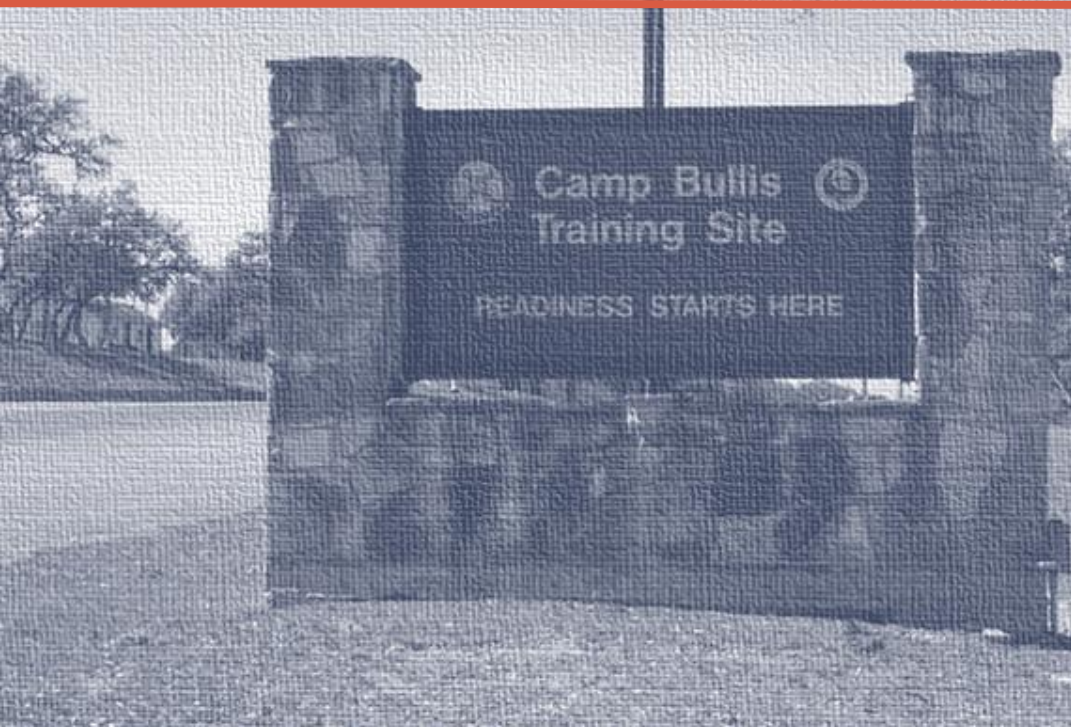




ETJ MILITARY PROTECTION AREAS



CITY COUNCIL
ITEMS 37, 37A, P-1, Z-1, & 37B
September 19, 2019

Presented by:
Michael Shannon, PE, CBO – Director



CITY INITIATIVES



2008

- Military Notification Areas
- Military Lighting Overlay District

2009

- Habitat Compliance Form Ordinance
- Environmentally Sensitive Area Ordinance

2010

- Tree Ordinance
- Military Sound Attenuation Overlay District

2017

- Southern Edwards Aquifer Plateau Habitat Conservation Plan

2018

- Military Lighting Overlay District expanded

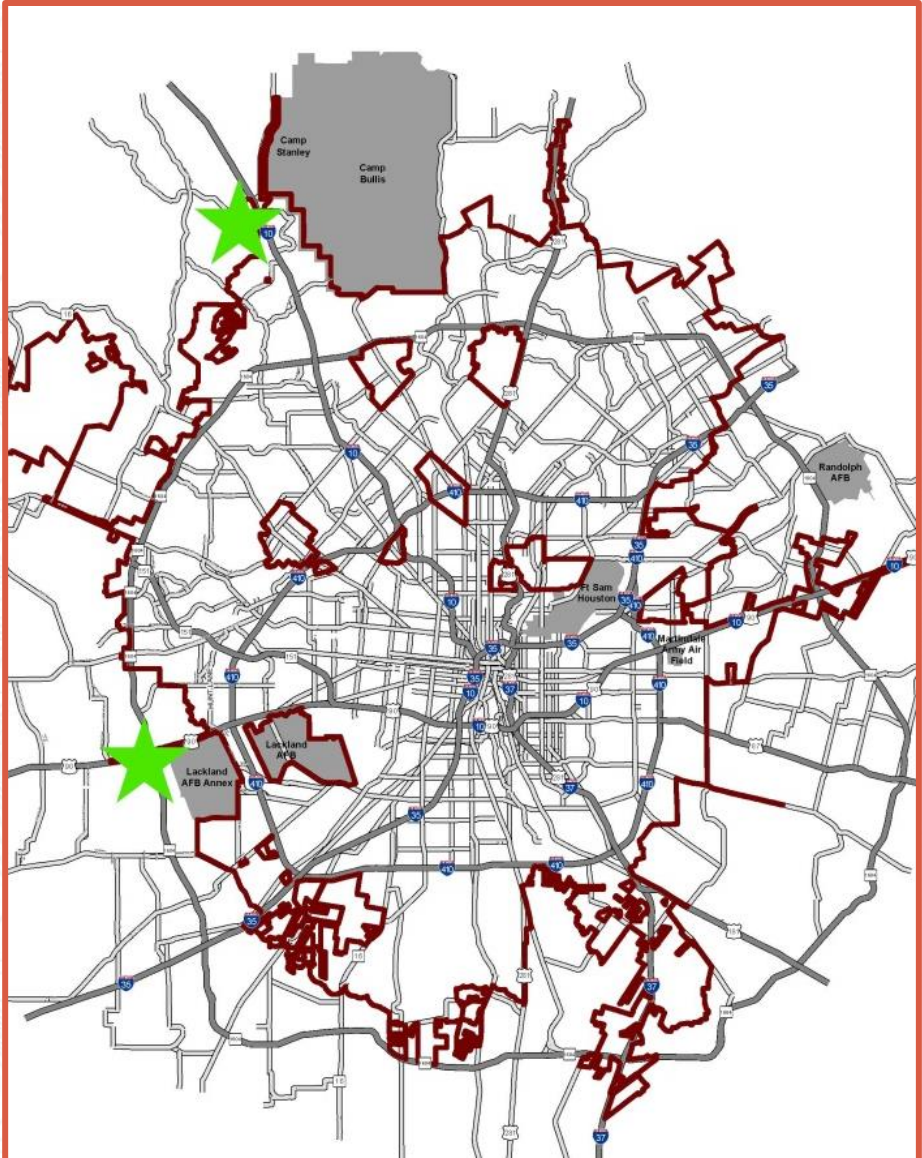
BACKGROUND



- Senate Bill 6
 - Effective Dec. 1, 2017
 - Voters within 5 miles from military bases choose how to regulate land use:
 - Option 1: Annexation
 - Option 2: Allowing city to improve land use regulations as delineated in the most recent Joint Land Use Study (JLUS)
- For protection of military mission in these areas

OVERVIEW

- Aug. 2, 2018
 - City Council approves resolutions to hold election in unincorporated areas within a 5-mile radius of:
 - Camp Bullis/Camp Stanley
 - Lackland Air Force Base/Medina Annex
- Nov. 6, 2018 voters:
 - Disapproved annexations
 - Approved land use controls in accordance with Joint Land Use Study (JLUS)
- Jan. 30, 2019
 - B-Session briefing



LAND USE – LACKLAND AFB

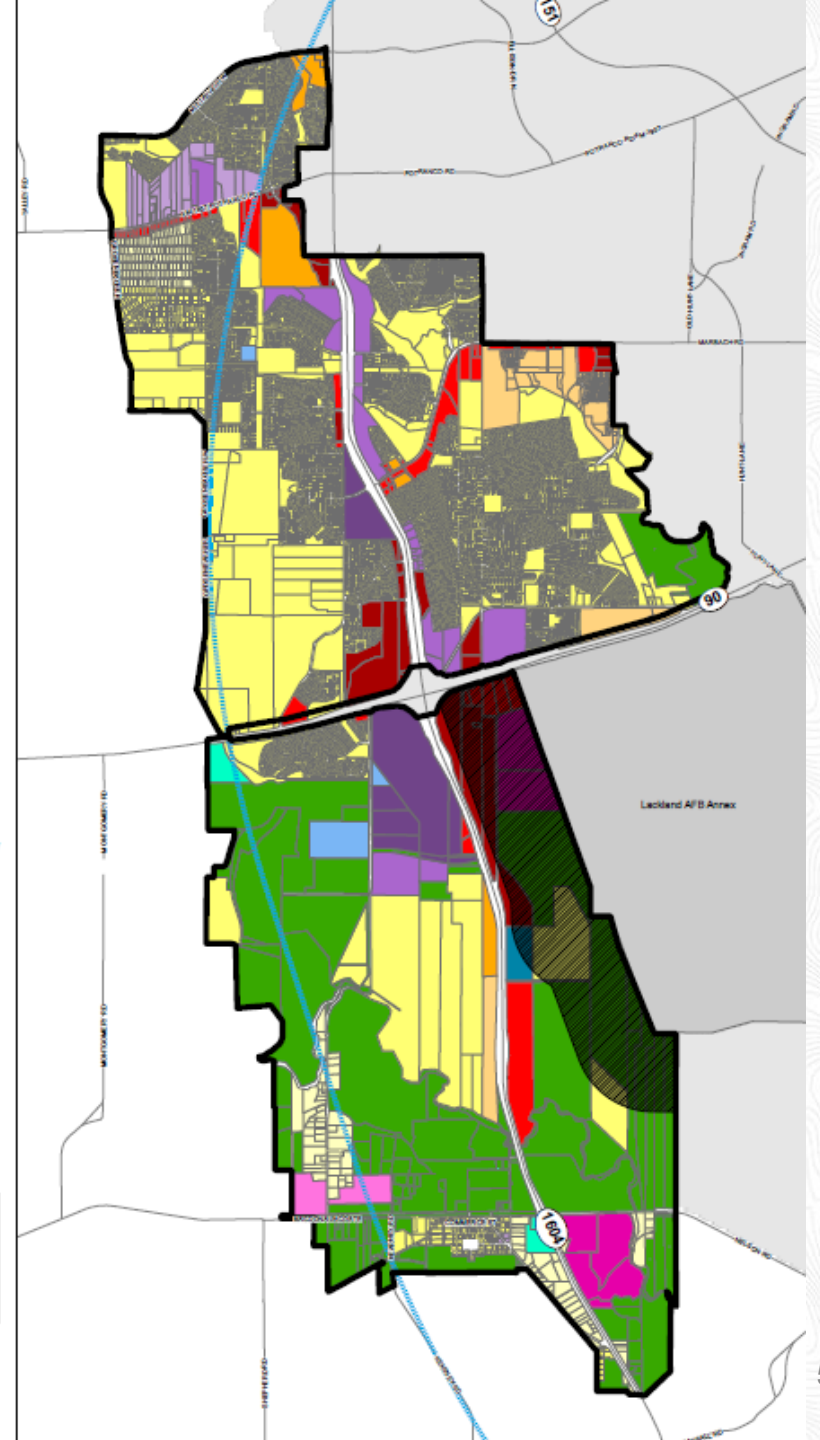
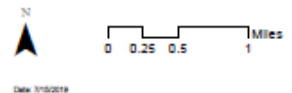
- Lackland AFB – Medina Training Annex
 - 20.27 sq. miles (12,974 acres)
 - 40,205 estimated population
 - 15,048 of single-family homes
 - 59% vacant
 - 109 parcels (1,013 acres) of commercial

Lackland Land Use Controls



Within Lackland Military Protection Area is within the Military Lighting Overlay District.

CITY COUNCIL, COMMISSIONS AND BOARDS CAN MAKE ADJUSTMENTS TO THE MAP WHICH INCLUDE LOWER OR HIGHER DENSITY LAND USE CLASSIFICATIONS.

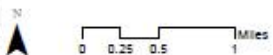


Camp Bullis Land Use Controls

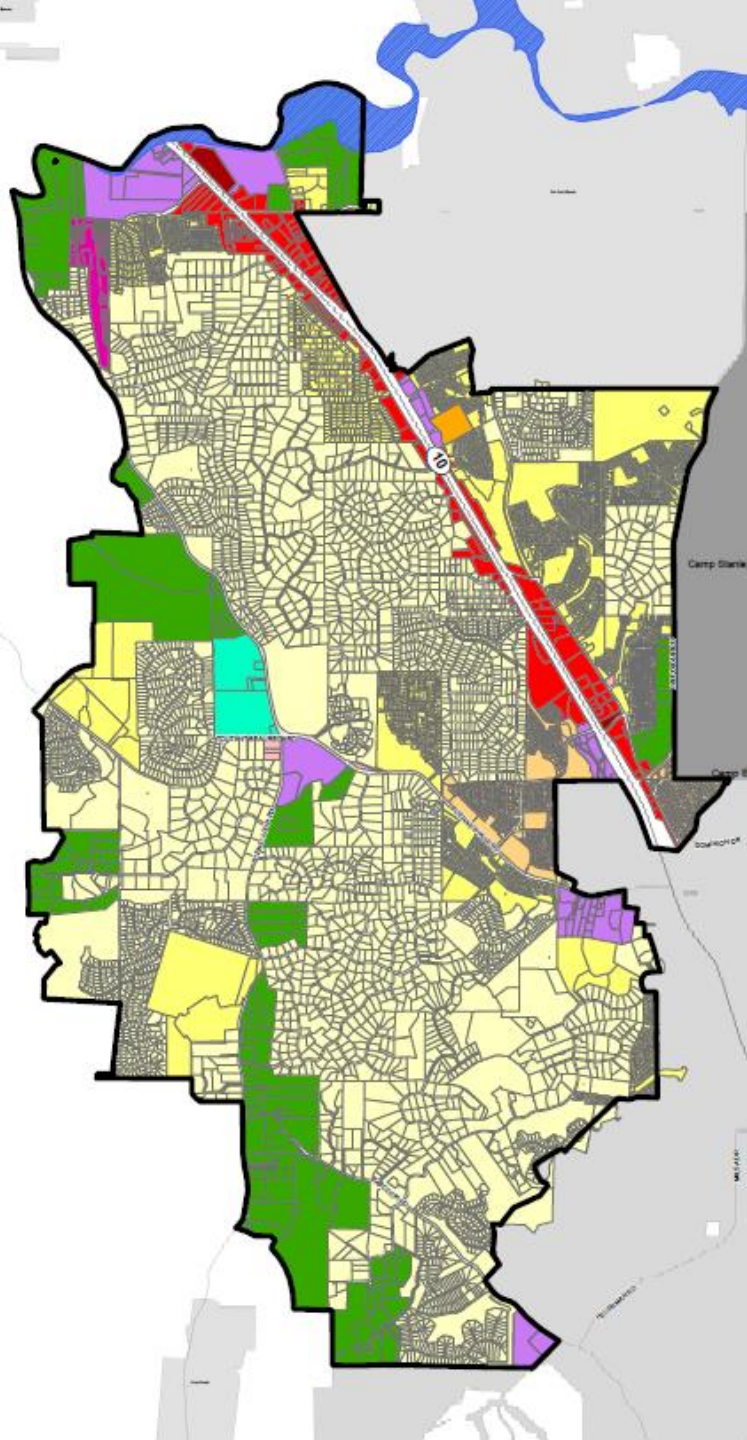


Excludes Camp Bullis Military Reservation Area to allow the Military Lighting Overlay District

CITY COUNCIL, COMMISSIONS AND BOARDS CAN MAKE ADJUSTMENTS TO THE MAP WHICH INCLUDE LOWER OR HIGHER DENSITY LAND USE CLASSIFICATIONS.



Date: 7/15/2019



LAND USE – CAMP BULLIS

- Camp Bullis and Camp Stanley Military Bases
 - 22.39 sq. miles (14,332 acres)
 - 18,780 estimated population
 - 7,223 single-family homes
 - 36% vacant
 - 192 parcels (477 acres) of commercial

PROCESS

- DSD developed land use control regulations for implementation with:



Planning Department

City Attorney's Office

Office of Military Affairs

Bexar County

Military

Citizens

Development Community

TIMELINE



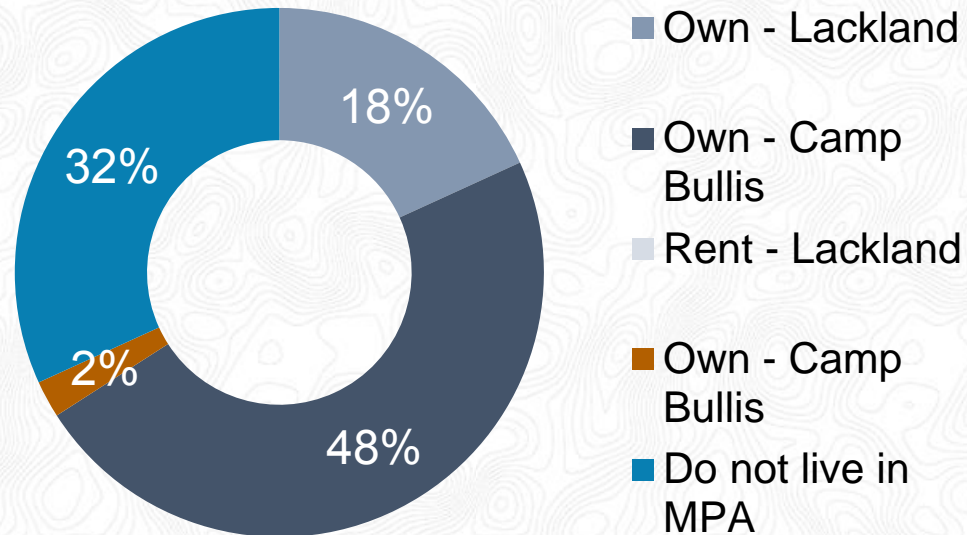
ABOUT MILITARY PROTECTION AREAS!

44

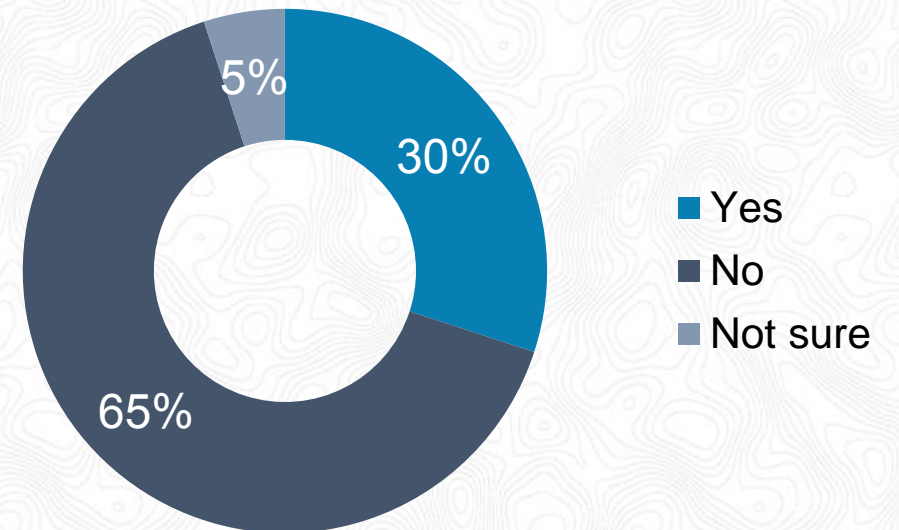
RESPONDED

(CLOSED JUNE 3, 2019)

Do you live in the Military Protection Areas?

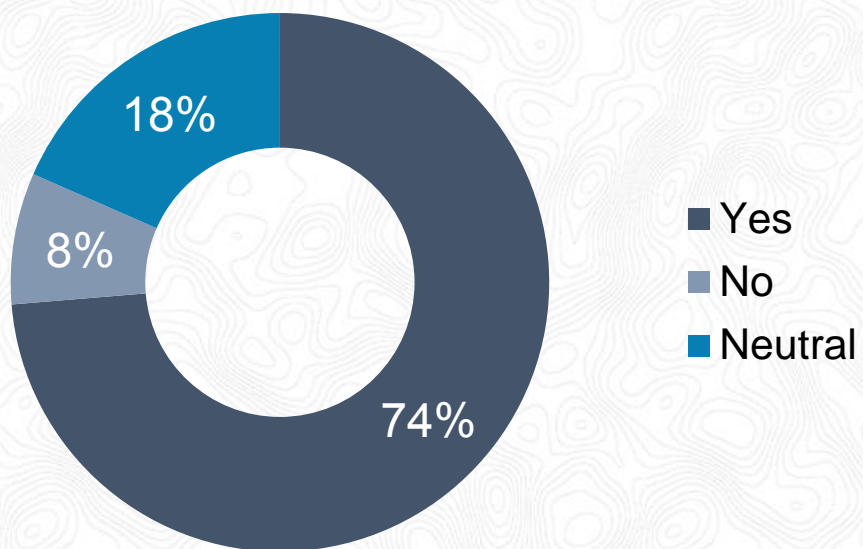


Did you attend any of the community meetings for MPAs?

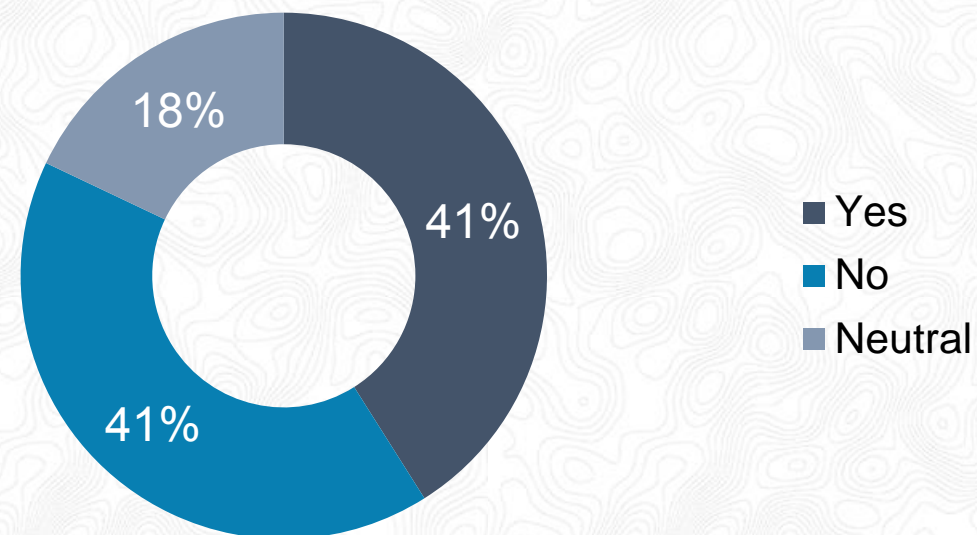


ABOUT MILITARY PROTECTION AREAS!

Do you consider the military presence an important economic factor in San Antonio?

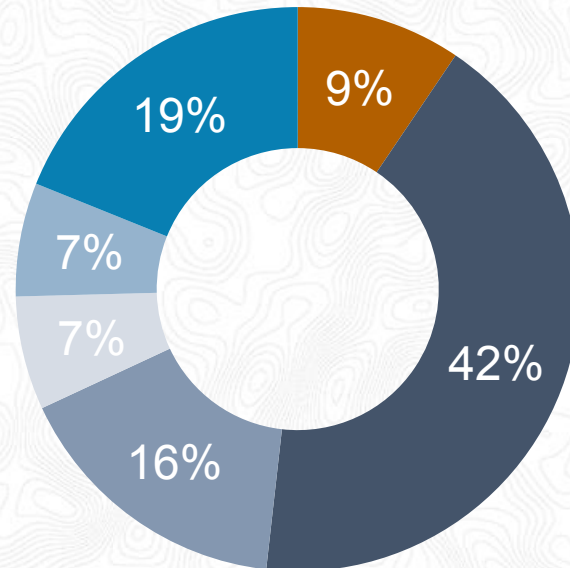


Are you concerned about encroachment around our military bases?

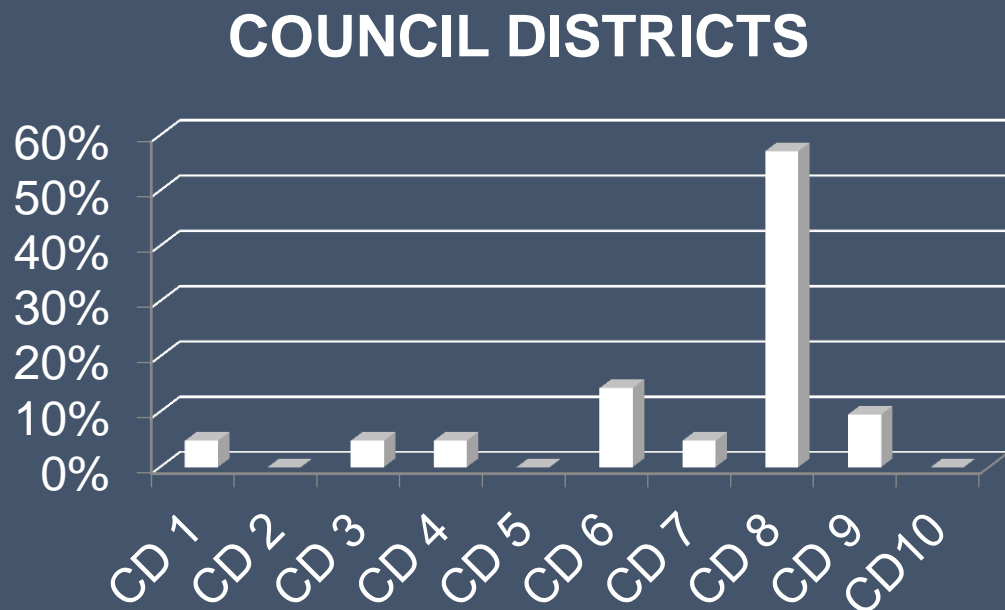
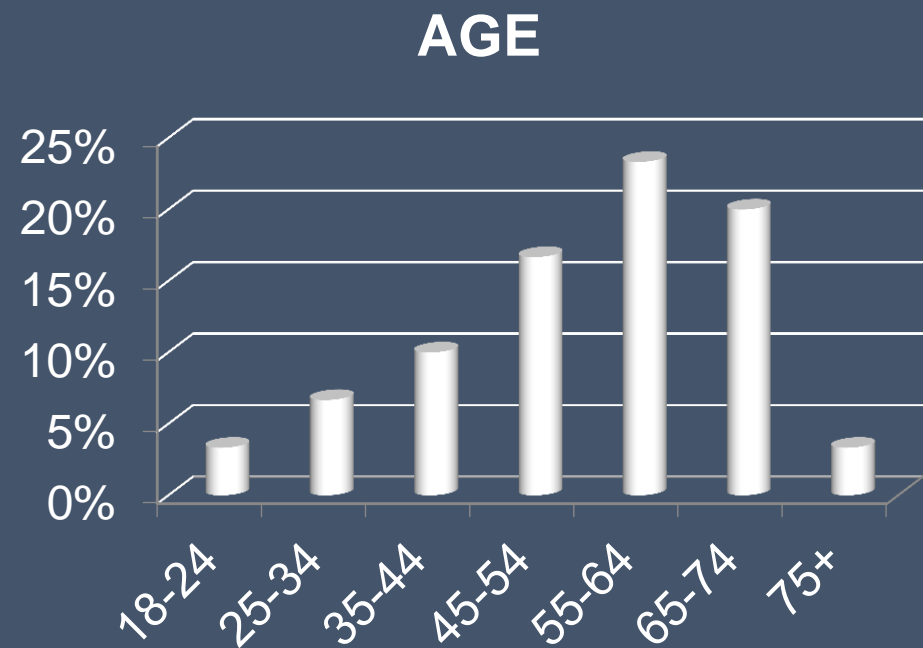
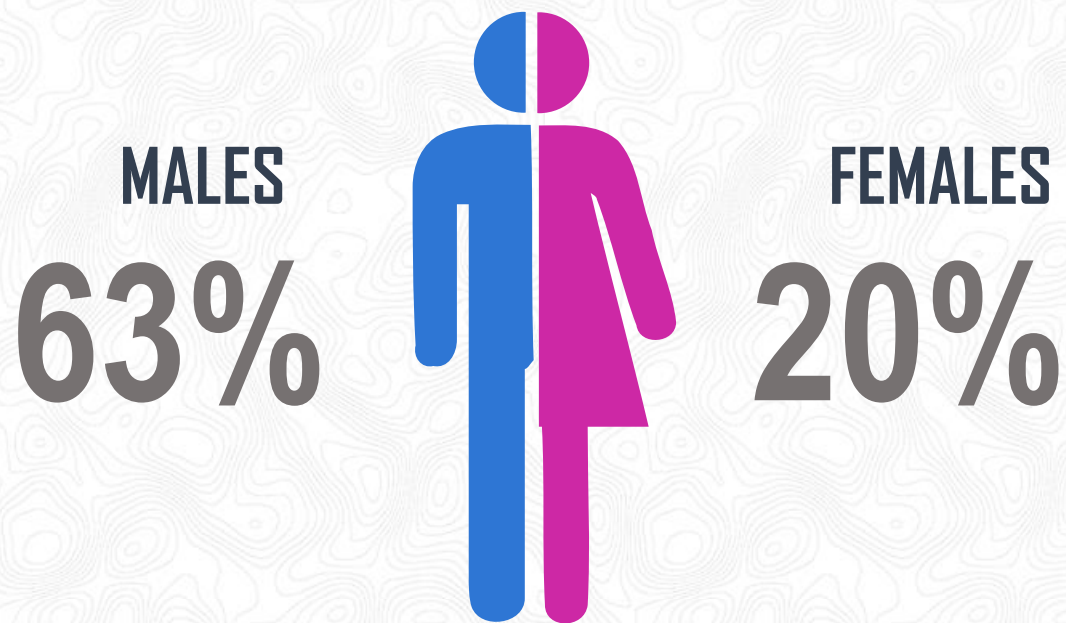


ABOUT MILITARY PROTECTION AREAS!

Rank the importance of the following regulations put in place to help protect the military mission.



- Tree preservation
- Water quality
- Lighting
- Sound
- Height restrictions
- Density



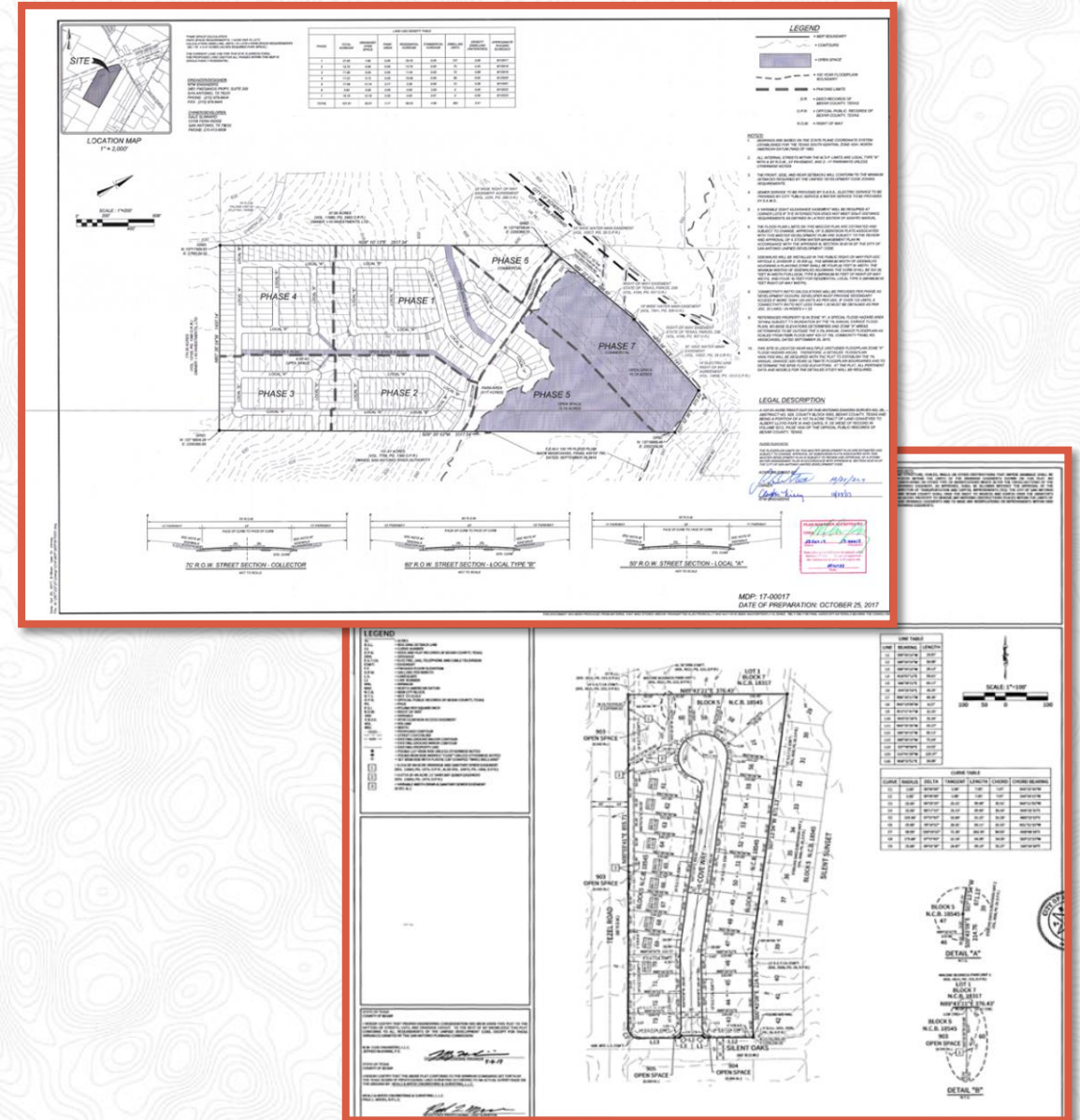
SASPEAKUP
It's Your City.
Let's Talk.

**LET'S TALK ABOUT
MILITARY PROTECTION AREAS!**

DEMOGRAPHICS

EXISTING REGULATIONS

- Existing regulations currently followed in ETJ:
 - Tree ordinance
 - Platting
 - Sign ordinance
 - Master Development Plans
 - Military Notification



PROPOSED REGULATIONS

- Proposed regulations:
 - Align with JLUS recommendations
 - Would require amendment to the Unified Development Code (UDC)
 - Add new article
 - Specifically address Military Protection Areas (MPA) around Camp Bullis and Lackland AFB



PROPOSED REGULATIONS

- Land Use Categories derived from existing Comprehensive Future Land Use Plan:
 - Proposed development changes would follow existing process:
 - Planning Commission
 - City Council



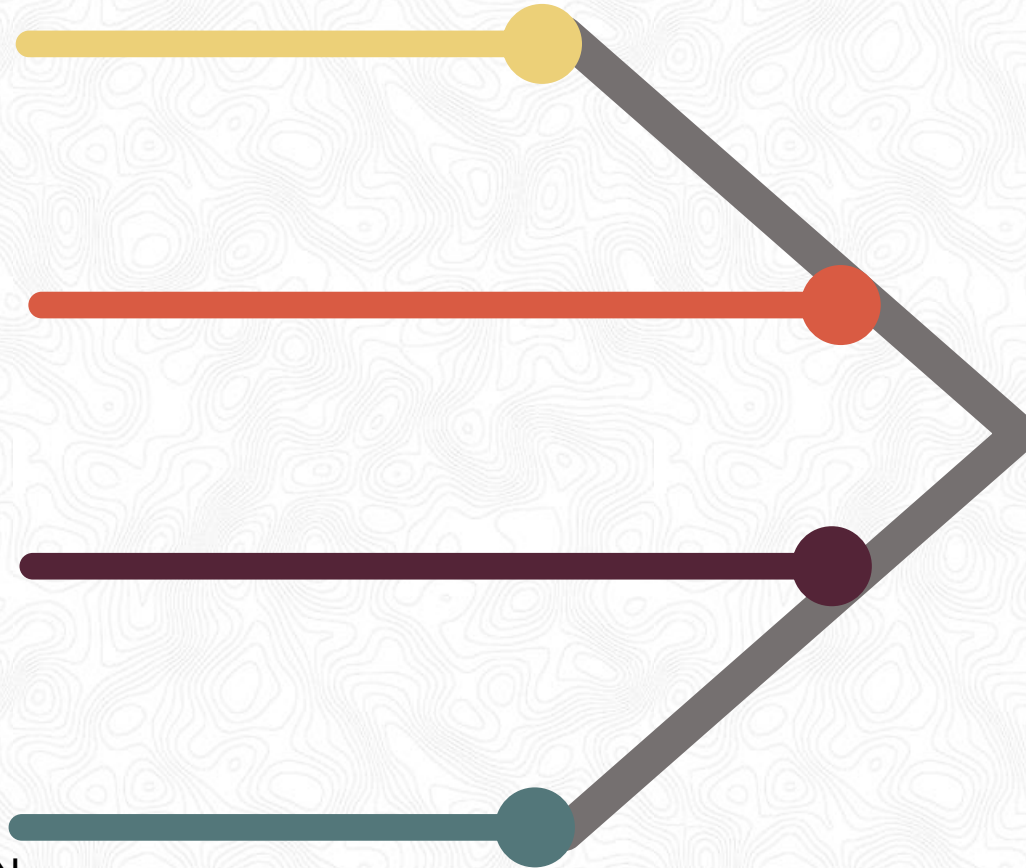
PROPOSED MPA OVERLAYS

MILITARY LIGHTING
OVERLAY DISTRICT
(MLOD)

MILITARY SOUND
ATTENUATION DISTRICT
(MSAO)

AIRPORT HAZARD
OVERLAY DISTRICT
(AHOD)

EDWARDS AQUIFER
RECHARGE PROTECTION
(ERDZ)



- Would follow existing process for the Zoning Districts
 - Zoning Commission
 - City Council
 - Board of Adjustment (if needed)

REVIEW & ENFORCEMENT



1

EXISTING REGULATIONS & PROCEDURES

- For Master Development Plan, platting, tree and sign ordinances



2

INTERLOCAL AGREEMENT WITH BEXAR COUNTY

- Define roles and responsibilities for MPA for platting, permitting, inspections, and property maintenance



3

COMPLIANCE WITH ADOPTED REGULATIONS

- COSA will administer MPA regulations
 - MPA Certificate of Compatibility - \$200 fee, existing residential exempt
 - Inspections, plan review, enforcement as applicable with JLUS
 - Streamline permitting process & fees



4

PENALTIES & ENFORCEMENT FOR MPA PROVISIONS

- Adjudication in Municipal Court

RECOMMENDATIONS

PLANNING COMMISSION

- Certificate of Compatibility:
 - Exempt existing single-family structures
 - Require if use is changed from single-family
- Agricultural Density (Sec. 35-904):
 - Allow residential density of 0.25 units per acre to comply with the JLUS
- Continuation of Land Use (Sec. 35-913)
 - Align language with state statute
- Comprehensive Land Use Category Maps
 - Approval of 20 modifications



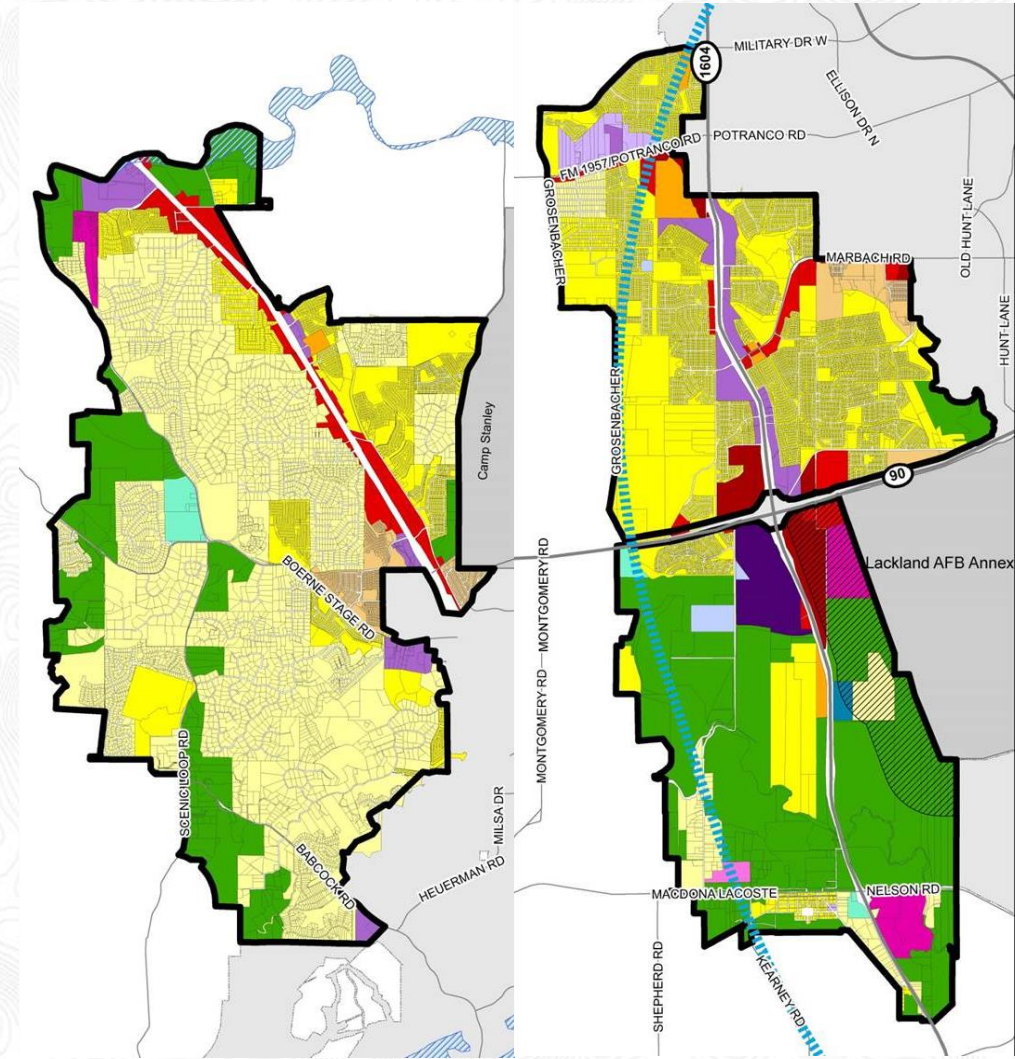
REVISIONS

ZONING COMMISSION

- Camp Bullis MPA:
 - Camp Bullis Military Lighting Overlay District (MLOD-1)
 - Edward Recharge Zone District to a portion (ERZD)
- Lackland MPA:
 - Lackland Military Lighting Overlay District (MLOD-2)
 - Creation and application of Lackland Military Sound Attenuation Overlay (MSAO-3)
 - Applying Airport Hazard Overlay District to a portion (AHOD)
- Unified Development Code amendments for land use controls
 - As recommended by Planning Commission

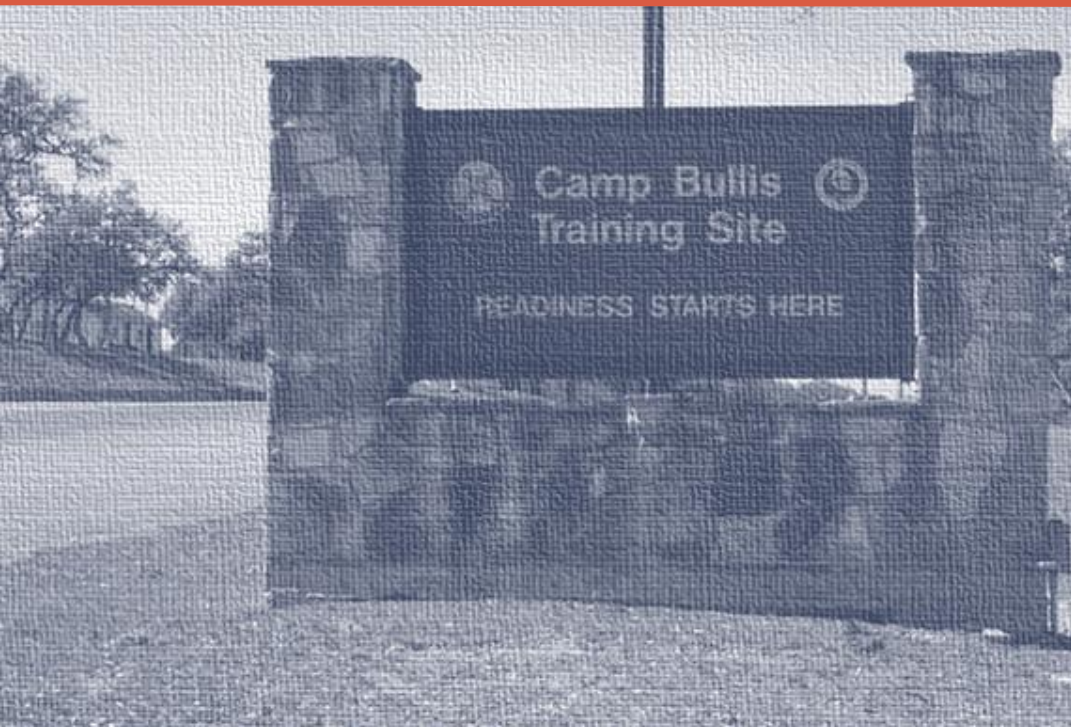
RECOMMENDATION

- Staff recommends approval of:
 - **37A**
 - Amendments to Ch. 35
 - Addition of Article IX, with Planning and Zoning Commissions recommendations
 - **P-1**
 - Application of new land use categories
 - **Z-1**
 - Application of overlay districts (AHOD, MLOD, MSAO, ERZD)
 - **37B**
 - Interlocal agreement with Bexar County





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