

# Public Hearing #2

## Annexation Election for Areas Adjacent to Military Bases

September 12, 2018

Bridgett White, AICP, Director  
Planning Department







# 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)

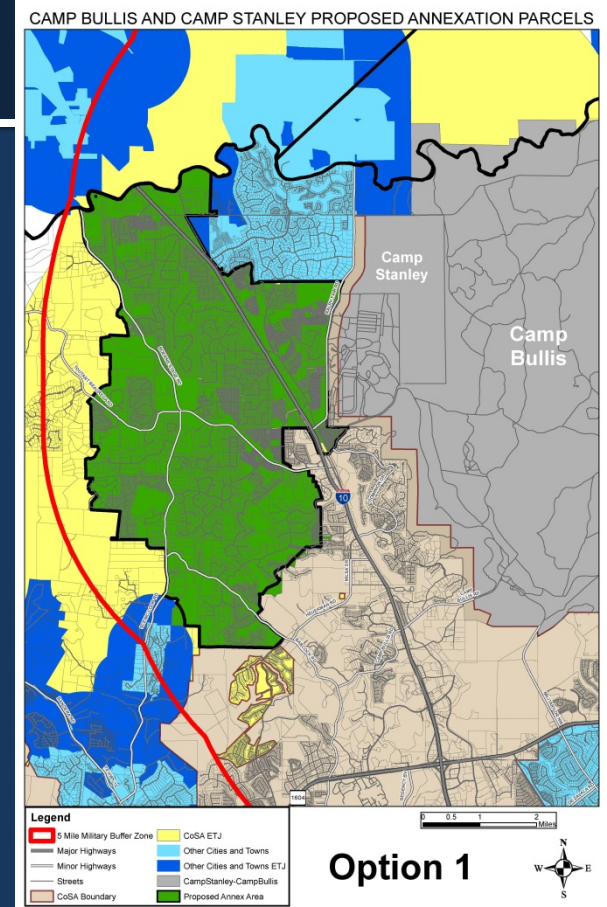
# Areas Proposed for Annexation

- 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



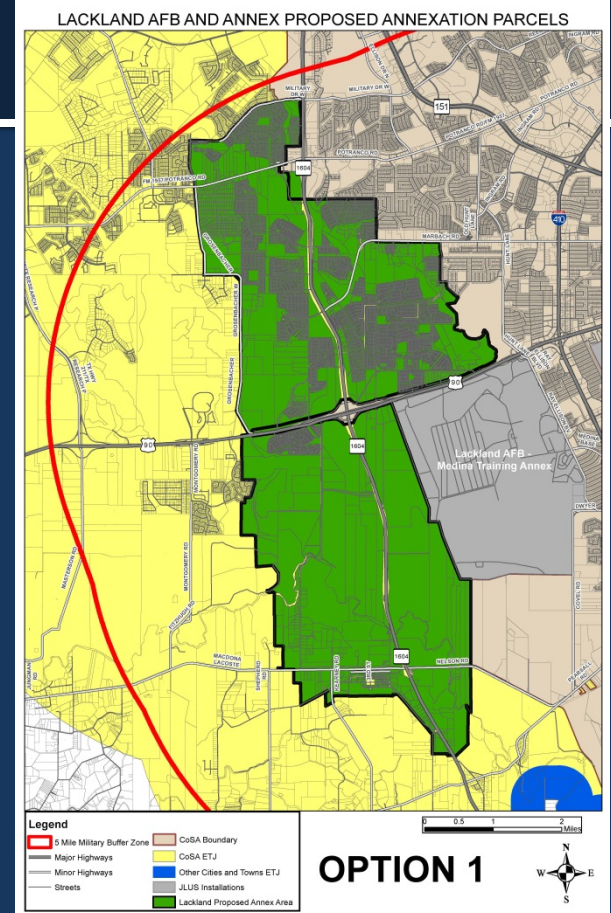
# Camp Bullis and Camp Stanley Area

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



# Lackland AFB and Medina Annex Area

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





# Should Voters Vote For “Annexation” 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 “Land Use Regulations” on the Ballot

- No annexation
- Allows adoption and enforcement of ordinances regulating land use in the manner recommended by the most recent Joint Land Use Study
- Authority to adopt and impose fees, fines and other applicable charges.



*Natural  
Habitats*



*Lighting*



*Noise*



*Height*



*Compatible Land Use*

# Land Use Regulations

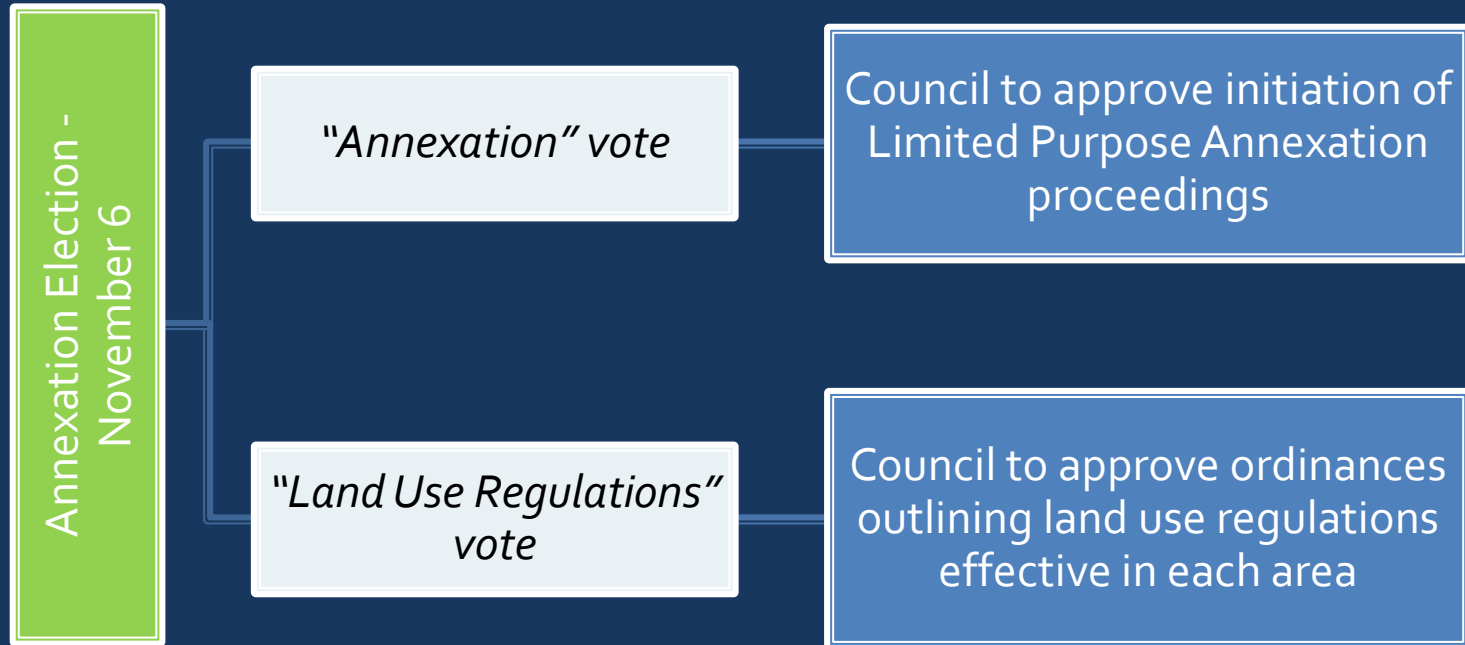
	<u><i>Camp Bullis and Camp Stanley</i></u>	<u><i>Lackland AFB and Medina Annex</i></u>
<b>Compatible Land Use</b> - Encroachment - Natural Habitats	Enforcement of land use densities in accordance with the adopted land use plan  Permitting by City of single-family residential structures  Enhanced Permitting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



# Election Notifications and Meetings

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

# Following the Election...



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