



City of San Antonio

Agenda Memorandum

File Number:18-4793

Agenda Item Number: 4.

Agenda Date: 8/29/2018

In Control: City Council B Session

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Council Districts 4, 6, and 8

SUBJECT:

First public hearing regarding the November 6 election for voters to choose between limited purpose annexation or land use controls within five miles of the boundary of Camp Bullis and Camp Stanley Military Bases and the Lackland Air Force Base (AFB) and Medina Training Annex.

SUMMARY:

First public hearing regarding the November 6 election for voters to choose between limited purpose annexation or land use controls within five miles of the boundary of Camp Bullis and Camp Stanley Military Bases and the Lackland Air Force Base (AFB) and Medina Training Annex, which are contiguous to the City of San Antonio (COSA) limits and within the San Antonio Extraterritorial Jurisdiction (ETJ) in Bexar County.

BACKGROUND INFORMATION:

Senate Bill 6, 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 a proposed annexation. The new law permits cities to hold elections which allow voters within five miles of military bases to choose one of two means to regulate land use: 1) by annexation or 2) allowing the municipality to extend land use regulations as delineated in the most recent Joint Land Use Study (JLUS). Chapter 43 of the Texas Local Government Code was amended to include the following:

Section 43.0117 Authority of Municipality to Annex Area Near Military Base

Part (b) 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 (JLUS).

ISSUE:

Changes in state law provide a municipality with the ability to extend land use controls as a means to provide protection of the military's missions if annexation is not voted on in the affirmative. Staff from the Planning Department, Fire Department, City Attorney's Office, Government and Public Affairs Department, Development Services Department, Office of Management and Budget, City Manager's Office and Office of Military Affairs, in cooperation with Joint Base San Antonio representatives, collaborated for approximately the past six months to develop options for City Council consideration and potential action.

The areas described below were presented to the City Council at a B Session on June 13, 2018 as options for annexation consideration. These areas meet the requirements in the Texas Local Government Code as they are within the 5-mile buffer of these military installations, as required by the JLUS. Should a vote for annexation not pass, the City of San Antonio would be permitted to extend applicable land use controls. On August 2, City Council approved a resolution ordering an annexation election for two areas - around Camp Bullis and Camp Stanley Military Bases and around the Lackland AFB and Medina Training Annex.

Annexation Area Options

The areas proposed for annexation are 1) West of Camp Bullis and Camp Stanley Military Bases, along the IH10 West Corridor and 2) West of the Lackland AFB - Medina Training Annex along the West Loop 1604 Corridor. The following provides a brief description of the annexation area options:

1) West of Camp Bullis and Camp Stanley along the IH10 West Corridor bounded by IH 10 West (Main Corridor), Boerne Stage Road (Northwestern Limit), and Toutant Beauregard Road (Western Limit)

- i. Size - 22.39 square miles (14,332.46 acres) -
- ii. Estimated Population - 18,780
- iii. Estimated Number of Single-Family Housing Units - 7,223

2) West of the Lackland AFB - Medina Training Annex along the West Loop 1604 S Corridor bounded by West Loop 1604 S (Main Corridor), Military Drive West (Northern Limit), Grosenbacher Road (Western Limit), Macdona Lacoste Road/Nelson Road (Southern Limit) -

- i. Size - 20.27 square miles (12,973.96 acres)
- ii. Estimated Population - 40,205
- iii. Estimated Number of Single-Family Housing Units - 15,048

Annexation Election Results

Should Voters Vote "For" Limited Purpose Annexation - After the annexation election, the city would initiate the limited purpose annexation process. Residents in limited purpose annexation areas do not receive city services or pay city taxes for three years. The city may extend zoning and public health and safety codes to the area and has authority to levy fees and charges for building inspections, permits, and development services during the limited purpose period as well.

Should Voters Vote "For" Land Use Controls - Staff would present to the Council a proposed ordinance to apply and enforce land use regulations for each area in the manner recommended by the most recent Joint Land Use Study (JLUS). These would include land use density, tree protection, airport hazard overlays, military sound attenuation overlays, water protection regulations, permitting of single-family residential structures, and enhanced permitting of commercial and multi-family structures by Bexar County. The City of San Antonio has the authority to adopt and impose fees and applicable charges. Any fee would be based on a cost recovery model for the development activity.

Land Use Controls

Pursuant to the state law, land use controls are being proposed for the areas adjacent to the Camp Bullis and Camp Stanley Military Bases and the Lackland Air Force Base - Medina Training Annex as they align with adopted JLUS recommendations and citations. Those land use controls aim to protect the mission of the adjacent military bases, which are impacted by lighting, noise, height, encroachment, and natural habitats.

Timeline for Annexation Election

August 2, 2018 - Council approved a resolution ordering an annexation election on November 6, 2018

August 29, 2018 - First Required Public Hearing

September 12, 2018 - Second Required Public Hearing

September 25, 2018 - Lackland Area Community Meeting #1, Paul W. Ott Elementary School (Cafeteria), 6:00 p.m.

September 27, 2018 - Camp Bullis Area Community Meeting #1, Leon Springs Baptist Church, 6:00 p.m.

October 2, 2018 - Camp Bullis Area Community Meeting #2, Julia Newton Aue Elementary (Cafeteria), 6:00 p.m.

October 4, 2018 - Lackland Area Community Meeting #2, Calvary Hills Baptist Church, 6:00 p.m.

October 22, 2018 to November 2, 2018 - Early Voting by Personal Appearance

November 6, 2018 - Election Day - 7:00 a.m. to 7:00 p.m.

November 15, 2018 - Canvassing of Election Results (if available)

ALTERNATIVES:

There is no alternative associated with this public hearing.

FISCAL IMPACT:

There is no fiscal impact associated with this public hearing

RECOMMENDATION:

No action is required at this time. Action will be required after the election takes place.