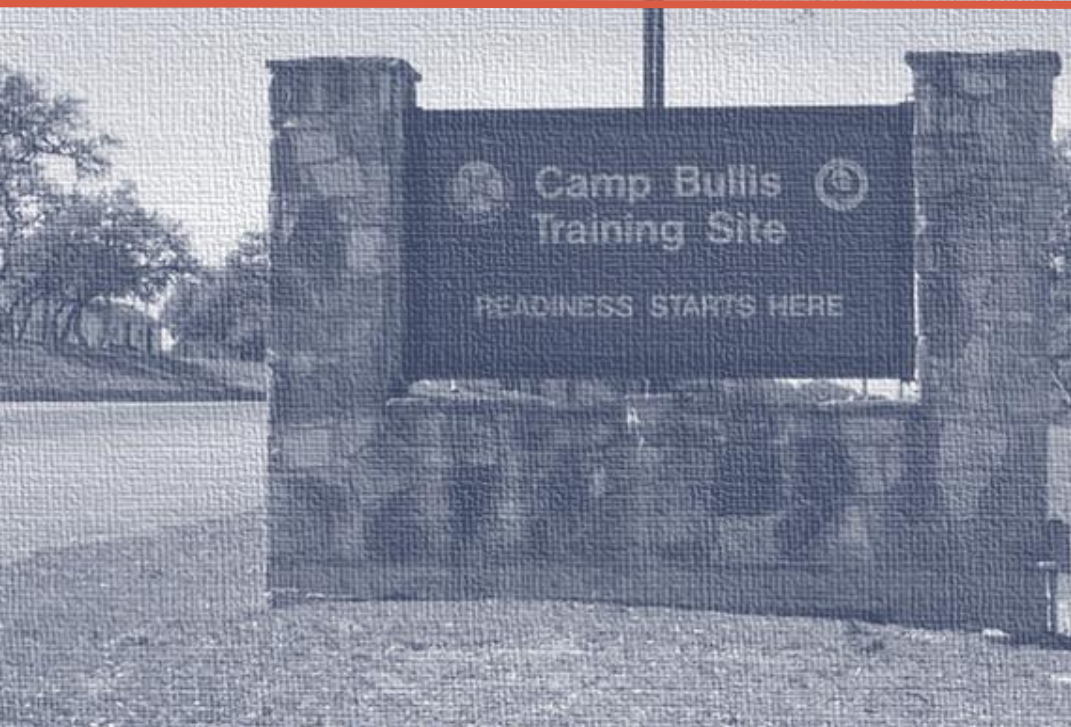




MILITARY PROTECTION AREAS



B-SESSION – ITEM 1
January 30, 2019

Presented by:
Michael Shannon, PE, CBO - Director



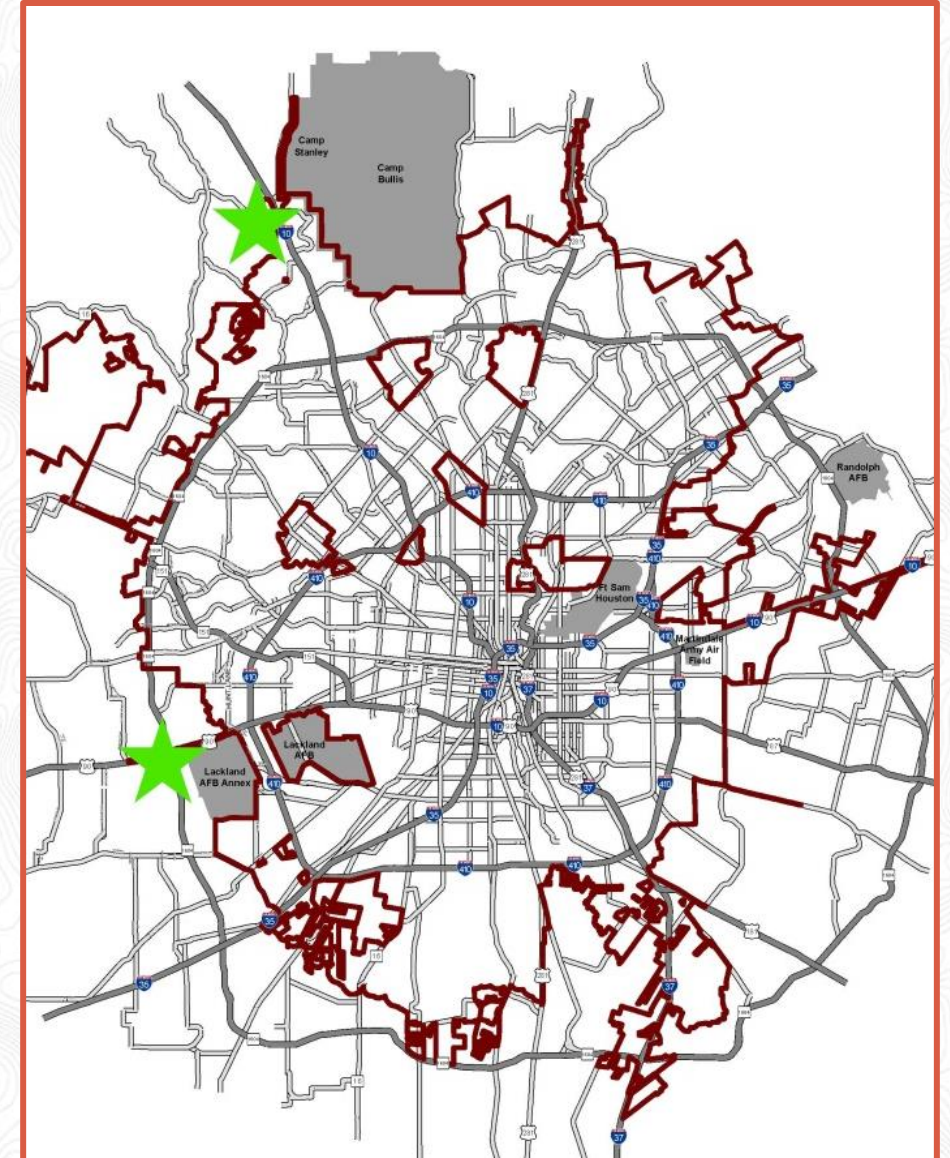
BACKGROUND



- 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

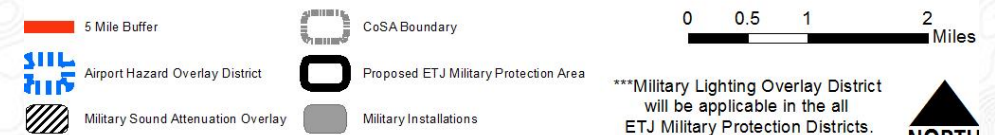
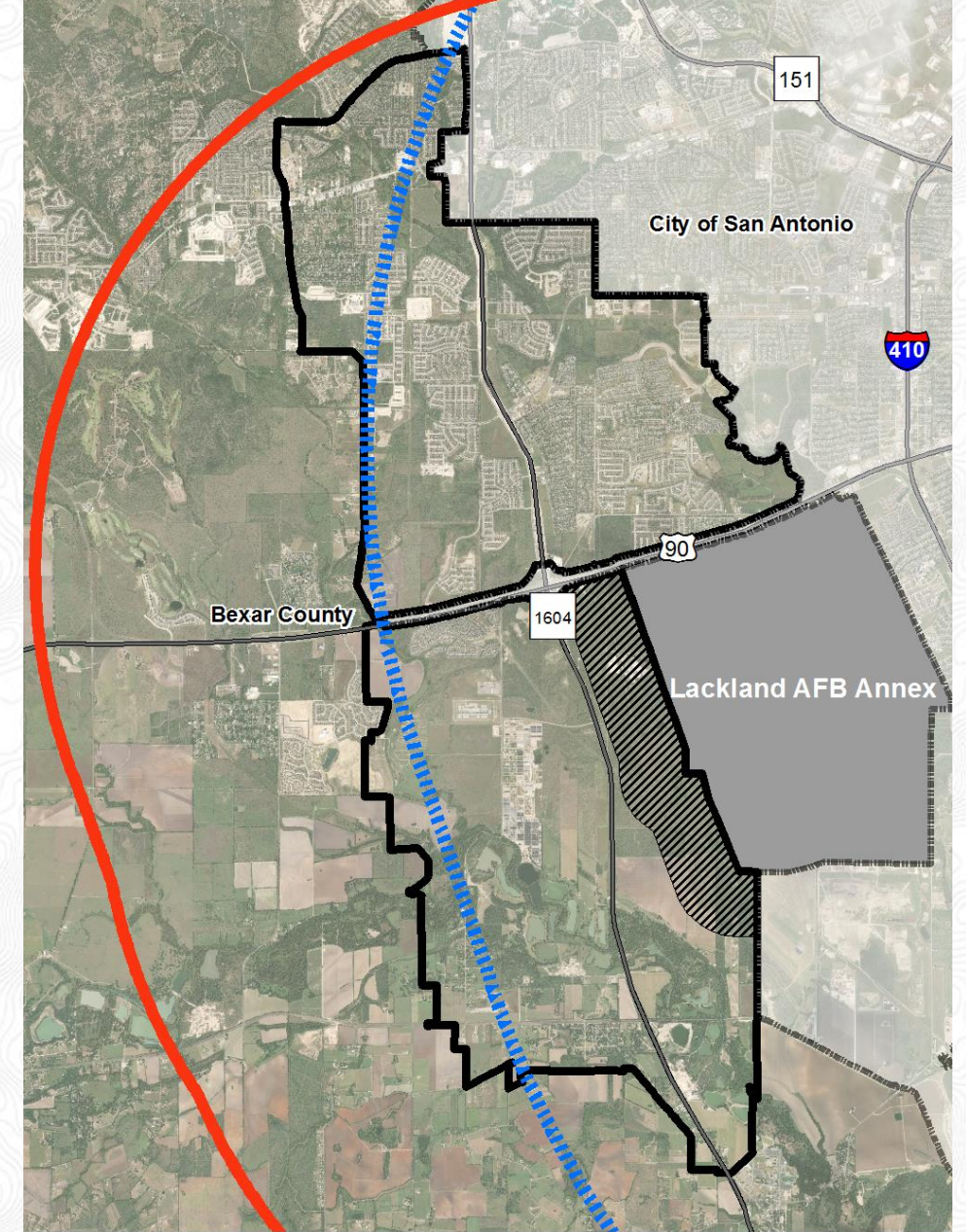
OVERVIEW

- 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)



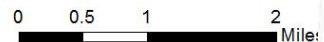
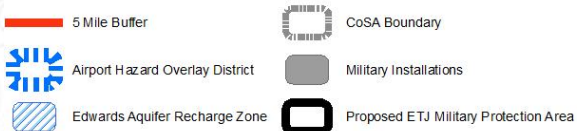
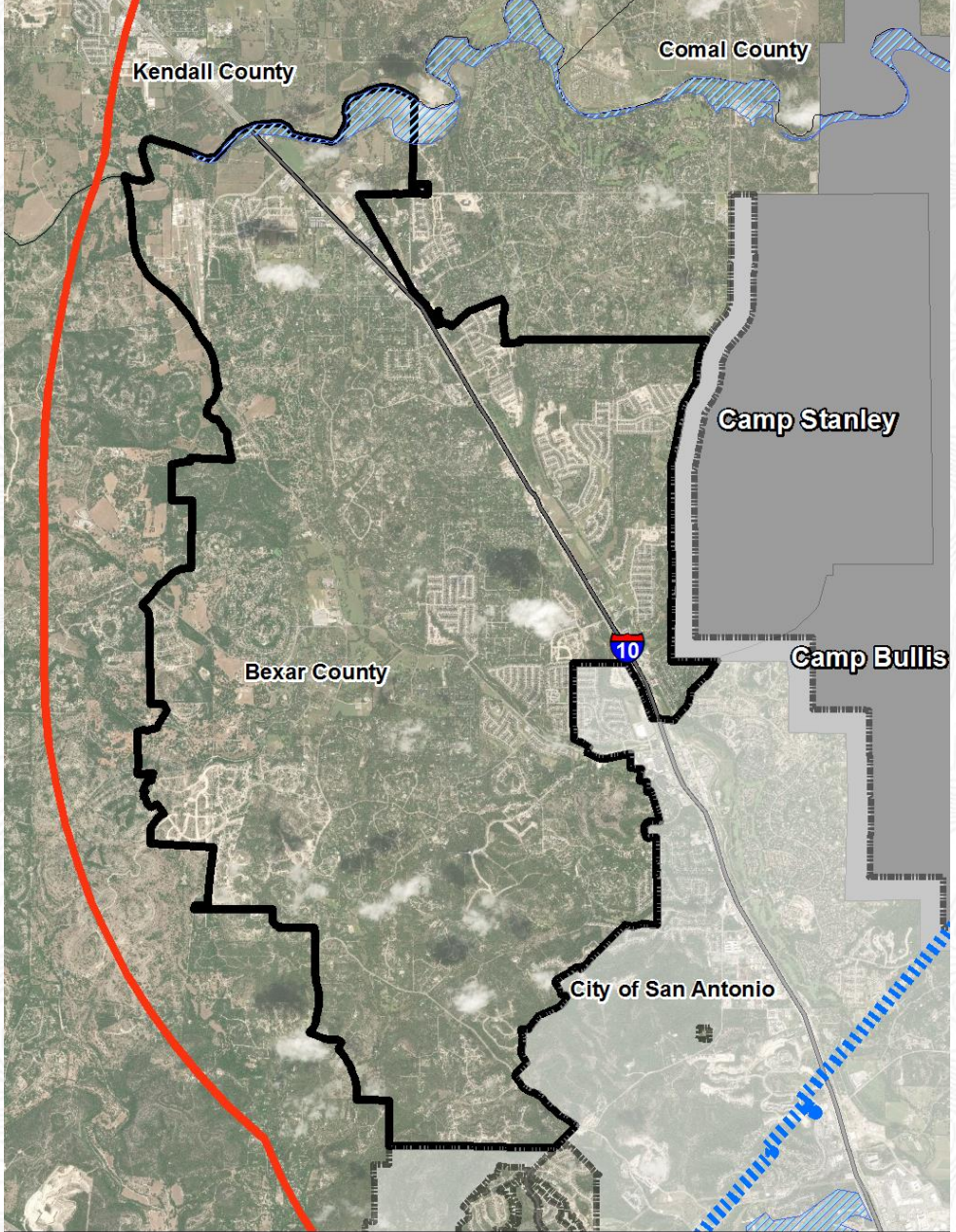
OVERVIEW

- 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



OVERVIEW

- 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



***Military Lighting Overlay District
will be applicable in the all
ETJ Military Protection Districts.



PROCESS

- DSD developing land use control regulations for implementation with:

Planning Department

City Attorney's Office

Office of Military Affairs

Bexar County

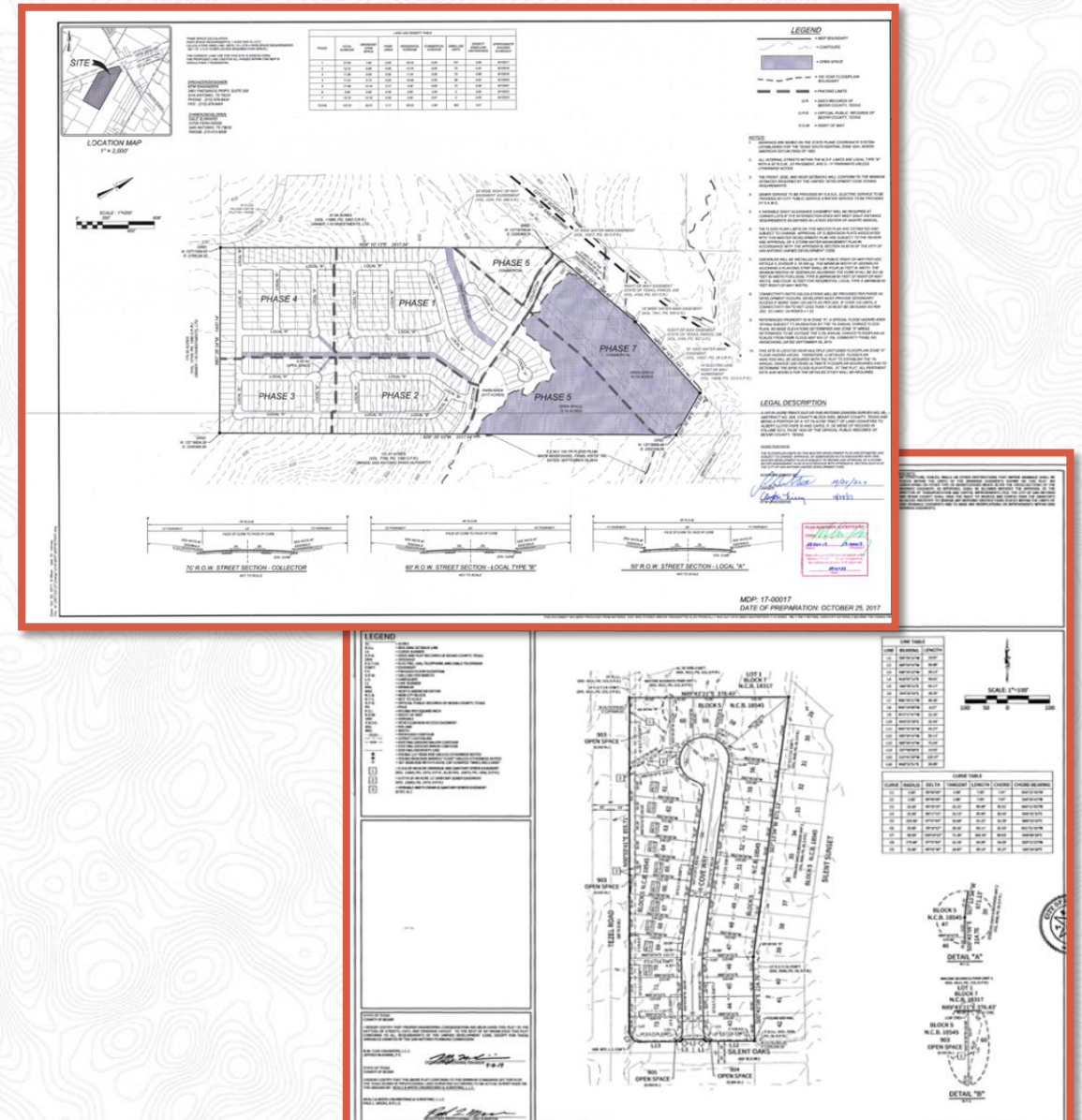
Military

Citizens

Development Community

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



LAND USE CATEGORIES

- For example:

COMPREHENSIVE LAND USE CATEGORY	PERMITTED ZONING DISTRICTS
Low Density Residential	<ul style="list-style-type: none">• R-4, R-5, R-6• NP-8, NP-10, NP-15
Medium Density Residential	<ul style="list-style-type: none">• R-3, R-4, RM-4, RM-5, RM-6,• MF-18, MF-25, MF-33, MH, MHC, MHP
Regional Commercial	<ul style="list-style-type: none">• O-1.5, O-2• C-2, C-3, L, BP
Regional Mixed-Use	<ul style="list-style-type: none">• MF-33, MF-40, MF-50, MF-65• O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, AE-4

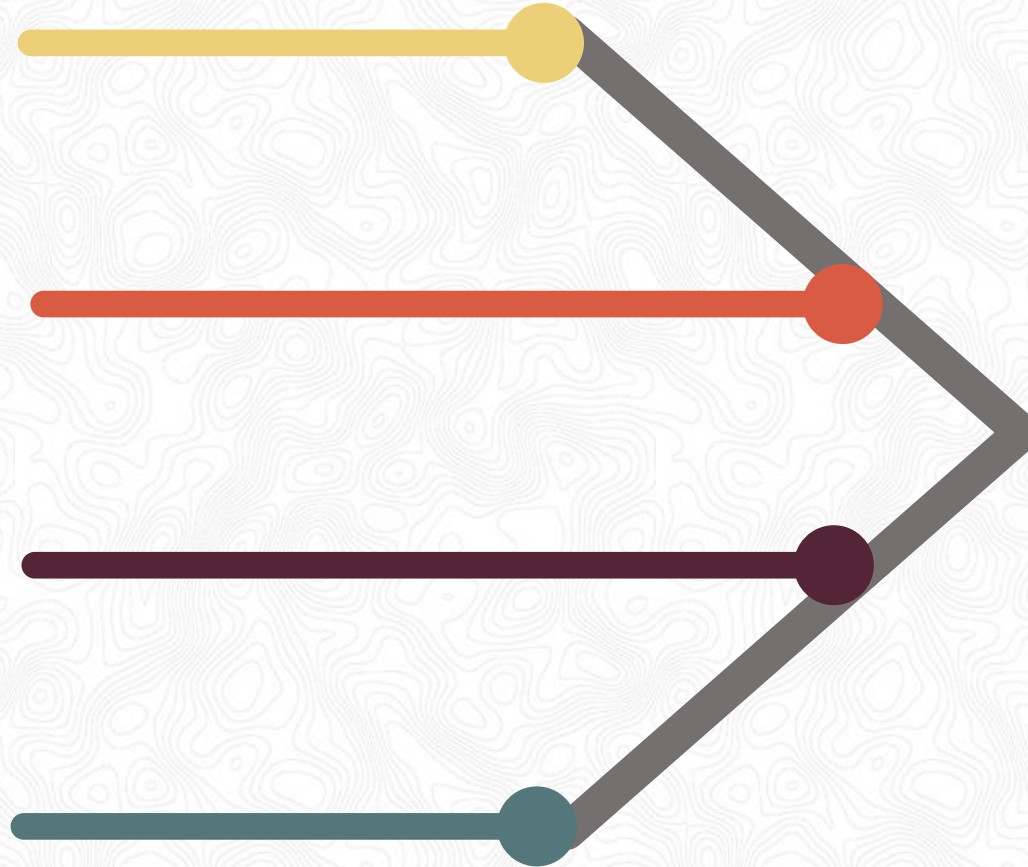
PROPOSED REGULATIONS

MILITARY LIGHTING
OVERLAY DISTRICT
(MLOD)

MILITARY SOUND
ATTENUATION DISTRICT
(MSAO)

AIRPORT HAZARD
OVERLAY DISTRICT
(AHOD)

EDWARDS AGUIFER
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 Compliance
 - Inspections, plan review, enforcement as applicable with JLUS
 - Streamline permitting process & fees

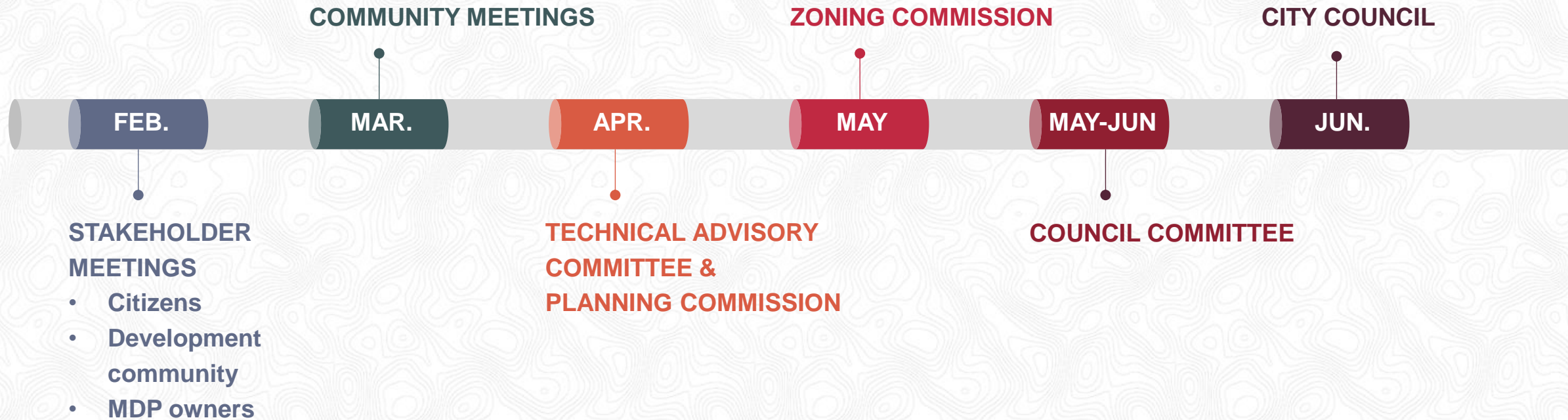


4

PENALTIES & ENFORCEMENT FOR MPA PROVISIONS

- Adjudication in Municipal Court

PROPOSED TIMELINE



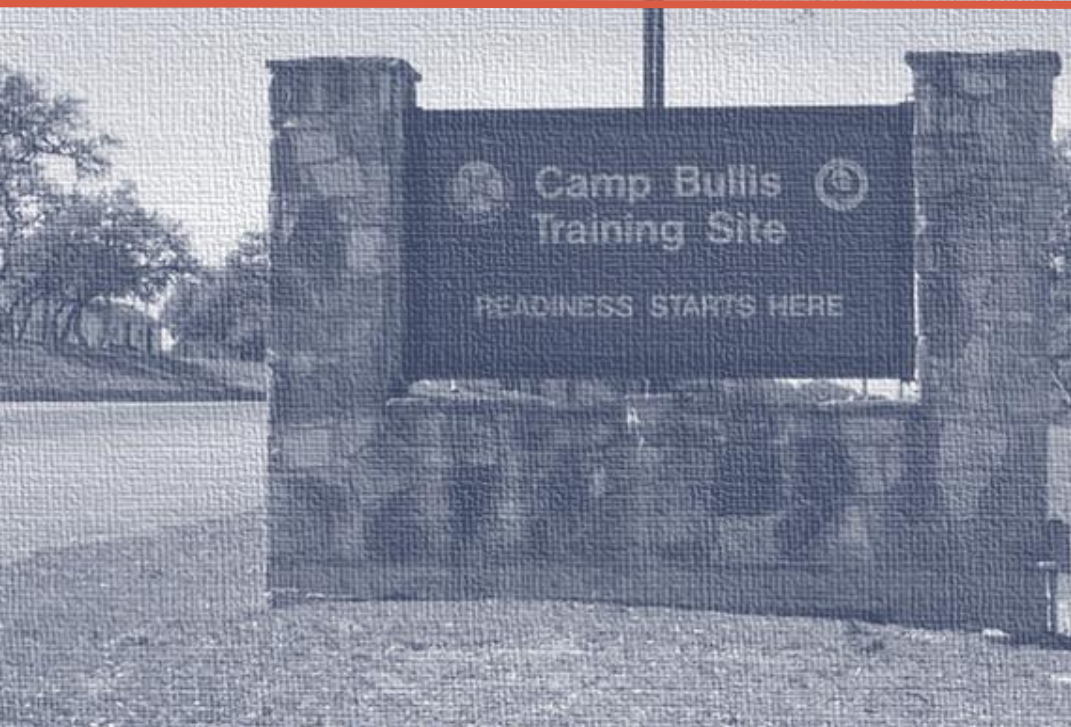
RECOMMENDATION

- Staff recommends moving forward with the process to develop:
 - Military Protection Area (MPA) regulations in the Extraterritorial Jurisdiction (ETJ)
 - Stakeholder and community meetings
 - Following





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