

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

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

Bridgett White, AICP, Director  
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

## ■ 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)

**WHO CAN BE ANNEXED?**

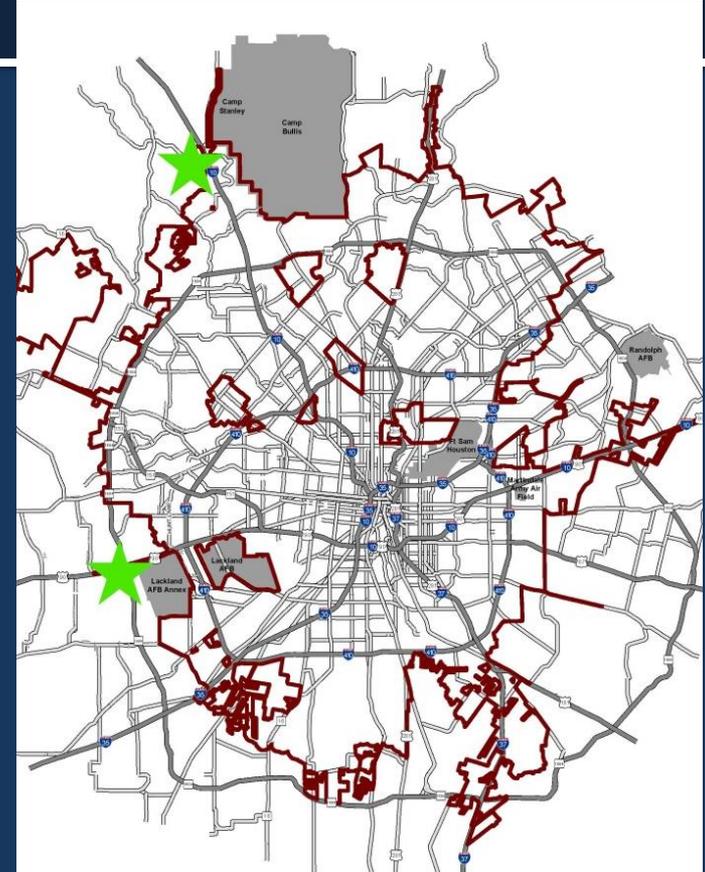
Texas cities are able to annex properties to expand their city limits under certain conditions:

- 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.

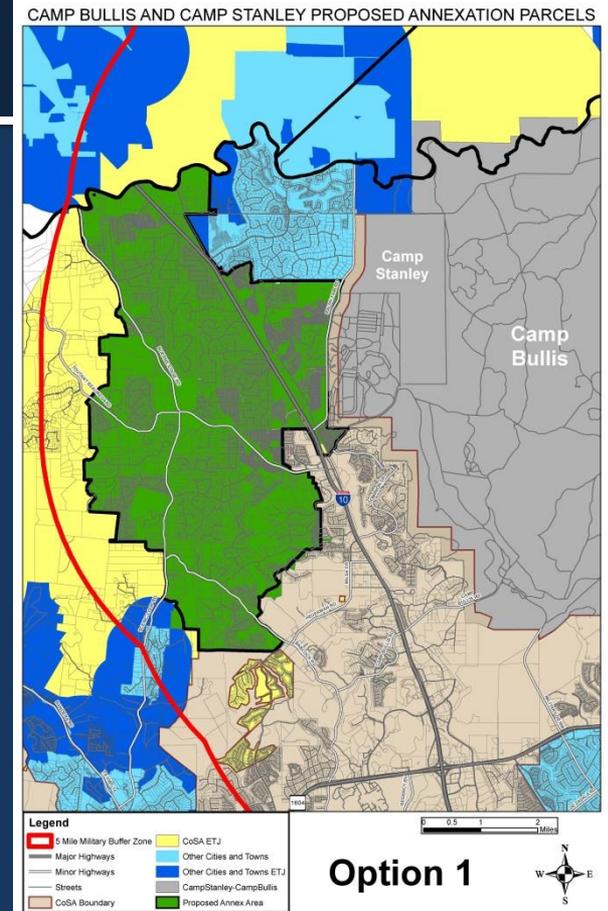
# Areas Proposed for Annexation

- 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



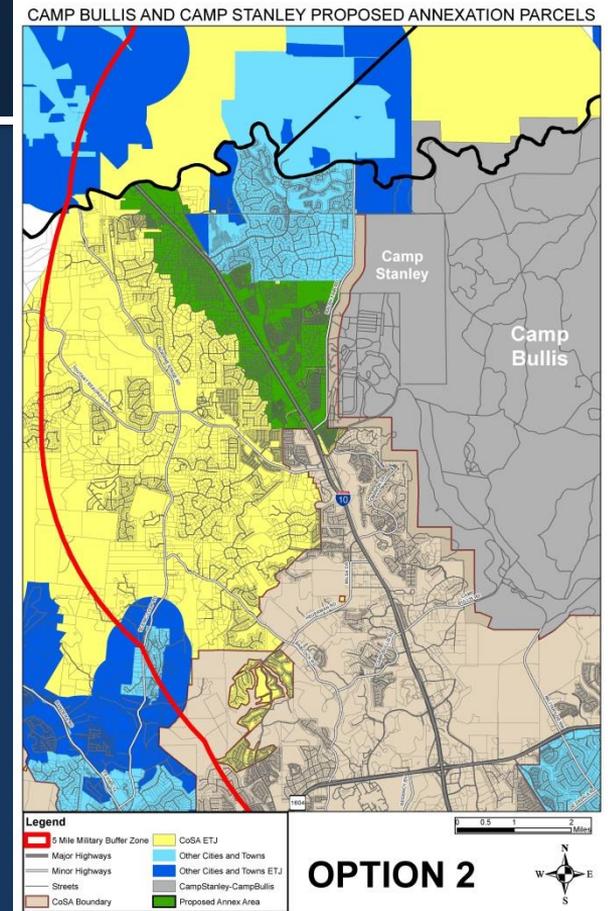
# Camp Bullis and Camp Stanley (Option 1 - Large Area)

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



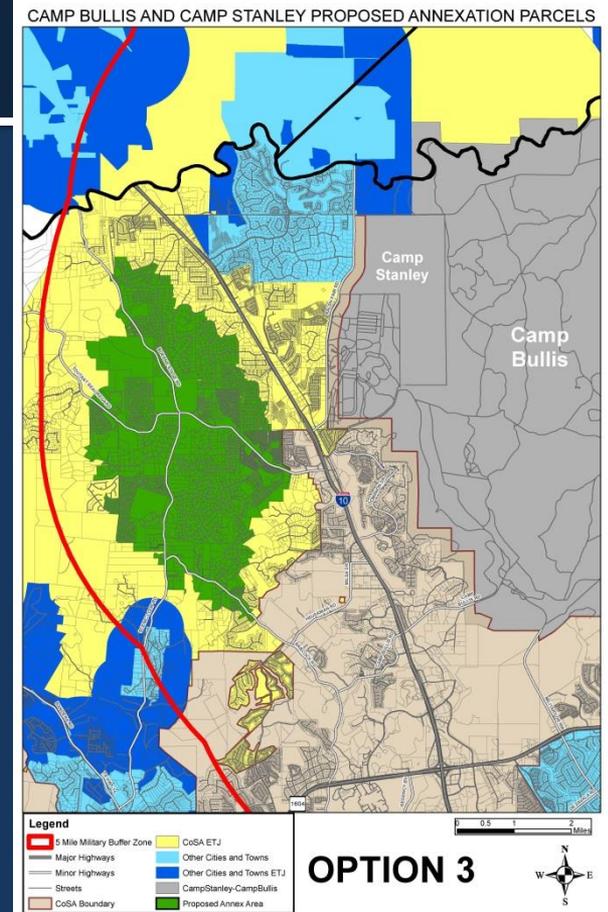
# Camp Bullis and Camp Stanley (Option 2)

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



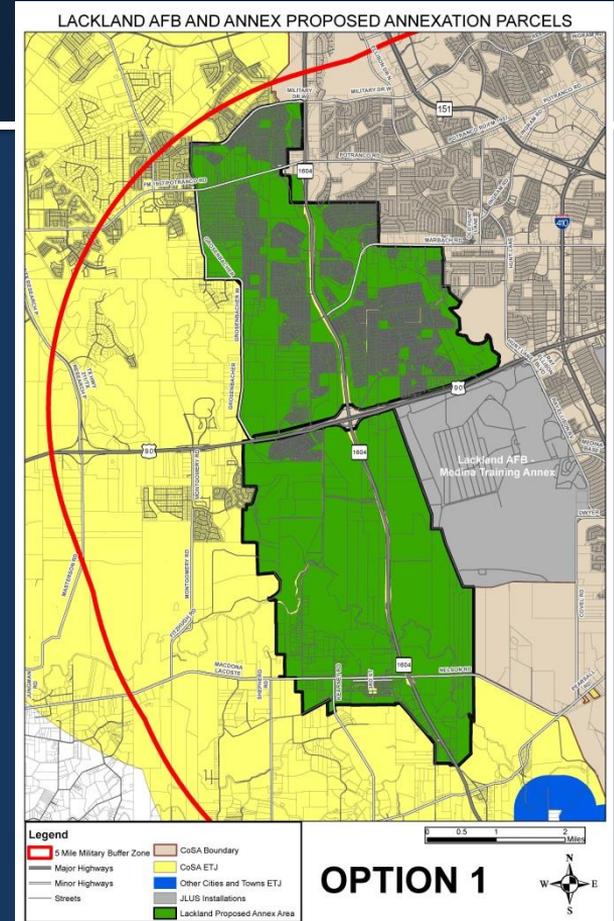
# Camp Bullis and Camp Stanley (Option 3)

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



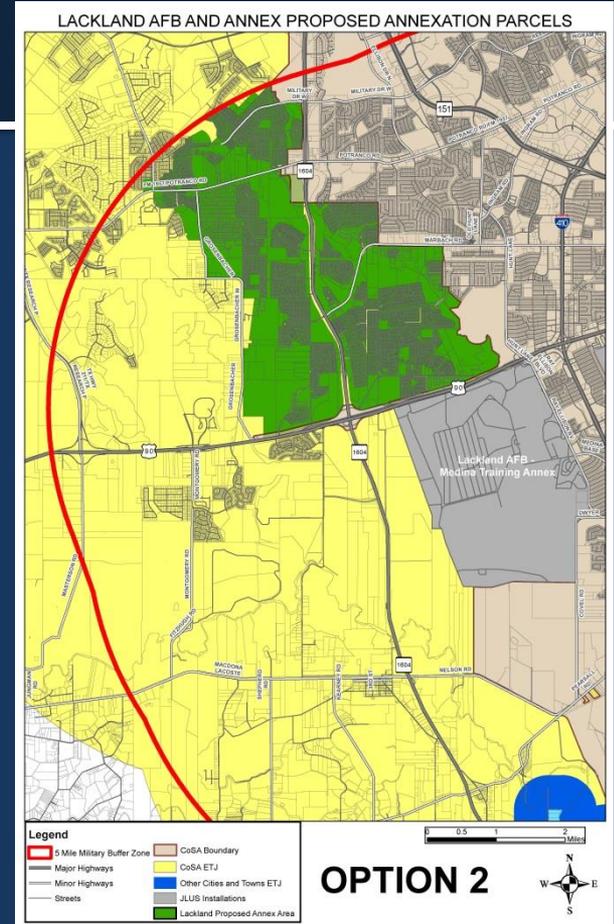
# Lackland AFB and Medina Annex (Option 1 - Large Area)

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



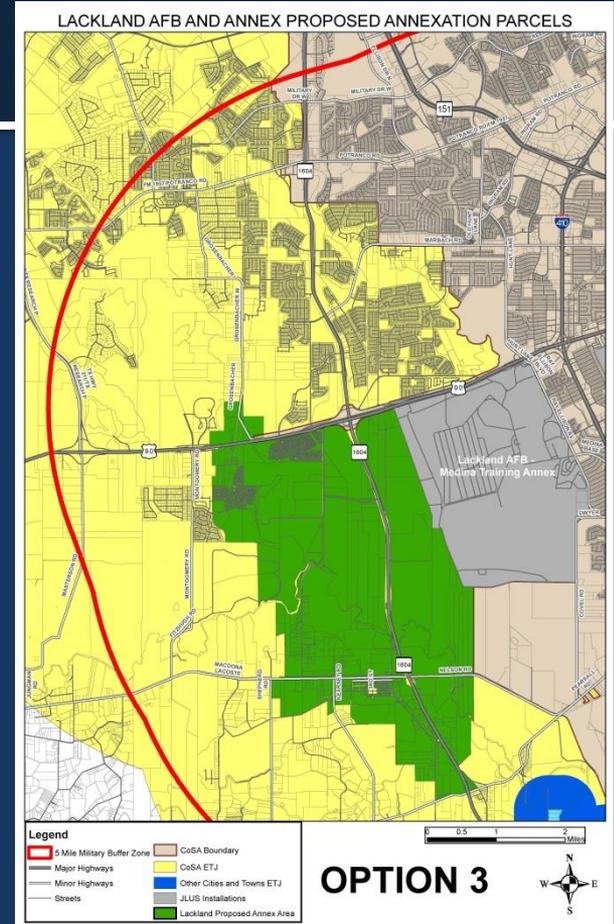
# Lackland AFB and Medina Annex (Option 2)

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

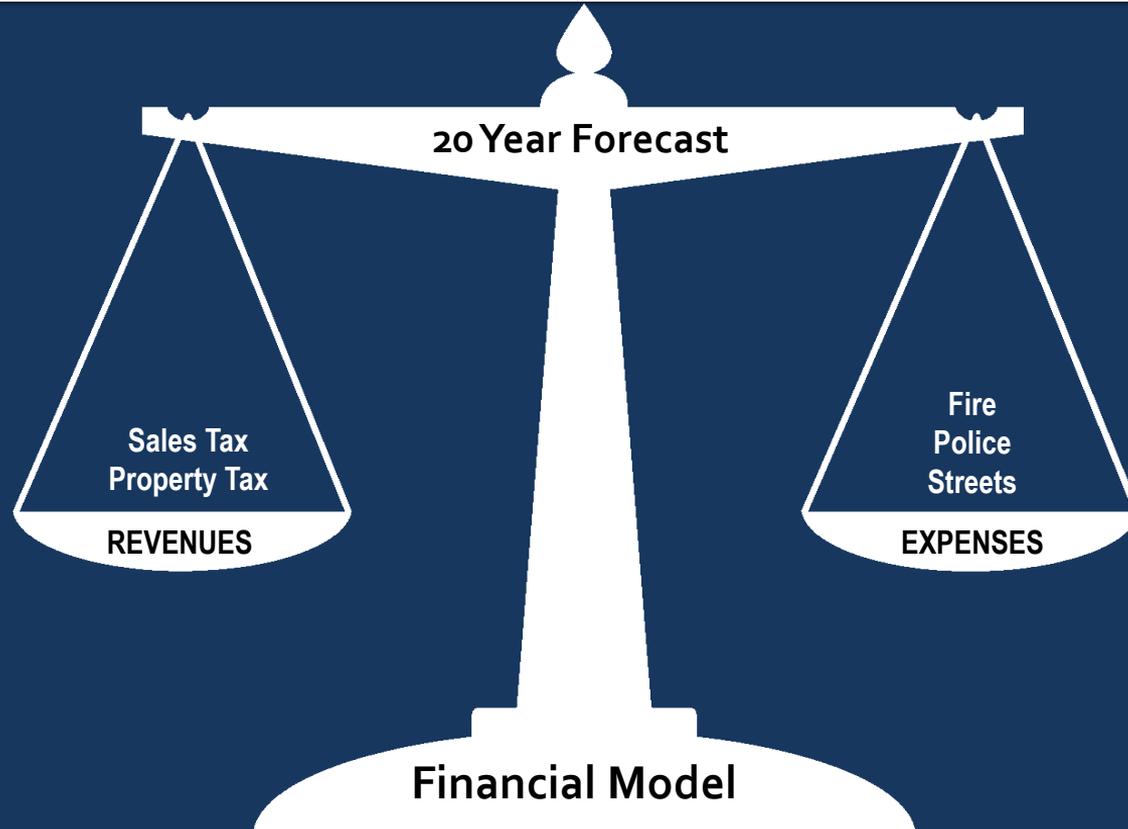


# Lackland AFB and Medina Annex (Option 3)

- 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

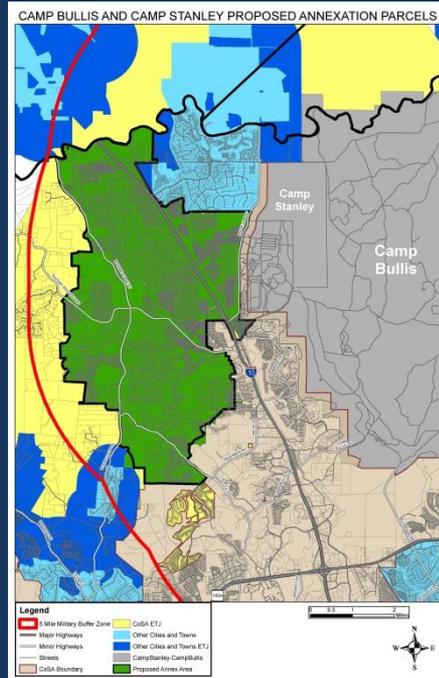


# Financial Model Review

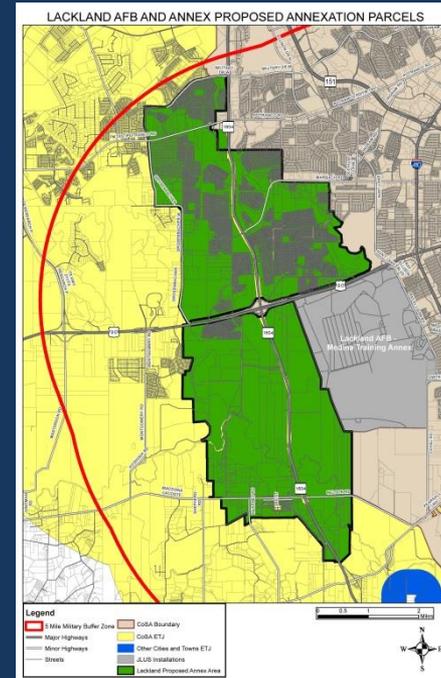
## Camp Bullis and Camp Stanley

## Lackland AFB – Medina Annex

20 year  
net ending  
balance



\$ 8.4 Mil



(\$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).*



# 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>
<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)

# Annexation Election Schedule

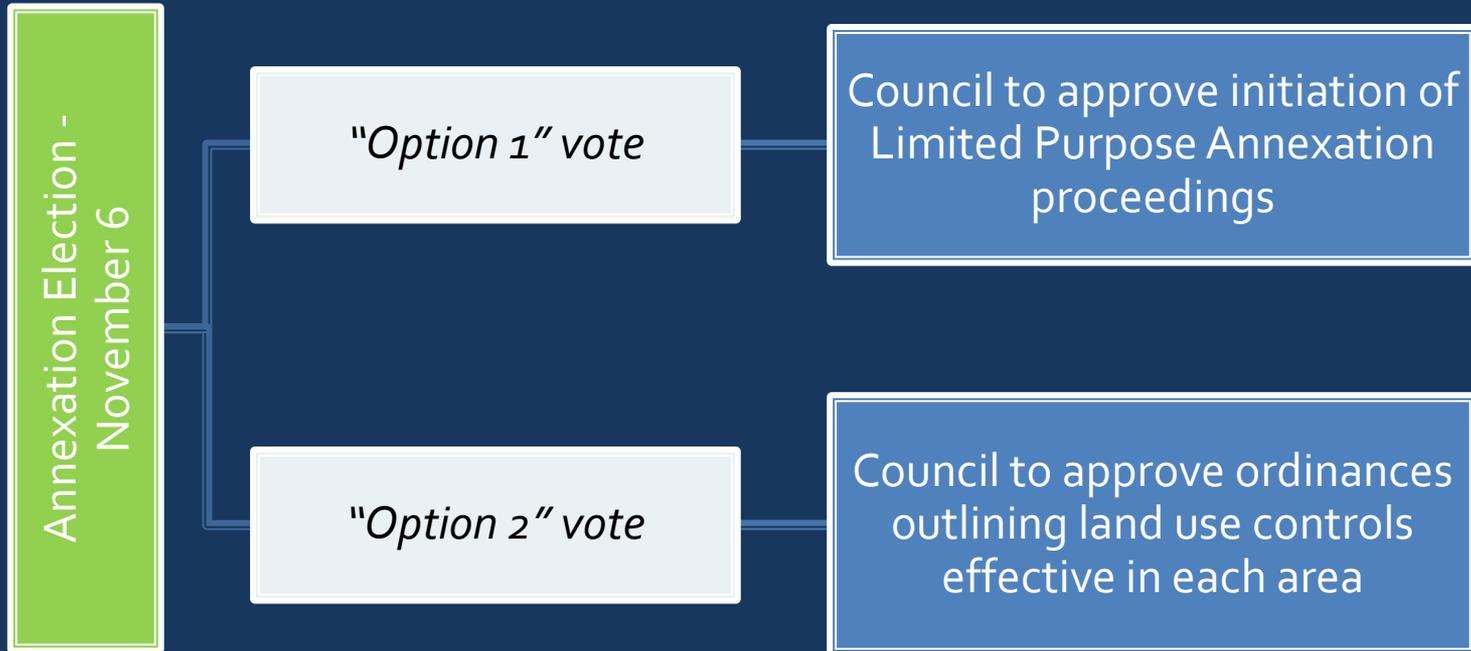
## Key Dates

<b>Council Policy Direction on Proposed Areas</b>	<b>Council Considers Resolution to Order Election</b>	<b>Election Hearings and Notifications</b>	<b>Election - Annexation Vote</b>
<b>June 11, 2018</b>	<b>August 2, 2018</b>	<b>August – October 2018</b>	<b>November 6, 2018</b>

# Election Notifications and Meetings

	<u>Required</u>	<u>Additional</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 – Camp Bullis area
<b>September 27, 2018</b>		Community Meeting – Lackland 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...



# 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)

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

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

Bridgett White, AICP, Director  
Planning Department



# Backup Slides

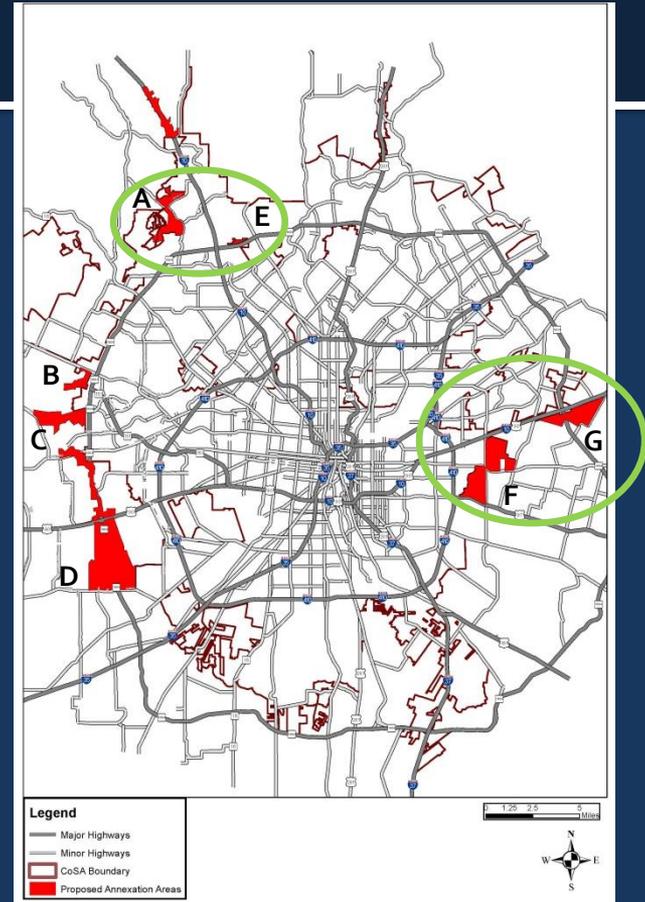
# Annexation Areas - 2017

## Areas considered (19.05 square miles):

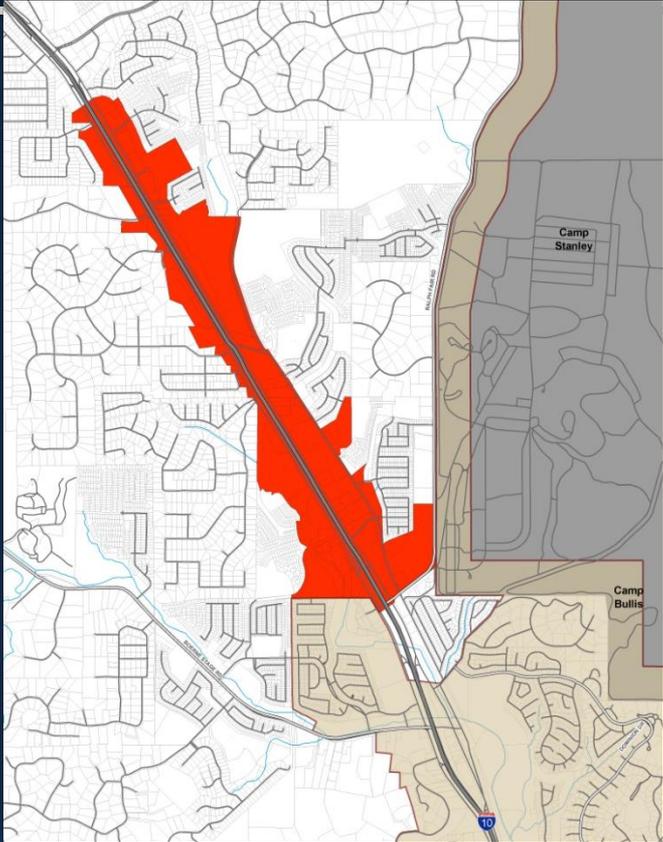
- 4 Commercial Corridors
  - A. Babcock Road Corridor
  - B. Culebra Road-Alamo Ranch Pkwy Corridor
  - C. Wiseman Blvd Corridor
  - D. Potranco Road – West Loop 1604 Corridors
- 3 Enclave Areas
  - E. Vance Jackson – North Loop 1604 West Tracts
  - F. Foster Road Area
  - G. IH10 East – Loop 1604 East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

## Areas annexed (8.2 square miles):

- 1 Commercial Corridor
  - 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



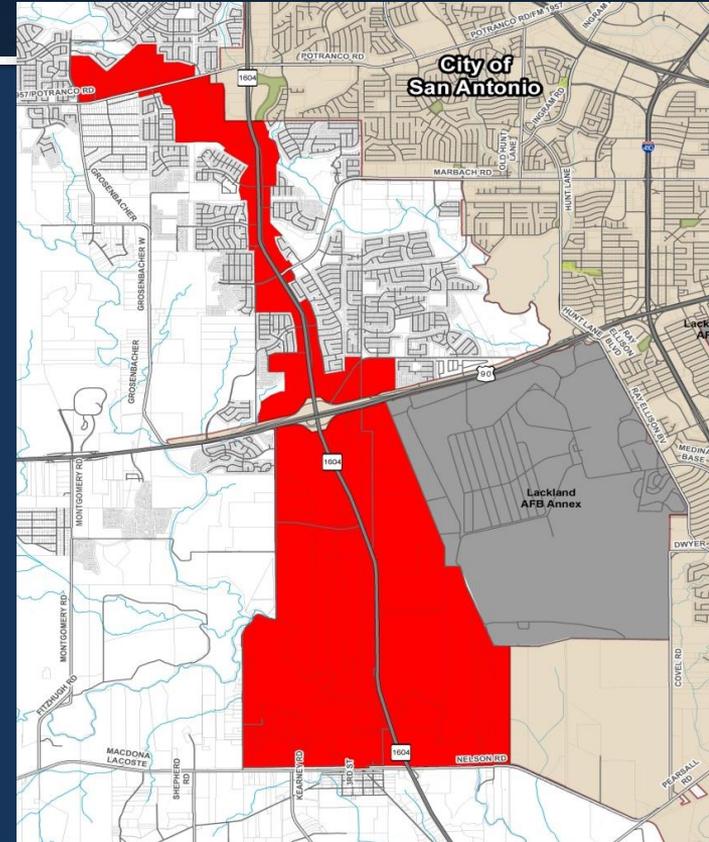
# (A) IH 10 West Commercial Corridor - 2017



- 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

