;

Thence north along the eastern boundary of Parcel ID 1057445 to the southeast corner of Parcel ID 1057444, 22091 SCENIC LOOP RD SAN ANTONIO, TX 78255, CB 4614 P-1E ABS 1255;

Thence continuing north along the eastern boundary of Parcel ID 1057444 to its northeast corner;

Thence west along the northern boundary of Parcel ID 1057444 to Parcel ID 1057442, SCENIC LOOP RD SAN ANTONIO, TX 78255, CB 4614 P-1C ABS 1255;

Thence continuing west along the northern boundary of Parcel ID 1057442 to Parcel ID 1057441, 22079 SCENIC LOOP RD SAN ANTONIO, TX 78255, CB 4614 P-1B ABS 1255;

ATTACHMENT "A"

Thence continuing west along the northern boundary of Parcel ID 1057441 to Parcel ID 1057440, SCENIC LOOP RD SAN ANTONIO, TX 78255, CB 4614 P-1A ABS 1255 until its intersection with the eastern boundary of Parcel ID 249459, 10130 HUNTRESS LN SAN ANTONIO, TX 78255, CB 4615 P-1 ABS 759;

Thence north along the eastern boundary of Parcel ID 249459 to its intersection with the southern boundary of Parcel ID 250542, 10130 HUNTRESS LN SAN ANTONIO, TX 78255, CB 4693 P-2 ABS 1037 29.600 CB 4694 P-1 ABS 758 156.000;

Thence east along the southern boundary of Parcel ID 250542 to its southeast corner, continuing north along the eastern boundary of Parcel ID 250542 to its northeast corner, continuing west along its northern boundary to the intersection of the southeast corner of Parcel ID 250540, TOUTANT BEAUREGARD RD SAN ANTONIO, TX 78255, CB 4693 P-1 (32.13 AC) ABS 1037, CB 4670 P-1V (16.053 AC), ABS 1187, CB 4668 P-2 (95.385 AC) ABS 108;

Thence north along the eastern boundary line of Parcel ID 250450 to the southeast corner of Parcel ID 1091386, HUNTRESS LN SAN ANTONIO, TX 78255, CB 4670 P-1S (8.4263 AC), CB 4693 P-1G (1.5737 AC);

Thence north along the eastern boundary to the southeast corner of Parcel ID 1091391, HUNTRESS LN SAN ANTONIO, TX 78255, CB 4670 P-1N (.2829 AC), P-1T (9.6225 AC), CB 4693 P-1H (1.1926 AC) {AKA TRACT 24 OF CLEAR WATER RANCH ESTATES};

Thence north along the eastern boundary of Parcel ID 1091391 to the southeast corner of Parcel ID 1057944, HUNTRESS LN SAN ANTONIO, TX 78255, CB 4670 P-1E (118.5908 AC) TRACT 22, CB 4692 P-1B (2.2132 AC), P-1J (.216 AC) TRACT 23;

Thence north along the eastern boundary of Parcel ID 1057944 to the southern boundary of Parcel ID 1057945, HUNTRESS LN SAN ANTONIO, TX 78255, CB 4667 P-2P (4.173 AC), CB 4670 P-1E (4.3809 AC), CB 4692 P-1J (.1241 AC), CB 4692A PT OF B (16.249 AC);

Thence east along the southern boundary of Parcel ID 1057945 to the southeast corner of Parcel ID 1091359, 24603 CLEARWATER RUN, SAN ANTONIO, TX 78255, CB 4692A PT OF LOT B (.4114 AC), PT OF LOT C (9.4006 AC), CB 4692 P-3B (1.288 AC) {AKA TRACT 11 CLEAR WATER RANCH} 2007-NEW ACCT PER SPLIT PER DEEDS 12140/62 EXE 5-12-06;

Thence northeast along the eastern boundary of Parcel ID 1091359 to the southeast corner of Parcel ID 1091357, 24608 CLEARWATER RUN SAN ANTONIO, TX 78255, CB 4692A PT OF LOT C (2.6519 AC), CB 4671 P-2D (.9146 AC), CB 4690 P-3 (1.6903 AC), CB 4692 P-2 (1.047 AC), P-3A (5.1662 AC) {AKA TRACT 1 CLEAR WATER RANCH};

ATTACHMENT "A"

Thence north along the eastern boundary of Parcel ID 1091357 to the southeast corner of Parcel ID 1057949, 24618 CLEARWATER RUN SAN ANTONIO, TX 78255, CB 4671 P-2E (5.4875 AC), CB 4690 P-3A (2.8385 AC), CB 4692A PT OF LOT C (3.604 AC);

Thence continuing north along the eastern boundary of Parcel ID 1057952, 24706 CLEARWATER RUN SAN ANTONIO, TX 78255, CB 4671 P-2F (8.1466 AC), CB 4690 P-3B (3.0444 AC), CB 4692A PT OF LOT C (.03 AC);

Thence continuing north along the eastern boundary of Parcel ID 1057951, HUNTRESS LN SAN ANTONIO, TX 78255, CB 4671 P-2G (4.5702 AC), CB 4670 P-3C (7.5298 AC);

Thence continuing north along the eastern boundary of Parcel ID 1174210, TOUTANT BEAUREGARD RD SAN ANTONIO, TX 78255, CB 4675 P-2H(10.13) & P-2J (5.145) ABS 156, CB 4688 P-1B (.38) ABS 352, CB 4690 P-1A(44.61) ABS 889 until the intersection of Toutant Beauregard Rd;

Thence crossing Toutant Beauregard Rd and continuing north along the eastern boundary of Parcel ID 249790, TOUTANT BEAUREGARD RD BOERNE, TX 78006, CB 4675 P-100 (.507 AC) A-1034;CB 4676 P-1F (1.5 AC), P-2 (51.285 AC), P-2F (1.3 AC), P-3 (124.0593 AC), P-100 (.654 AC) A-165 ; CB 4688 P-1 (20.45 AC) A-352 to the southeast corner of Parcel ID 1249008, TOUTANT BEAUREGARD RD TX, CB 4677 P-2G ABS 330 (37.2 AC), CB 4676 P-3D (31.214 AC);

Thence north along the eastern boundary of Parcel ID 1249008 to the southeast corner of Parcel ID 249796, 26879 BOERNE STAGE RD BOERNE, TX 78006, CB 4676 P-3A ABS 165;

Thence north on the eastern boundary of Parcel ID 249796 to its northeast corner;

Thence west on the northern boundary of Parcel ID 249796 to the eastern boundary of Parcel ID 1249008 again;

Thence continuing north on the eastern boundary of Parcel ID 1249008 to the southeast corner of Parcel ID 1251566, TOUTANT BEAUREGARD RD BOERNE, TX, CB 4677 P-4A ABS 330;

Thence north on the eastern boundary of Parcel ID 1249008 to the southwest corner of Parcel ID 249812, 26879 BOERNE STAGE RD BOERNE, TX 78006, CB 4677 P-3A ABS 330 2.00 CB 4678 P-1B ABS 628 53.40 CB 4682 P-2A ABS 515 10.00;

Thence east on the southern boundary of Parcel ID 249812 to the southwest corner of Parcel ID 249823, 26879 BOERNE STAGE RD BOERNE, TX 78006, CB4678 P1C ABS628 CB 4682 P2 ABS 515 CB4683 P3 & P-4 A409 REF TO:04678-000-0011;

ATTACHMENT "A"

Thence east on the southern boundary of Parcel ID 249823 to its southeast corner before turning north on its eastern boundary to the southwest corner of Parcel ID 250081, 27895 BOERNE STAGE RD, BOERNE, TX 78006, CB 4681 P-1D,P-2&P-2C;CB4680 P-27;CB 4683 P-1&P-4A;CB4707 P-7A & CB 5179 P-1 NO LABEL# OR SERIAL#;

Thence east on the southern boundary of Parcel ID 250081 to its intersection with the western ROW boundary line of Boerne Stage Rd;

Thence north on the western ROW line of Boerne Stage Rd to the Bexar County/Kendall County Line.

ATTACHMENT "A"

Consideration of a Resolution Ordering an Annexation Election for Areas Adjacent to Military Bases

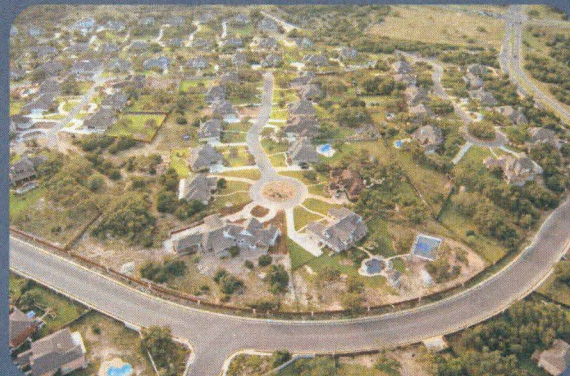
City Council A Session, Item #5
August 2, 2018

Bridgett White, AICP, Director
Planning Department



Presentation Overview

- 2017 Legislative Change – Impacts of Senate Bill 6
- Areas for Consideration Adjacent to Military Bases
 - Camp Bullis and Camp Stanley Military Bases Area
 - Lackland Air Force Base (AFB) and Lackland AFB – Medina Training Annex Area
- Financial Model Review
- Impact of Election Results






2017 Legislative Changes – Senate Bill 6

■ 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

WHO CAN BE ANNEXED?

Texas cities are able to annex properties to expand their city limits under certain conditions:

-  The property must be contiguous to the city's existing city limits.
-  Property must be in the city's ETJ.
-  If a community has 100 homes or more, the city must place the community in a three-year annexation plan.

As of Dec. 1, 2017, residents of an area being annexed must approve the annexation if they reside in a county of 500,000 residents or more.

DID YOU KNOW? The Texas Legislature passed Senate Bill 6 in August. SB 6 states citizens in a city's extraterritorial jurisdiction must be allowed to vote on annexation. The bill went into effect Dec. 1.

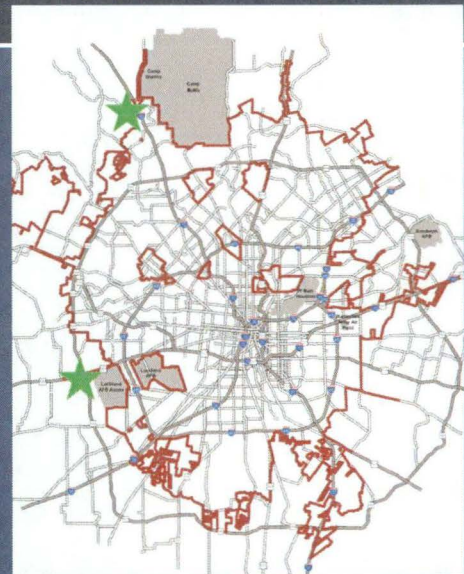
■ Sec. 43.0117 Authority of Municipality to Annex Area Near Military Base

- A municipality may annex for full or limited purposes.....any part of the area located within 5 miles of the boundary of a military base in which an active training program is conducted
- Proposition to be stated to allow voters 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, as recommended by the most recent joint land use study (JLUS)

3

Areas Proposed for Annexation

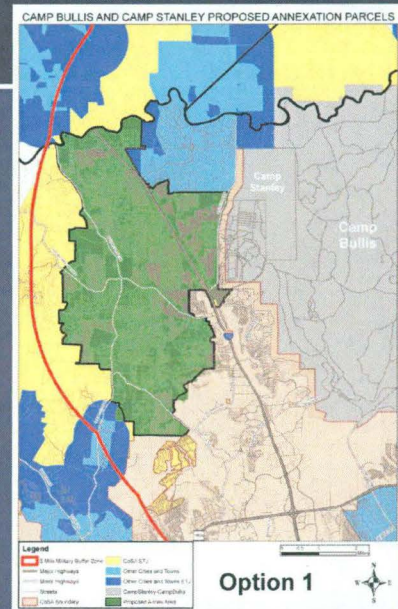
- Camp Bullis and Camp Stanley Military Bases
 - West of Camp Bullis and Camp Stanley along the IH10 W Corridor
- Lackland AFB – Medina Training Annex
 - West of the Lackland AFB – Medina Training Annex along the W Loop 1604 Corridor



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Camp Bullis and Camp Stanley (Option 1 - Large Area)

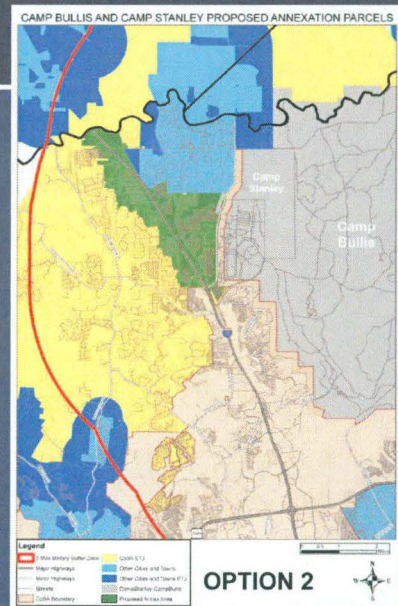
- Size – 22.39 sq. miles (14,332 acres)
- Estimated Population – 18,780
- Number of Single-Family Housing Units – 7,223
- Percent vacant – 36%



5

Camp Bullis and Camp Stanley (Option 2)

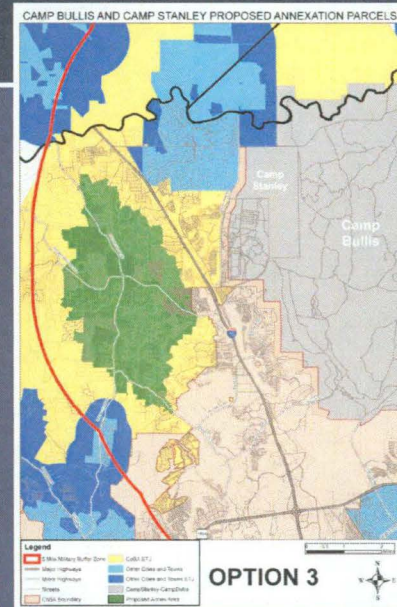
- Size – 5.29 square miles (3,389.12 acres)
- Estimated Population – 9,440
- Number of Single-Family Housing Units – 3,142
- Percent vacant – 33%



6

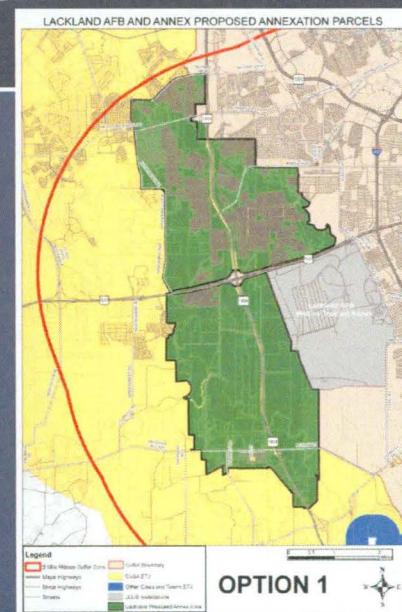
Camp Bullis and Camp Stanley (Option 3)

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



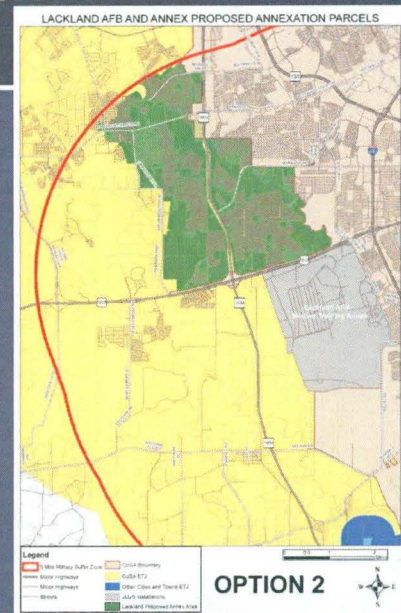
Lackland AFB and Medina Annex (Option 1 - Large Area)

- Size – 20.27 sq. miles (12,974 acres)
- Estimated Population – 40,205
- Number of Single-Family Housing Units – 15,048
- Percent vacant – 59%



Lackland AFB and Medina Annex (Option 2)

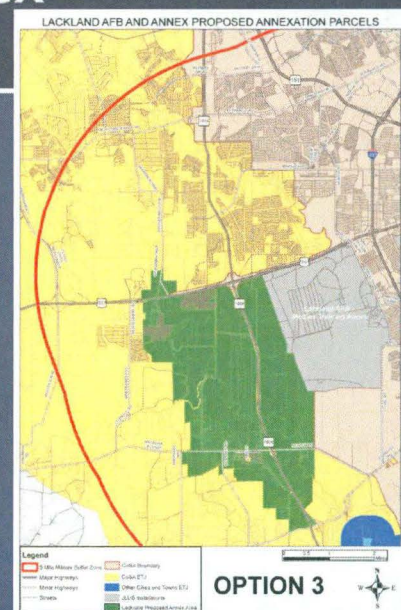
- Size – 10.35 square miles (6,621.69 acres)
- Estimated Population – 42,012
- Number of Single-Family Housing Units – 15,770
- Percent vacant – 45%



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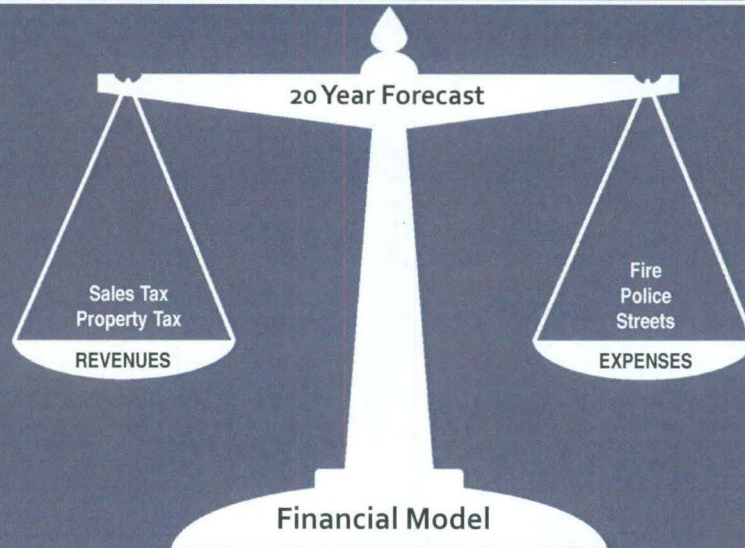
Lackland AFB and Medina Annex (Option 3)

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



10

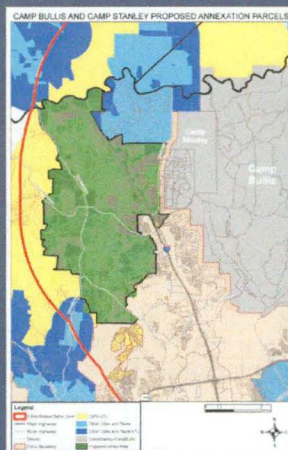
Financial Model Review



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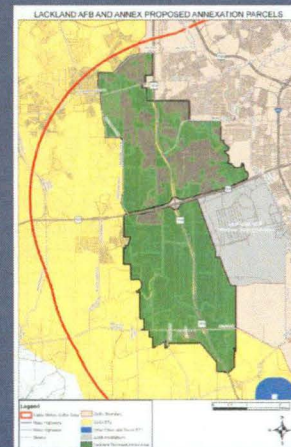
Financial Model Review

Camp Bullis and Camp Stanley



\$ 8.4 Mil

Lackland AFB – Medina Annex



(\$196.6 Mil)

20 year
net ending
balance

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November 6 Ballot Language*

OPTION 1 - Shall the City of San Antonio annex for limited purposes certain areas in the City's Extraterritorial Jurisdiction within five miles of the Camp Bullis and Camp Stanley Military Bases for the purpose of applying its planning, zoning, health, and safety ordinances around the military bases.

OPTION 2 - Shall the City of San Antonio be provided with the authority to adopt and enforce an ordinance regulating the land use in the City's Extraterritorial Jurisdiction within five miles of the Camp Bullis and Camp Stanley military bases in the manner recommended by the most recent Joint Land Use Study including the authority to adopt and impose fees, fines and other charges.

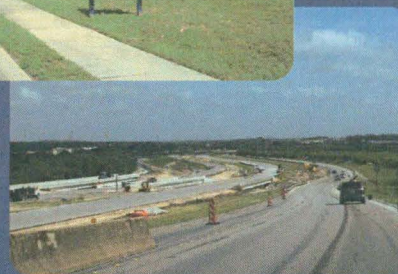
*Camp Bullis/Camp Stanley language



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Should Voters Vote For "Option 1" on the Ballot

- City would initiate limited purpose annexation proceedings
 - Receive no City services for 3 years
 - Pay no City taxes
 - May vote in city elections except bond elections
- Before end of 3 years, decision to annex for full purpose annexation must be approved (effective November 2021)
 - City provides full municipal services
 - Taxes assessed
 - City ordinances and regulations enforced
 - May vote in all City elections and run for office



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However, Should Voters Vote For “Option 2” on the Ballot

- City would adopt ordinances regulating land use in the areas in the manner recommended by the most recent Joint Land Use Study
- Land Use Controls aim to protect the mission of the military bases, which are impacted by lighting, noise, height, encroachment, and natural habitat



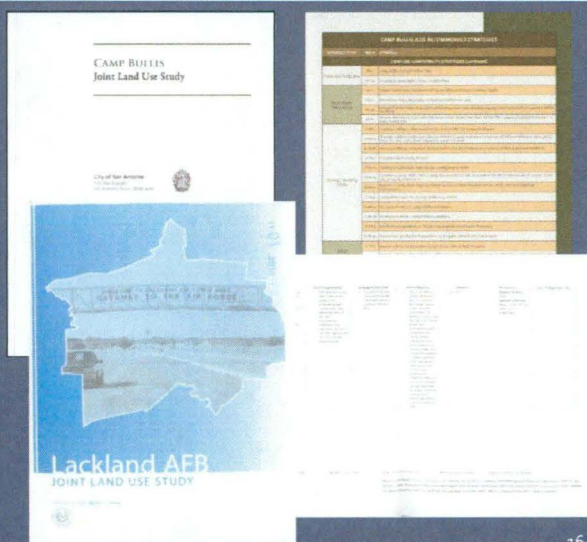
Section 43.0117 Authority of Municipality to Annex Area Near Military Base

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).*

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

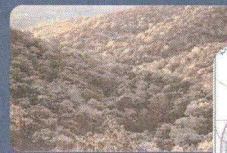


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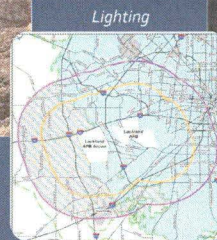
Land Use Controls

An "Option 2" Vote on the Ballot...

- No annexation
- Allows adoption and enforcement of ordinances regulating land use
- Authority to adopt and impose fees, fines and other applicable charges.



Natural Habitats



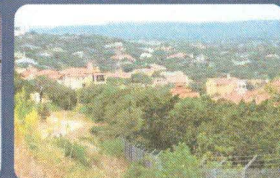
Lighting



Noise



Height



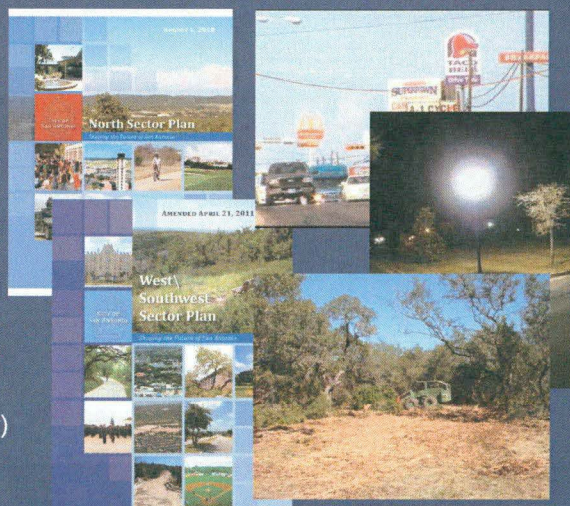
Compatible Land Use

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Land Use Controls

Current Processes and Regulations:

- Adopted land use plans
 - North Sector Plan (2010)
 - West/SW Sector Plan (2011)
- Processes and regulations currently being applied in Bexar County
 - Plat approval
 - Master Development Plan (MDP) approval
 - Tree Preservation Ordinance
 - Sign Regulations
 - Military Lighting Overlay District (MLOD) (through a Commissioner's Court Order)
- Interlocal Agreement between City of San Antonio and Bexar County



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Land Use Controls

	<u><i>Camp Bullis and Camp Stanley</i></u>	<u><i>Lackland AFB and Medina Annex</i></u>
Compatible Land Use - Encroachment - Natural Habitats	Enforcement of land use densities in accordance with the adopted land use plan Permitting by City of single-family residential structures Enhanced Permitting by County of multi-family and commercial structures	
Natural Resource Protection	Enforcement of Tree Ordinance and Water Quality Ordinance	
Lighting	Enforcement of the Military Lighting Overlay District	
Noise	Currently not applicable in the County	Enforcement of the Military Sound Attenuation Overlay (MSAO) in areas of high noise
Height	Currently not applicable in the County	Enforcement of the Airport Hazard Overlay District (AHOD)

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Annexation Election Schedule

Key Dates			
Council Policy Direction on Proposed Areas	Council Considers Resolution to Order Election	Election Hearings and Notifications	Election - Annexation Vote
June 11, 2018	August 2, 2018	August – October 2018	November 6, 2018

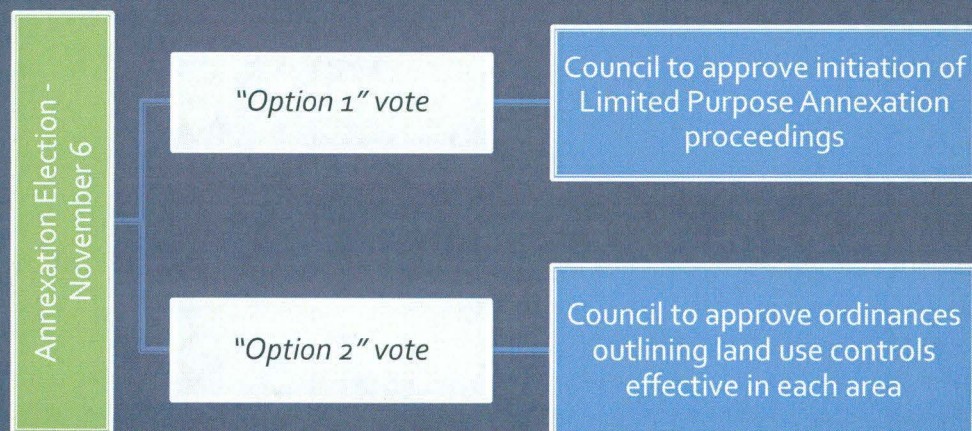
20

Election Notifications and Meetings

	<u>Required</u>	<u>Additional</u>
August 9, 2018	Notice to affected property owners	Notice to registered voters
	Notice to public school district and public entities or political subdivision	
August 29, 2018	First Public Hearing	
September 12, 2018	Second Public Hearing	
September 25, 2018		Community Meeting – Camp Bullis area
September 27, 2018		Community Meeting – Lackland area
October 2, 2018		Community Meeting – Camp Bullis area
October 4, 2018		Community Meeting – Lackland area
October 16, 2018	First notice of election	
October 21, 2018	Second notice of election	

21

Following the Election...



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Recommendation

Staff recommends approval of resolutions ordering an annexation election for:

- 1) the Camp Bullis and Camp Stanley Military Bases
(Option 1 – Large Area)
and
- 2) the Lackland Air Force Base and Medina Annex
(Option 1 – Large Area)

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Consideration of a Resolution Ordering an Annexation Election for Areas Adjacent to Military Bases

City Council A Session, Item #5
August 2, 2018

Bridgett White, AICP, Director
Planning Department

