

LACKLAND AIR FORCE BASE

EF
08/02/18
Item No. 5

A RESOLUTION **2018-08-02-0032RB**

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 LACKLAND AIR FORCE BASE AND THE LACKLAND AIR FORCE BASE – MEDINA TRAINING ANNEX 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 Lackland Air Force Base and the Lackland Air Force Base – Medina Training Annex 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 Lackland Air Force Base and the Lackland Air Force Base – Medina Training Annex to vote on 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 Lackland Air Force Base and the Lackland Air Force Base – Medina Training Annex:

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 Lackland Air Force Base and the Lackland Air Force Base – Medina Training Annex. The subject area of the proposed 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 southwestern portion of Bexar County comprising approximately 12,973.96 acres generally described as 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 Air Force Base-Medina Training 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 right of way of Groesenbacher 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.

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 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 LACKLAND AIR FORCE BASE – MEDINA TRAINING ANNEX 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 LACKLAND AIR FORCE BASE – MEDINA TRAINING ANNEX 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 Lackland Air Force Base and The Lackland Air Force Base – Medina Training Annex 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.

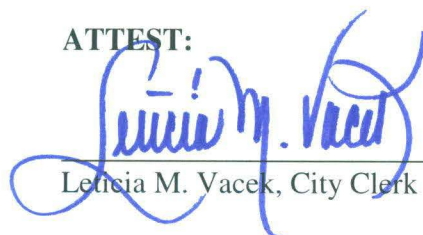
SECTION 15. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

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



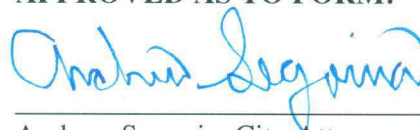
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk



APPROVED AS TO FORM:







Andrew Segovia, City Attorney



Agenda Item:	5						
Date:	08/02/2018						
Time:	11:09:18 AM						
Vote Type:	Other: Approve Option 1 For Lackland						
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	


This is a detailed map of the area around Lackland AFB, Medina Training Annex. The map shows various roads including Military Dr, Highway 90, and Highway 151. A prominent red line runs diagonally across the map. The map also shows the layout of the training annex and surrounding urban areas.

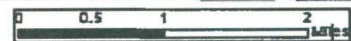
 5 Mile Military Buffer Zone
  CoSA Boundary

 Major Highways
  CoSA ETJ

 Minor Highways
  Other Cities and Towns ETJ

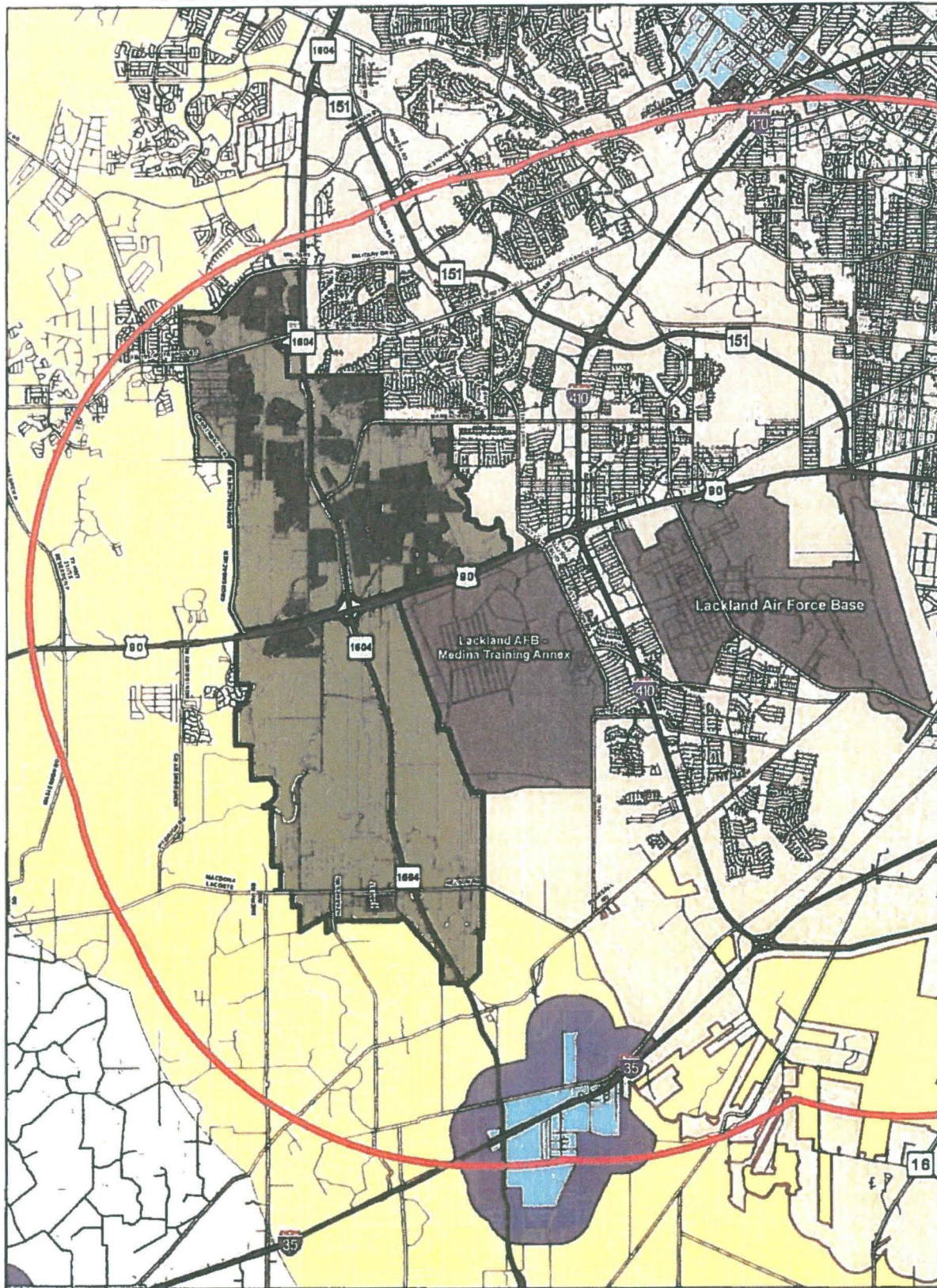
 Streets
  JLU Installations

 Lackland Proposed Annex Area



ATTACHMENT "A"

LACKLAND AFB AND ANNEX 5 MILE BUFFER ZONE



Legend

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

0 0.75 1.5 3 Miles



LACKLAND AIR FORCE BASE/LACKLAND AIR FORCE BASE - MEDINA TRAINING ANNEX

An area in the southwestern portion of Bexar County comprising of approximately 12,973.96 acres and generally bounded on the North by Military Drive West;

Thence south along the western San Antonio city limit line, crossing over West U.S. Highway 90 to its southern property line;

Thence following the northern property line of the Lackland Air Force Base (AFB) - Medina Training Annex to the northwest corner of the Lackland AFB - Medina Training Annex;

Thence continuing south along the western property line of the Lackland AFB - Medina Training Annex to the western city limit line;

Thence following the western city limit line and crossing the right of way of Nelson Road;

Thence continuing south along the western property line of Parcel ID No. 192304, 7844 OLD PEARSALL RD SAN ANTONIO, TX 78252, CB 4311 P-9 ABS 53 (72.0) CB 5196 P-8 ABS 50 (324.485), Parcel ID 189569, 11914 DRAGON LN, San Antonio, Texas 78252, CB 4299 P-8 ABS 472, and Parcel ID 189952, 11914 DRAGON LN SAN ANTONIO, TX 78252, CB 4299G BLK LOT 4 (S.W.I.S.D. SUBD) to the intersection of the western right of way line of South Loop 1604 West as defined by the Texas Department of Transportation;

Thence west along the northern property line of Parcel ID No. 189849, 11317 S LOOP 1604 ATASCOSA, TX 78002, CB 4299 P-122 ABS 472 (FORMERLY P-20C), and Parcel ID 1235397, KINNEY RD, TX, CB 4299 P-85D ABS 472 to the intersection of the western right of way line of Kinney Road;

Thence north to the intersection of Aliann Drive;

Thence north following the western right of way line of Aliann Drive to the northeast property line of Parcel ID 344588, 10181 ALIANN DR ATASCOSA, TX 78002, CB 5486 PT OF P-25B ABS 52 ;

Thence west along the northern property line of Parcel ID 344588;

Thence south along the western property line of Parcel ID 344588 to the point of intersection with Parcel ID 344656, 10120 ROCKPORT ST ATASCOSA, TX 78002, CB 5486 P-41 ABS 52;

Thence following the southern property line of Parcel ID 344656 continuing west along the southern property line of Parcel ID 352330, 10090 KEARNEY RD ATASCOSA, TX 78002, CB 5737 BLK 65B LOT 11 & 12, to the eastern right of way line of Kearney Road;

ATTACHMENT "A"

Thence south along the eastern right of way line of Kearney Road and the western property of Parcel ID 352441, 10081 KEARNEY RD ATASCOSA, TX 78002, CB 5737 BLK 66 LOT 28 EXC E 10 FT;

Thence west along the southern property line of Parcel ID 352441;

Thence north along the western property line of Parcel ID 352441 to the intersection of the southern right of way line of Ladd Road;

Thence following the southwesterly direction along the southern right of way line of Ladd Road to southwest corner of Parcel ID 344537, 10985 LADD RD ATASCOSA, TX 78002, CB 5486 P-7 ABS 52 REFER TO:82300-005-2280;

Thence north along the western property line of Parcel ID 344537 to the southeast corner of Parcel ID 187859, 11150 MACDONA LACOSTE RD ATASCOSA, TX 78002, CB 4251 P-3C ABS 209;

Thence west following the southern property line of Parcel ID 187859 to the western property line of Parcel ID 187859;

Thence North along the western property line of Parcel ID 187859 to the northern right of way of Macdona-LaCoste Road;

Thence west along Macdona-LaCoste Road to the southwest corner of Parcel ID 1012850, 9443 CAGNON RD SAN ANTONIO, TX 78252, CB 4251 P-3E ABS 209;

Thence in a northerly direction along the western property line of Parcel ID 1012850 to its intersection with the the southwest corner of Parcel ID 1012849, 9443 CAGNON RD SAN ANTONIO, TX 78252, CB 4251 P-3D ABS 209;

Thence north to the southeast corner of Parcel ID 986307, MACDONA LACOSTE ATASCOSA, TX 78002, CB 4251 P-9 ANS 209 FORMERLY P-2G;

Thence west along the southern property line of Parcel ID 986307;

Thence north along the western property line of Parcel ID 986307 to the northwest properly line of Parcel ID 986308, MACDONA LACOSTE ATASCOSA, TX 78002, CB 4251 P-9A ANS 209;

Thence along the western property line of Parcel ID 986308;

Thence continuing north to the southwest corner of Parcel ID 187845, MACDONA LACOSTE ATASCOSA, TX 78002, CB 4251 P-2 ABS 209;

Thence continuing north on the western property line of Parcel ID 187845 crossing the Medina River to the southern property line of Parcel ID 192347, W US HWY 90 SAN ANTONIO, TX

78252, CB 4317 P-5 ABS 47 (10.727) CB 4318 P-2 ABS 793(177.5158), P-2K (6.9146) to a point;

Thence west continuing along the southern boundary of Parcel ID 192347 to the western property line of Parcel ID 192347;

Thence north along the western boundary of Parcel ID 192347 to the southeast corner of Parcel ID 1174118, FITZHUGH RD SAN ANTONIO, TX 78252, CB 4318 P-2J ABS 793;

Thence along the southern boundary of Parcel ID 1174118 to the southwest corner of Parcel ID 1174118;

Thence north following the western property line of Parcel ID 1174118 to the southern property line of Parcel ID 192363, 6920 WT MONTGOMERY SAN ANTONIO, TX 78252, CB 4318 P-1(.422 AC) ABS 793;

Thence northwest along the southern boundary of Parcel ID 192363 to its intersection with Parcel ID 986355, 6920 WT MONTGOMERY SAN ANTONIO, TX 78252, CB 4317 P-6C ABS 47;

Thence continuing west along the southern property line of Parcel ID 986355 to its southwest corner;

Thence continuing north along the western property line of Parcel ID 986355 to the northwest corner of same;

Thence continuing east along the northern property line of Parcel ID 986355 to the southwest corner of Parcel ID 986354, 6920 WT MONTGOMERY SAN ANTONIO, TX 78252, CB 4317 P-6 ABS 47 NO LABEL# NO SERIAL#;

Thence north along the western property line of Parcel ID 986355 to the northwest corner of Parcel ID 986355;

Thence continuing east along the northern property line of Parcel ID 986355 to the southwest corner of Parcel ID 1193701, LUCKEY LEDGE SAN ANTONIO, TX 78252, CB 4319A (LUCKEY RANCH UT-5), BLOCK 1 LOT 908 //DRAINAGE EASEMENT//;

Thence north along the western property line of Parcel ID 1193701 to the intersection of the northern property line of Parcel ID 1193700, LUCKEY LEDGE SAN ANTONIO, TX 78252, CB 4319A (LUCKEY RANCH UT-5), BLOCK 1 LOT 907;

Thence west continuing on the southern property line of Parcel ID 1193700 to its southwest corner;

Thence north along the western property line of Parcel ID of 1193700 to its intersection with Parcel ID 1041645, PONDER RD SAN ANTONIO, TX 78252, CB 4317 P-9 (232.323 AC) CB 5197 P-13A (19.182 AC);

Thence continuing west along the southern property line of Parcel ID 1041645 to its southwest point;

Thence continuing north along the western property line of Parcel ID 1041645 to the southwest corner of Parcel ID 192359, WT MONTGOMERY SAN ANTONIO, TX 78252, CB 4317 P-8 ABS 47 (FORMERLY P-4);

Thence north along the western property line of Parcel ID 192359 to US Highway 90 West as defined by the Texas Department of Transportation;

Thence continuing east along the northern property line of Parcel ID line of 192359 to its northeast corner;

Thence north across US Highway 90 W to the northern right of way line of US Highway 90 West;

Thence east along the northern right of way line of US Highway 90 West to the southwest right of way of Grosenbacher Road;

Thence north following the western right of way of Grosenbacher Road to the northwest right of way of Military Drive West.

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:

-  Property must be in the city's ETJ.
-  The property must be contiguous to the city's existing city limits.
-  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.

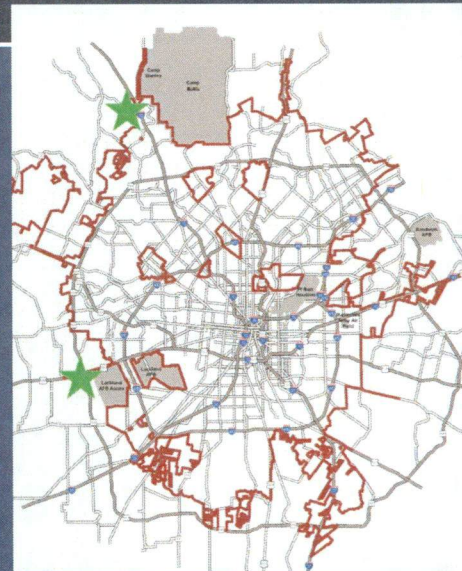
■ Sec. 43.0117 Authority of Municipality to Annex Area Near Military Base

- 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

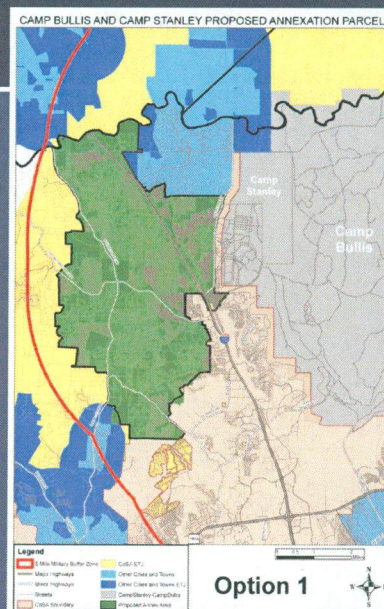
- Camp Bullis and Camp Stanley Military Bases
 - West of Camp Bullis and Camp Stanley along the IH10 W Corridor
- Lackland AFB – Medina Training Annex
 - West of the Lackland AFB – Medina Training Annex along the W Loop 1604 Corridor



4

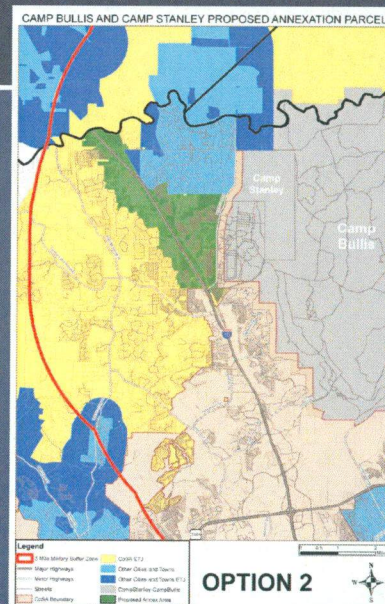
Camp Bullis and Camp Stanley (Option 1 - Large Area)

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



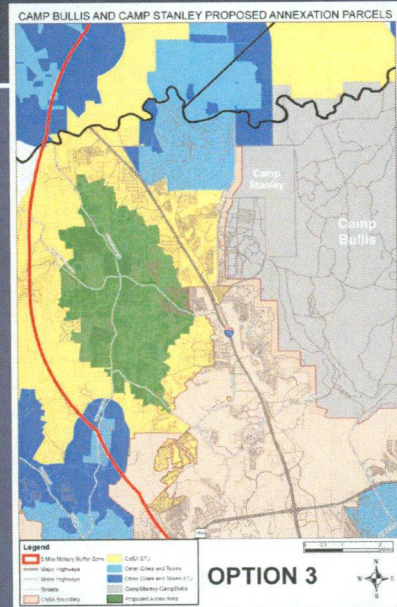
Camp Bullis and Camp Stanley (Option 2)

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



Camp Bullis and Camp Stanley (Option 3)

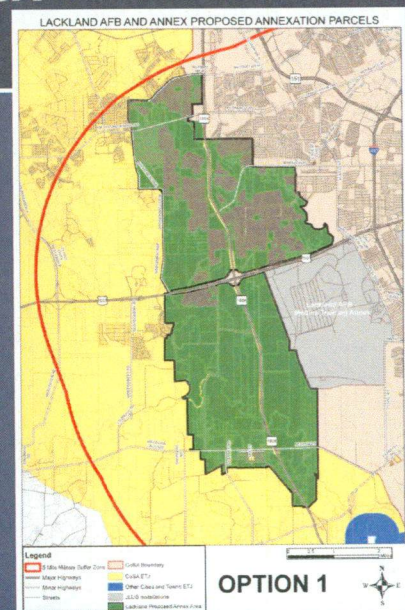
- Size – 8.51 square miles (5,447.5 acres)
- Estimated Population – 8,956
- Number of Single-Family Housing Units – 3,400
- Percent vacant – 34%



7

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

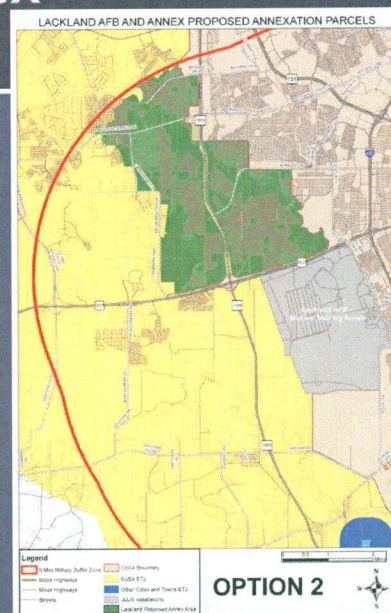
- Size – 20.27 sq. miles (12,974 acres)
- Estimated Population – 40,205
- Number of Single-Family Housing Units – 15,048
- Percent vacant – 59%



8

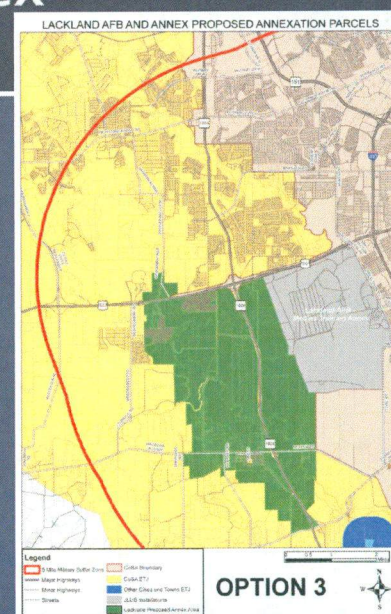
Lackland AFB and Medina Annex (Option 2)

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

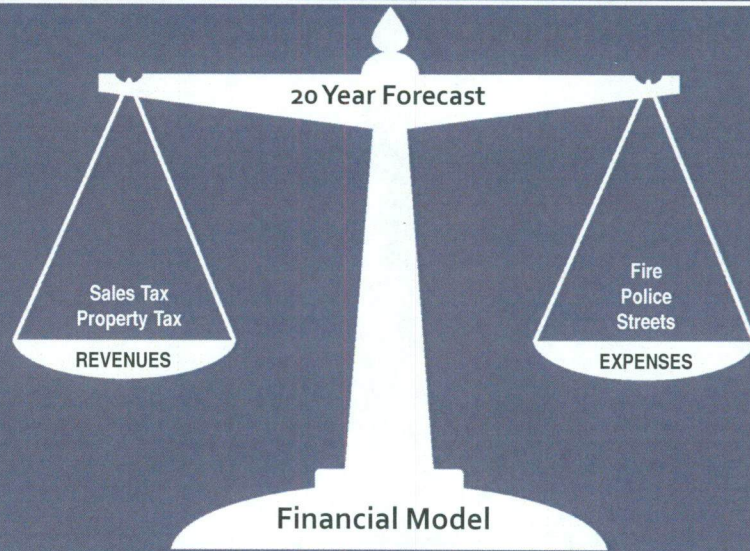


Lackland AFB and Medina Annex (Option 3)

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



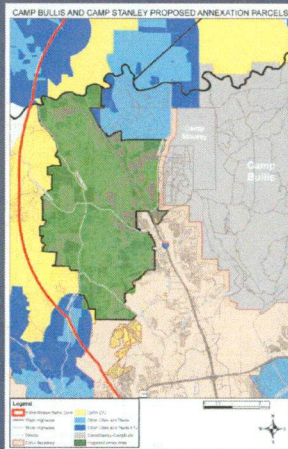
Financial Model Review



11

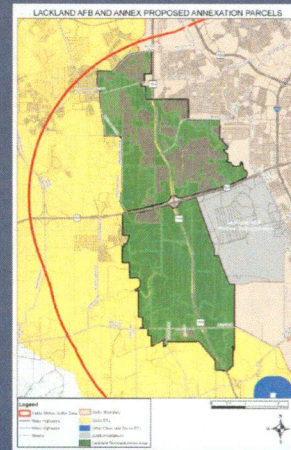
Financial Model Review

Camp Bullis and Camp Stanley



\$ 8.4 Mil

Lackland AFB – Medina Annex



(\$196.6 Mil)

20 year
net ending
balance

12

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.

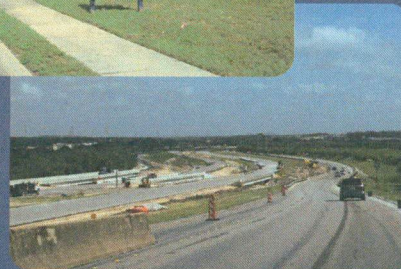
*Camp Bullis/Camp Stanley language



13

Should Voters Vote For "Option 1" on the Ballot

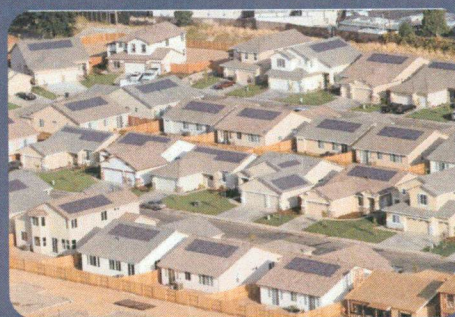
- City would initiate limited purpose annexation proceedings
 - Receive no City services for 3 years
 - Pay no City taxes
 - May vote in city elections except bond elections
- Before end of 3 years, decision to annex for full purpose annexation must be approved (effective November 2021)
 - City provides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



14

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



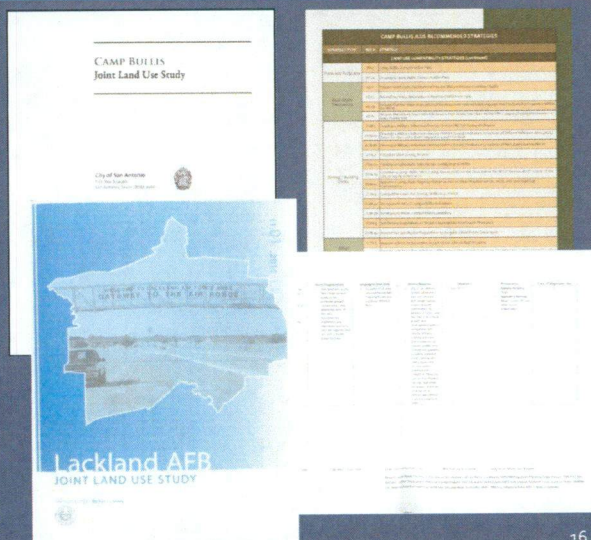
Section 43.0117 Authority of Municipality to Annex Area Near Military Base

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).*

15

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.



16

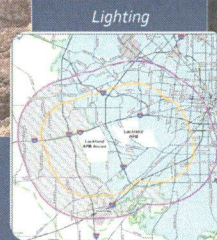
Land Use Controls

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

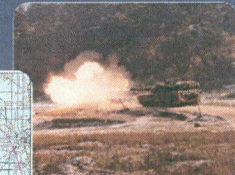
- No annexation
- Allows adoption and enforcement of ordinances regulating land use
- Authority to adopt and impose fees, fines and other applicable charges.



Natural Habitats



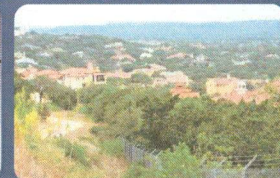
Lighting



Noise



Height



Compatible Land Use

17

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



18

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)

19

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

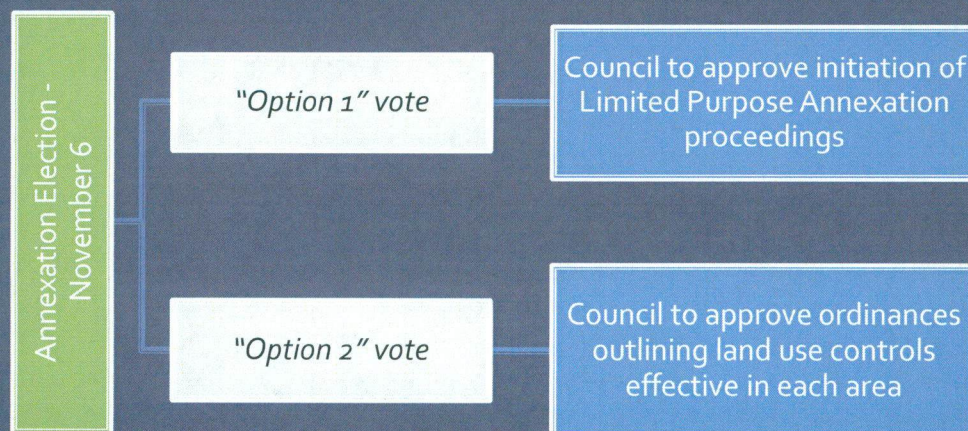
20

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...



22

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)

23

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

