

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

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

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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.

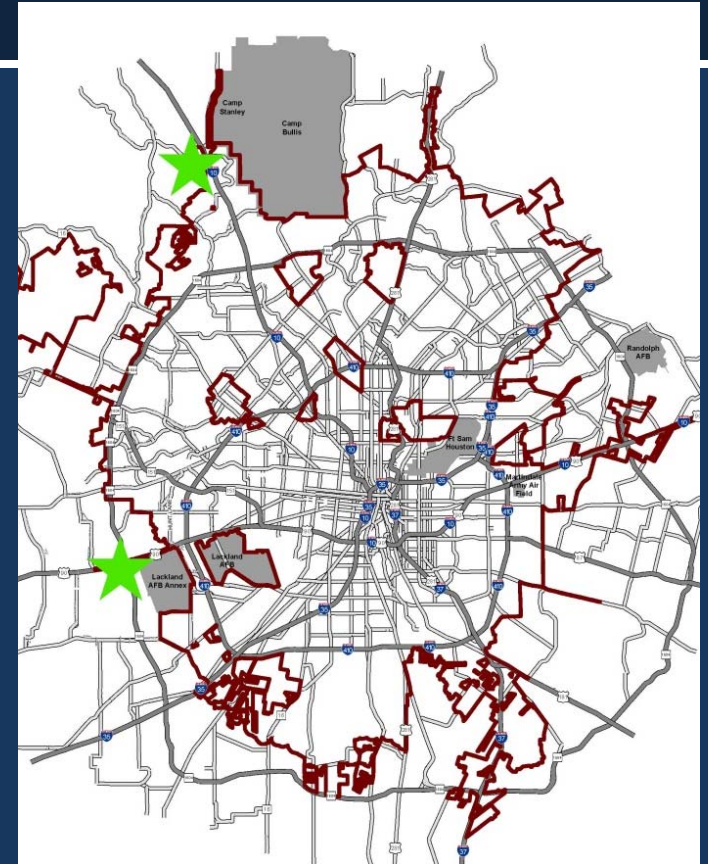
DID YOU KNOW? The Texas Legislature passed Senate Bill 6 in August. SB 6 states citizens in a city's extraterritorial jurisdiction must be allowed to vote on annexation. The bill went into effect Dec. 1.

■ 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)

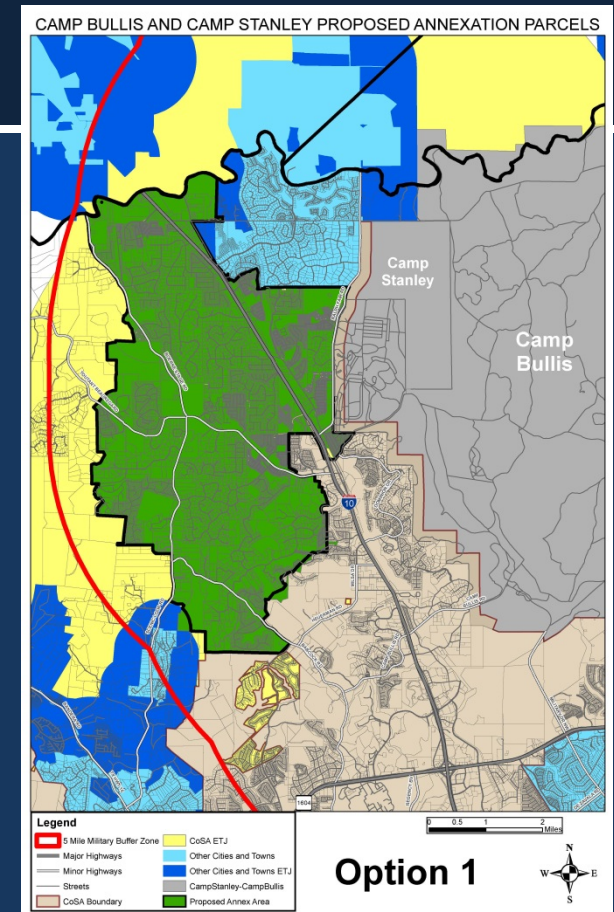
Areas Proposed for Annexation

- 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



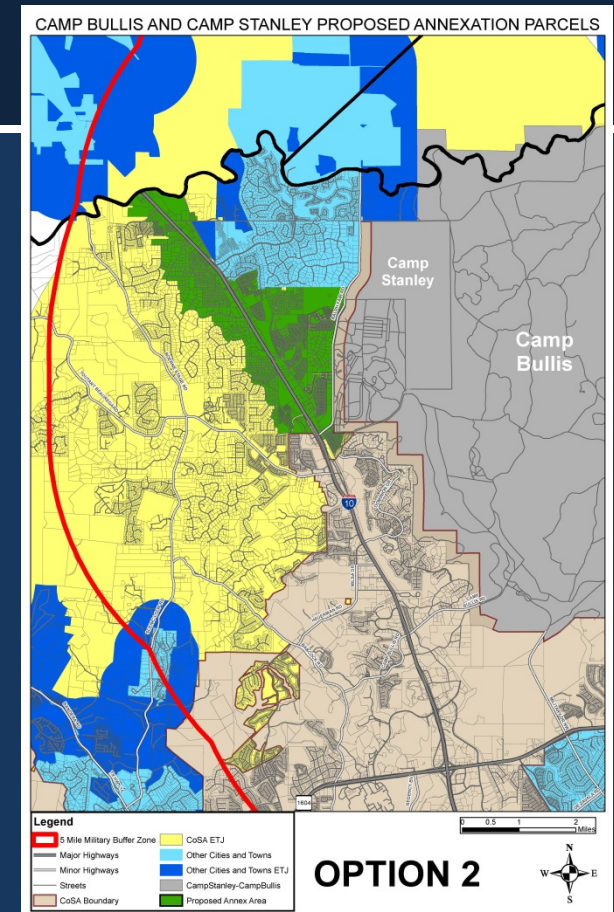
Camp Bullis and Camp Stanley (Option 1 - Large Area)

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



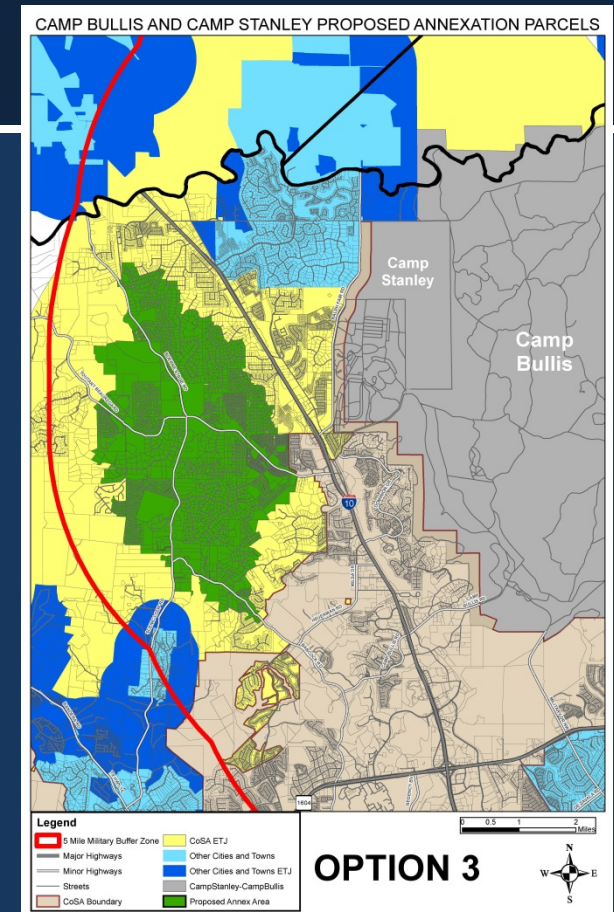
Camp Bullis and Camp Stanley (Option 2)

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



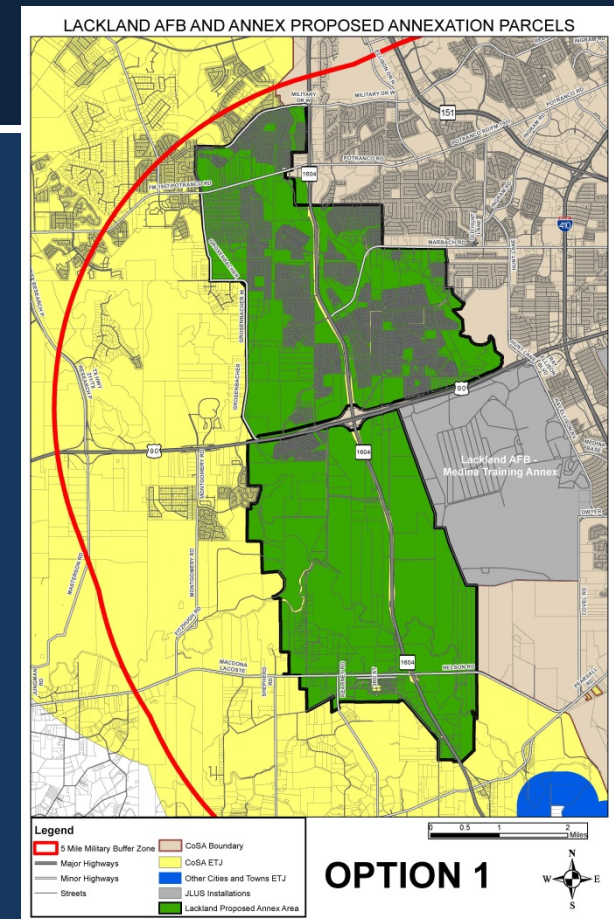
Camp Bullis and Camp Stanley (Option 3)

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



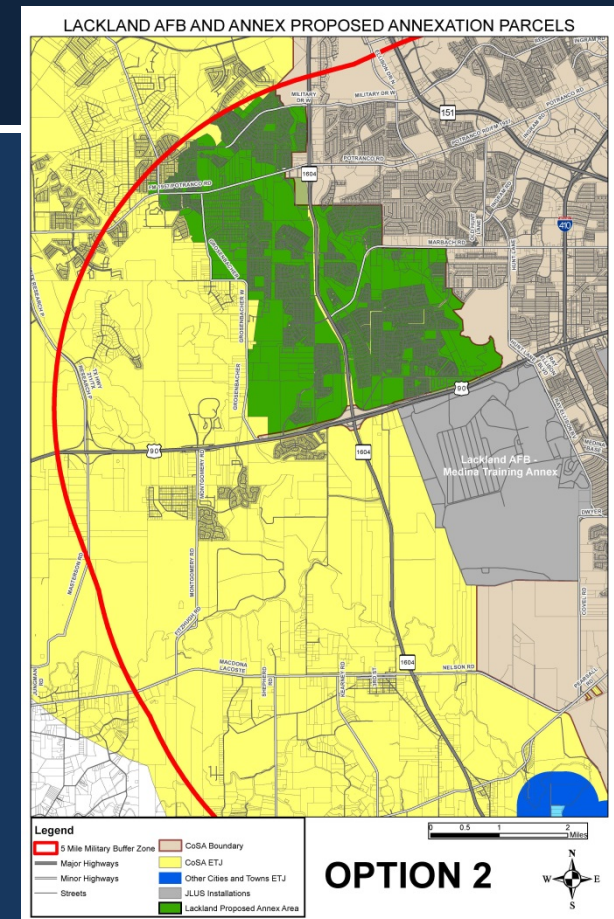
Lackland AFB and Medina Annex (Option 1 - Large Area)

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



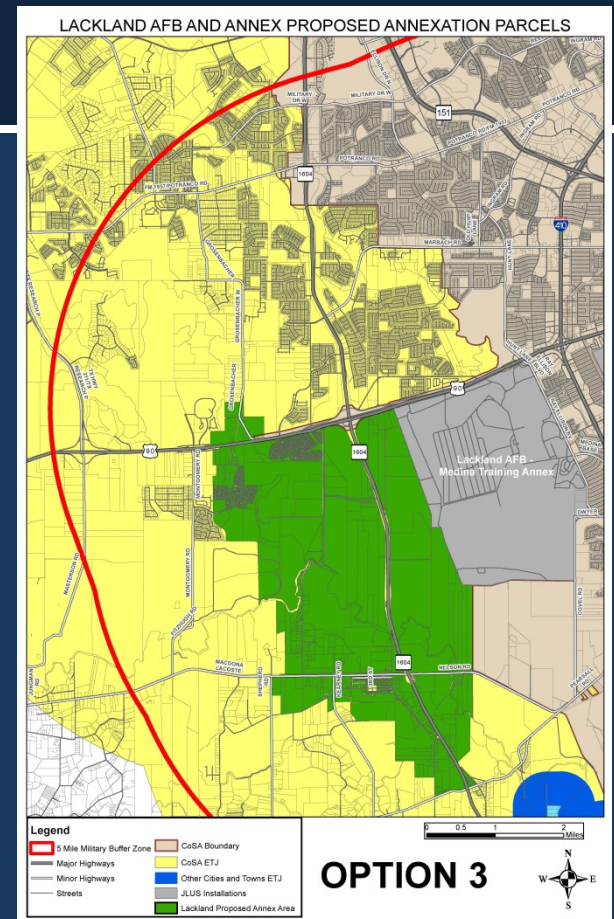
Lackland AFB and Medina Annex (Option 2)

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

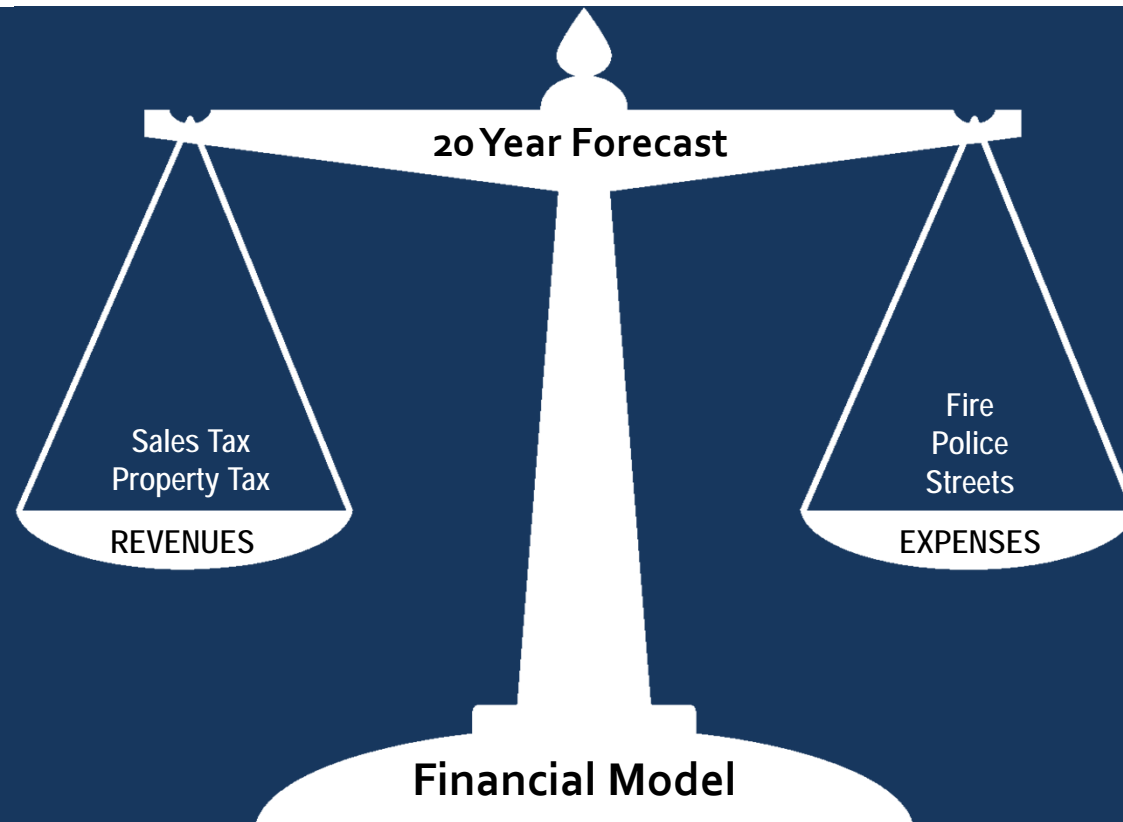


Lackland AFB and Medina Annex (Option 3)

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



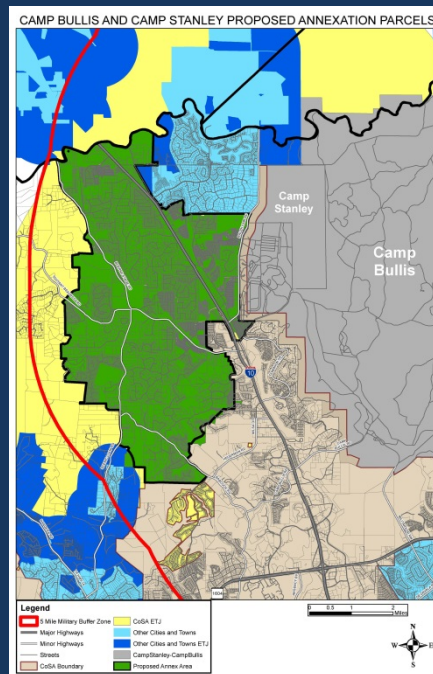
Financial Model Review



Financial Model Review

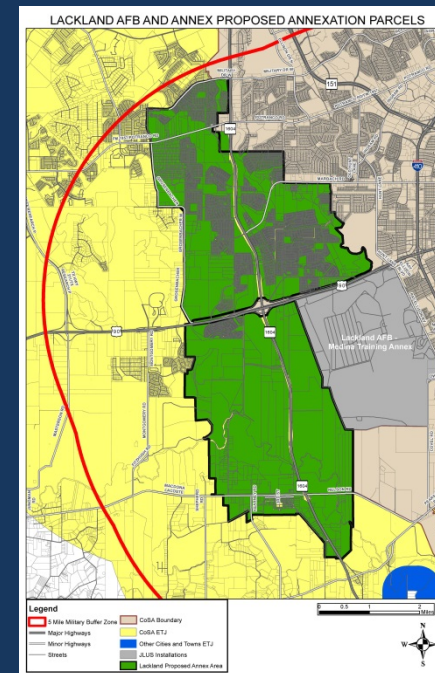
Camp Bullis and Camp Stanley

20 year
net ending
balance



\$ 8.4 Mil

Lackland AFB – Medina Annex



(\$196.6 Mil)

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



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



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

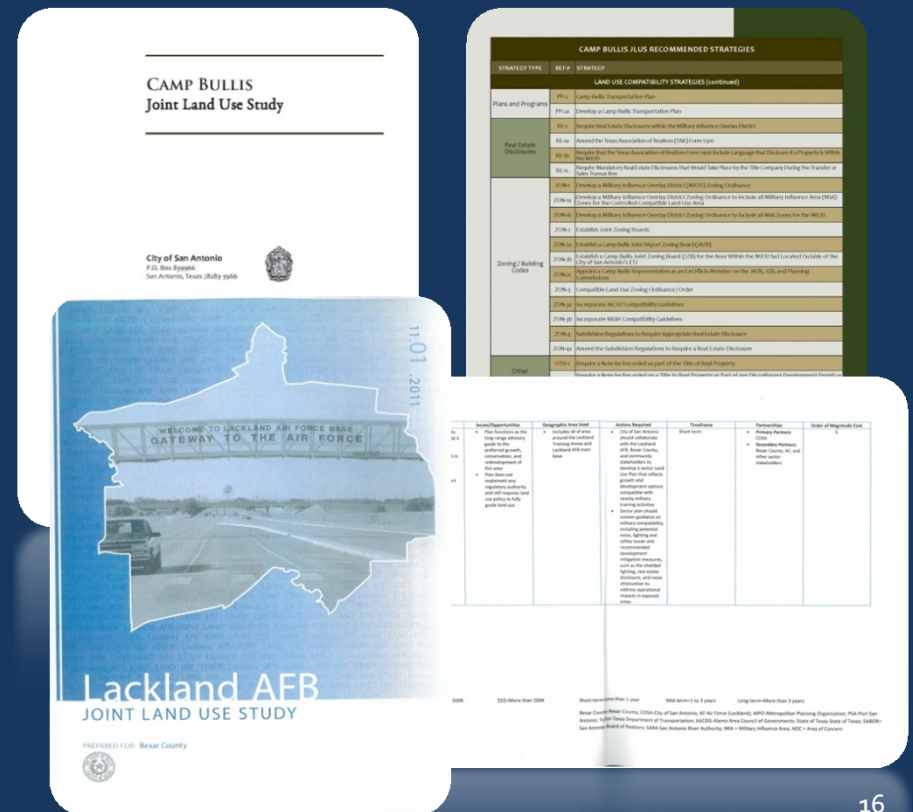


Section 43.0117 Authority of Municipality to Annex Area Near Military Base

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).*

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.



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

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



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)

Annexation Election Schedule

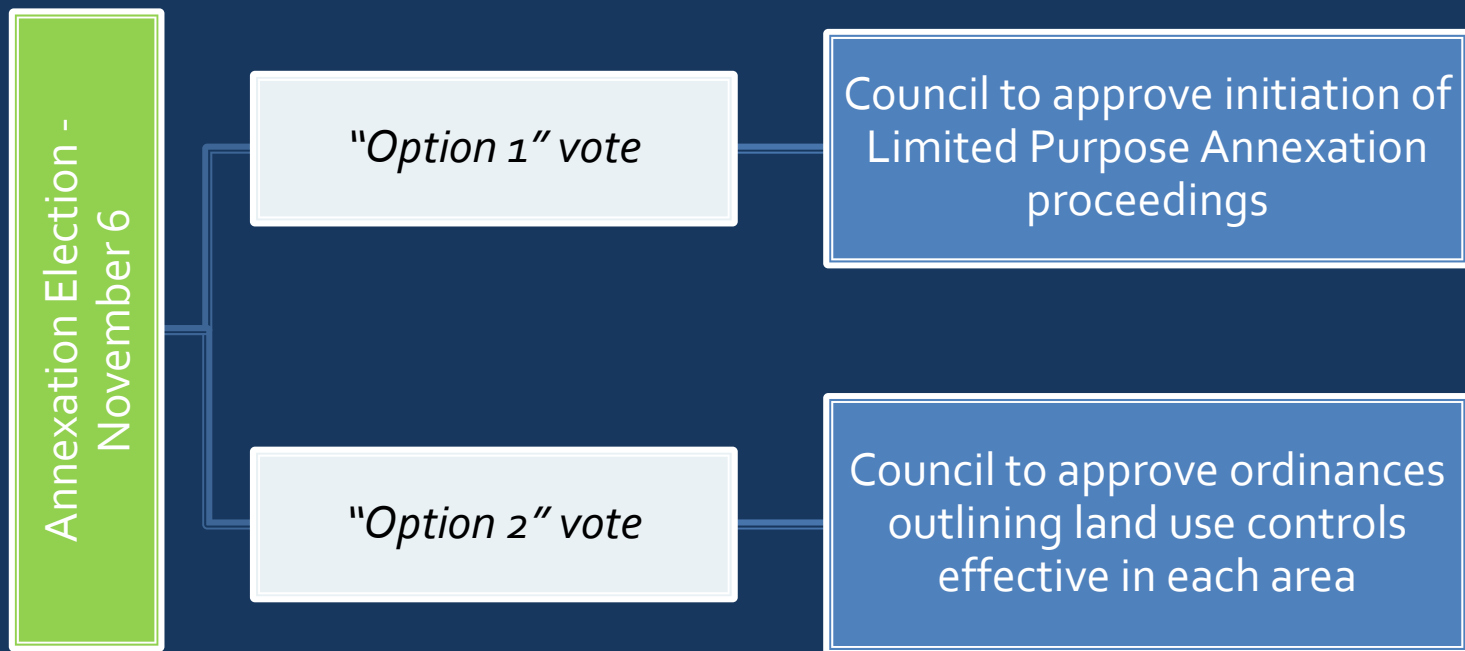
Key Dates

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

Election Notifications and Meetings

	<u><i>Required</i></u>	<u><i>Additional</i></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	

Following the Election...



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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Backup Slides

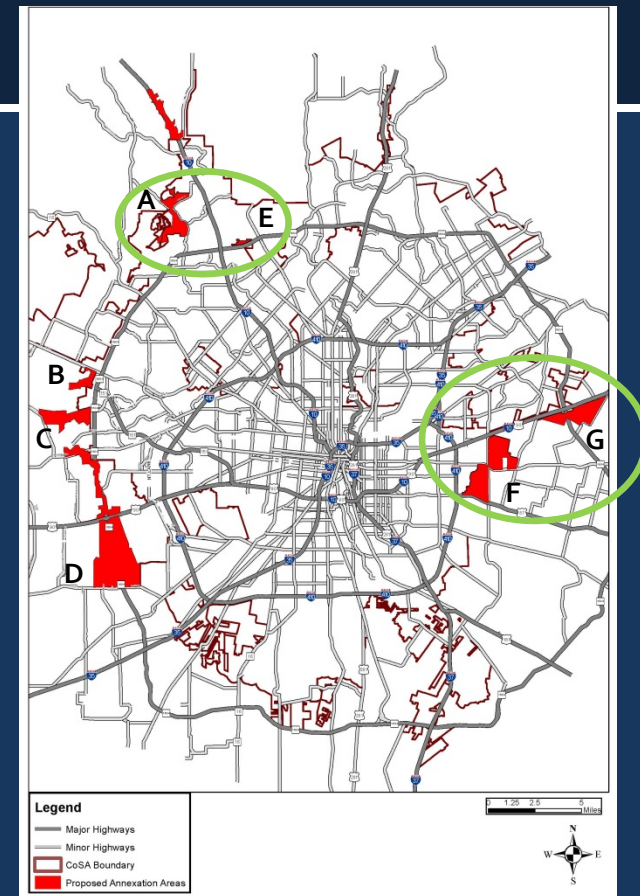
Annexation Areas - 2017

Areas considered (19.05 square miles):

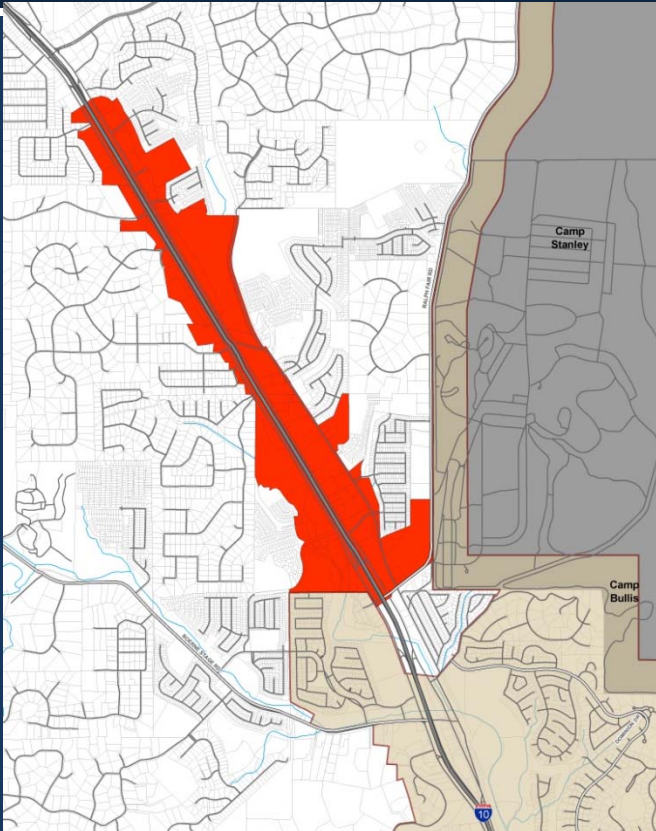
- 4 Commercial Corridors
 - A. Babcock Road Corridor
 - B. Culebra Road-Alamo Ranch Pkwy Corridor
 - C. Wiseman Blvd Corridor
 - D. Potranco Road – West Loop 1604 Corridors
- 3 Enclave Areas
 - E. Vance Jackson – North Loop 1604 West Tracts
 - F. Foster Road Area
 - G. IH10 East – Loop 1604 East Interchange

Areas annexed (8.2 square miles):

- 1 Commercial Corridors
 - 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



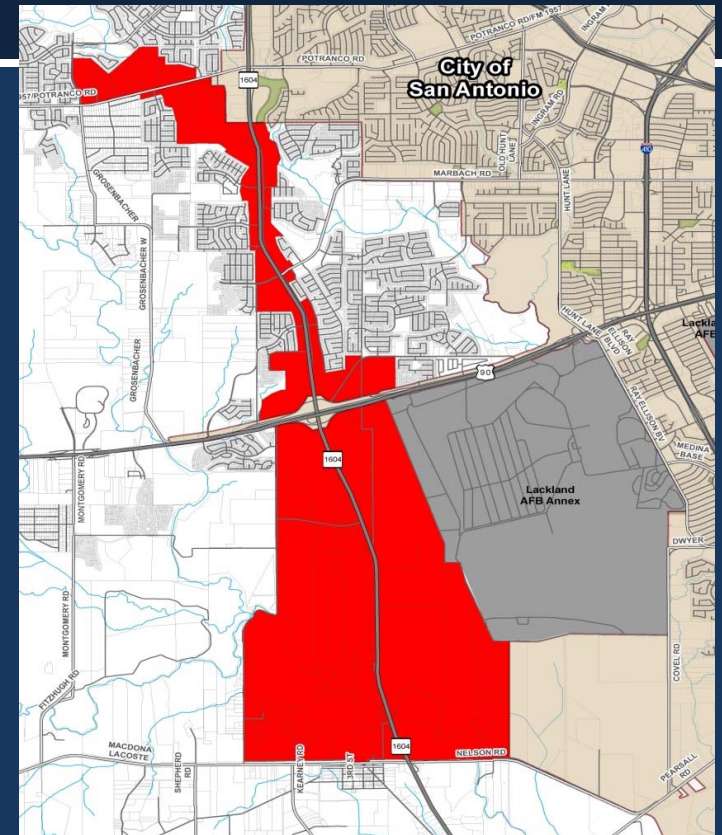
(A) IH 10 West Commercial Corridor - 2017



- 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



Westlakes/Westpointe PID

- December 2017 - Council approved a resolution giving conditional consent of the Westpointe PID in Bexar County

Westlakes:

East of 1604: Northeastern tract – Light Industrial zoning with Specific Use Authorization and General Commercial zoning; Southeast tract – General Commercial zoning; MLOD

West of 1604: 1,500 single-family (R-5 zoning); General Commercial; MLOD

- June 2018 – City notified that the PID was no longer being pursued

