



MILITARY PROTECTION AREAS



COMMUNITY MEETINGS

March 19, 2019

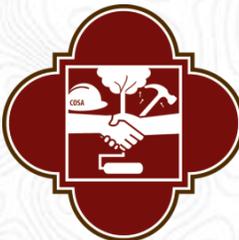
March 21, 2019

March 26, 2019

March 28, 2019

Presented by:

Tony Felts, AICP – DSD Assistant Director



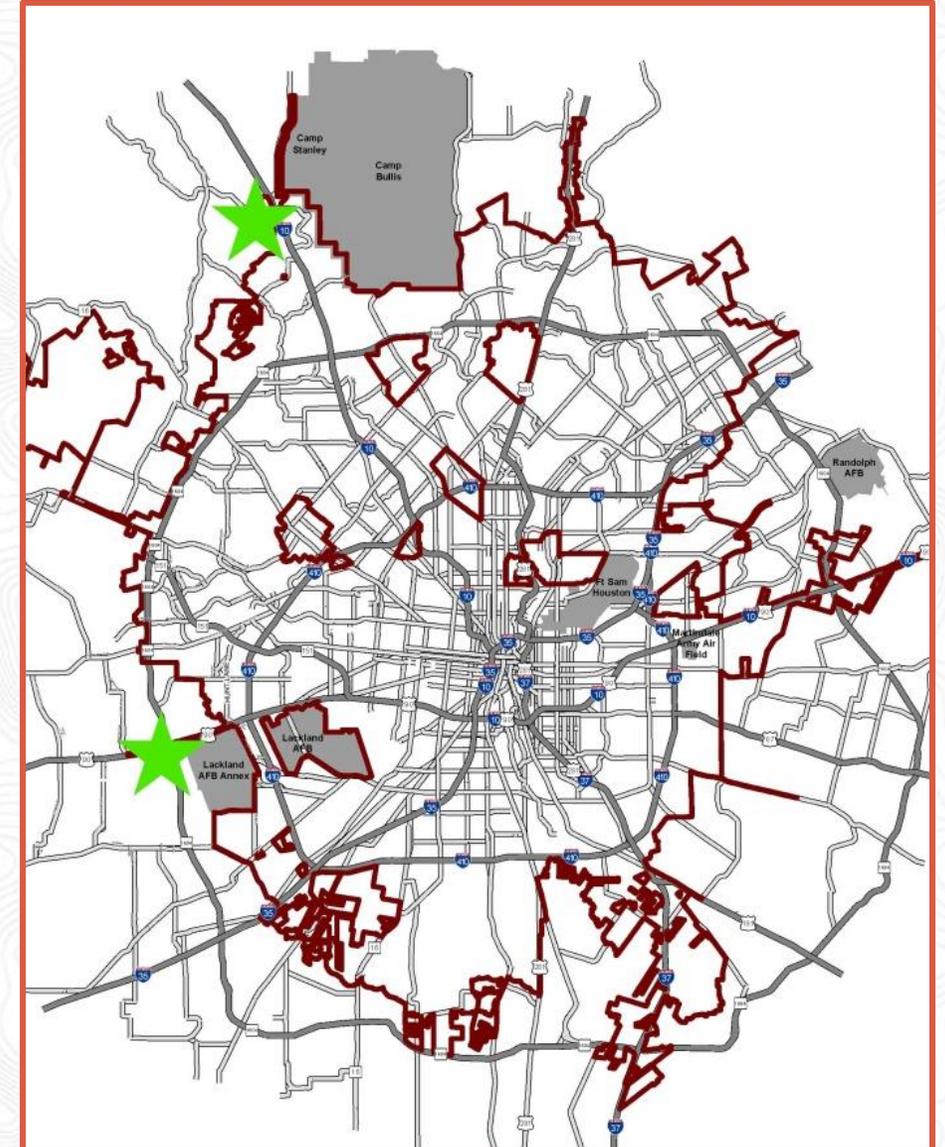
BACKGROUND



- 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 impose land use regulations as delineated in the most recent Joint Land Use Study (JLUS)
- For protection of military mission in these areas

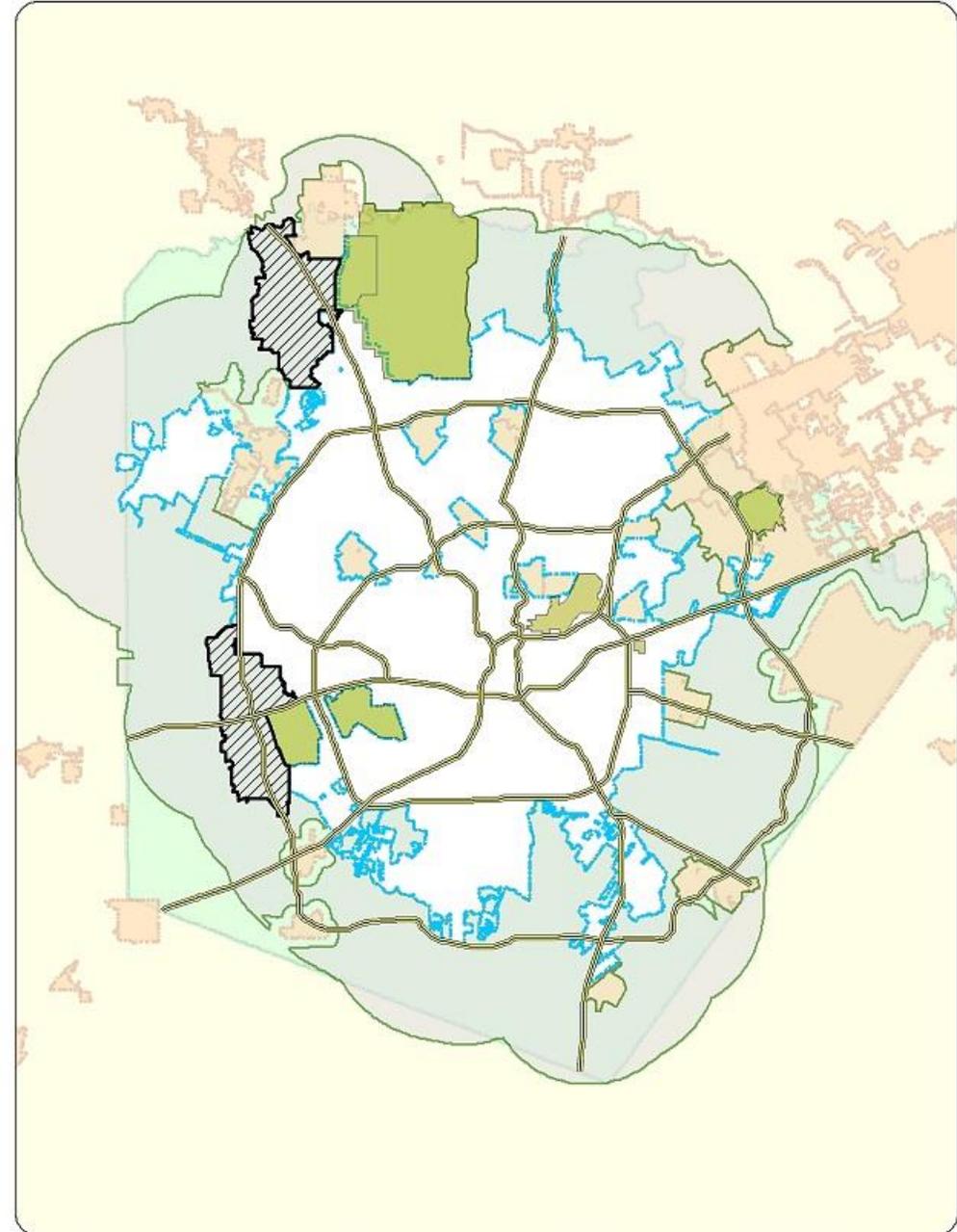
BACKGROUND

- 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)



AREAS OF JURISDICTION

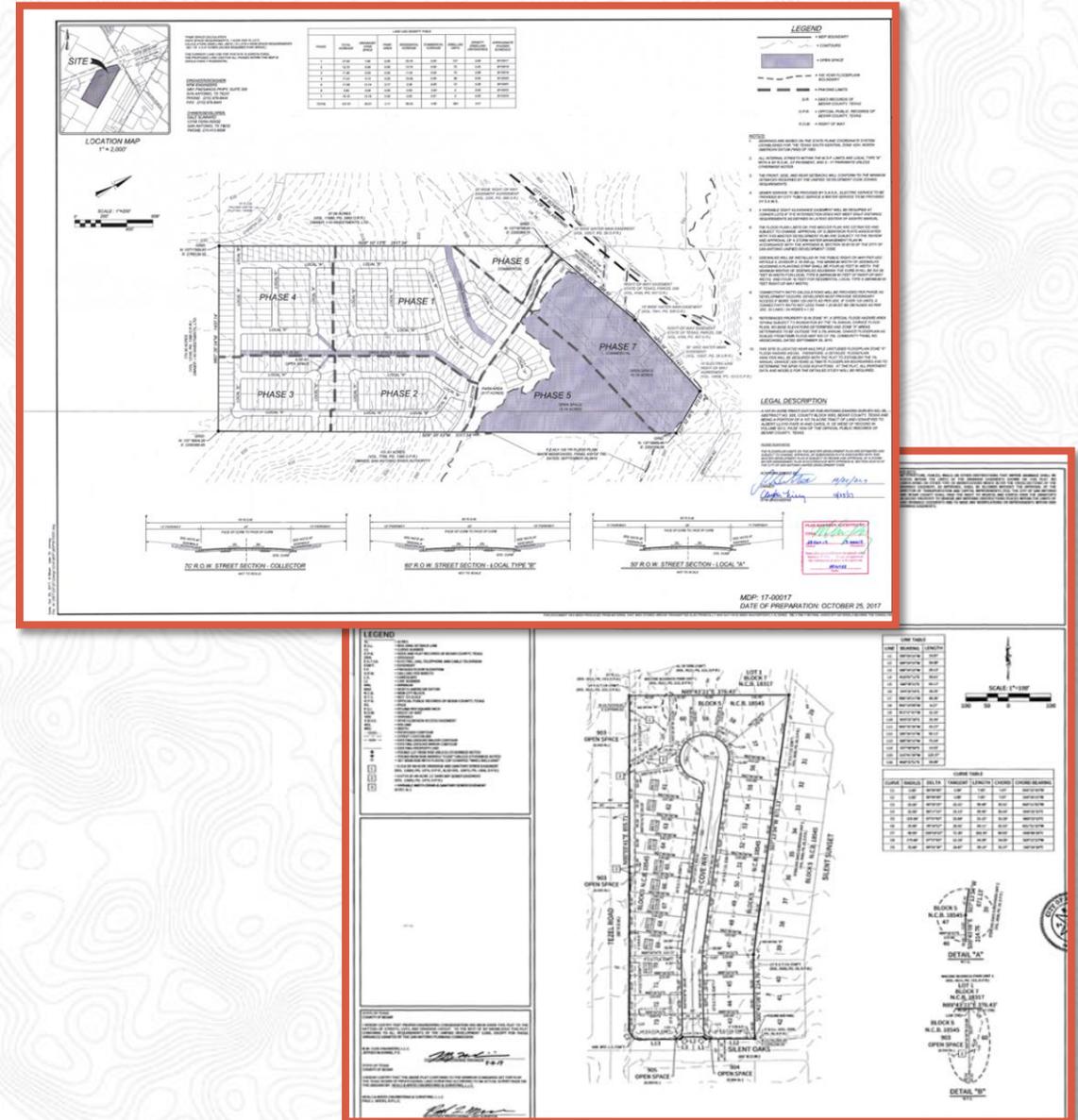
- Bexar County
- City of San Antonio limits
- Extraterritorial Jurisdiction (ETJ)
- Military Bases
- Military Protection Areas



EXISTING REGULATIONS

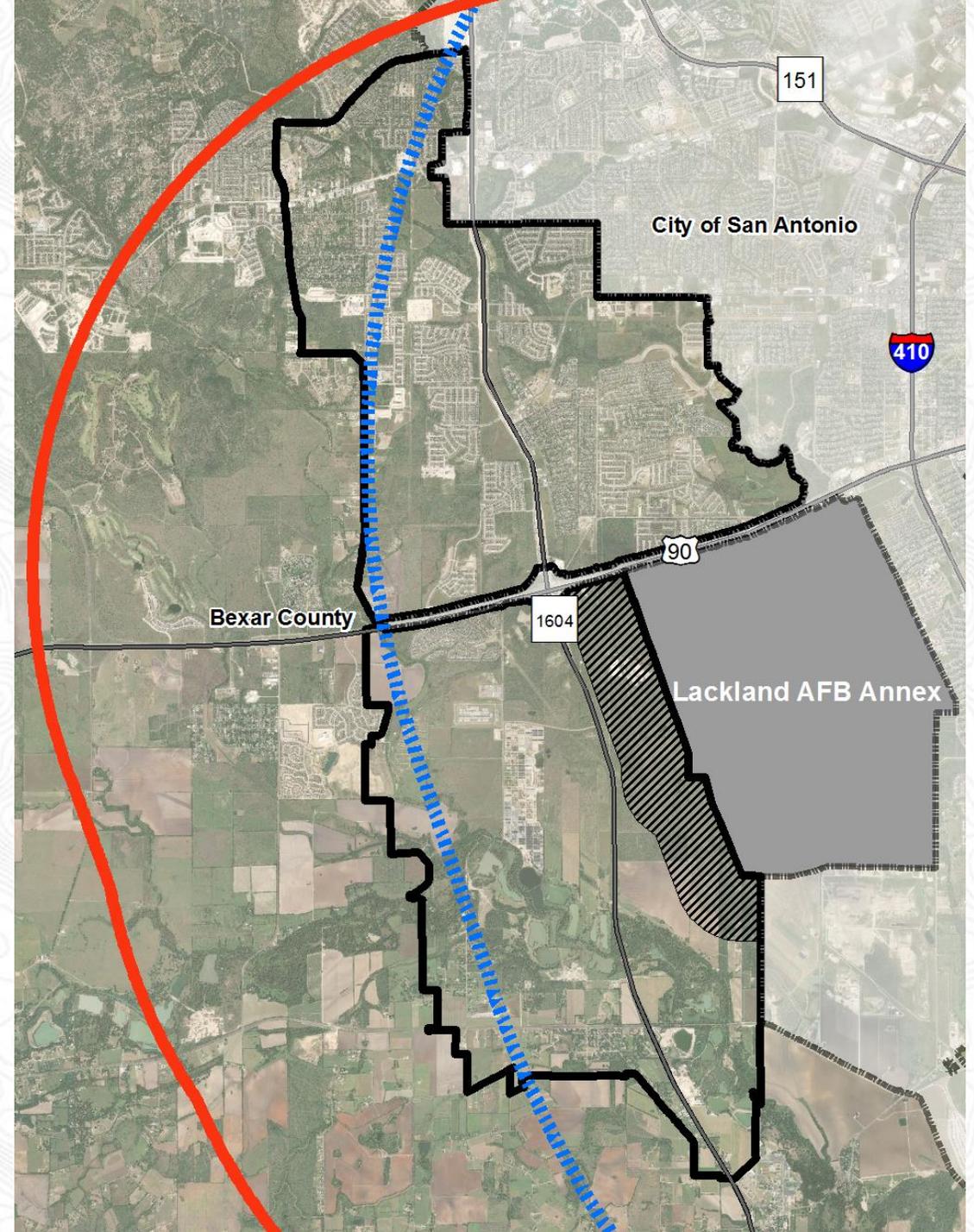
Existing regulations currently followed in ETJ:

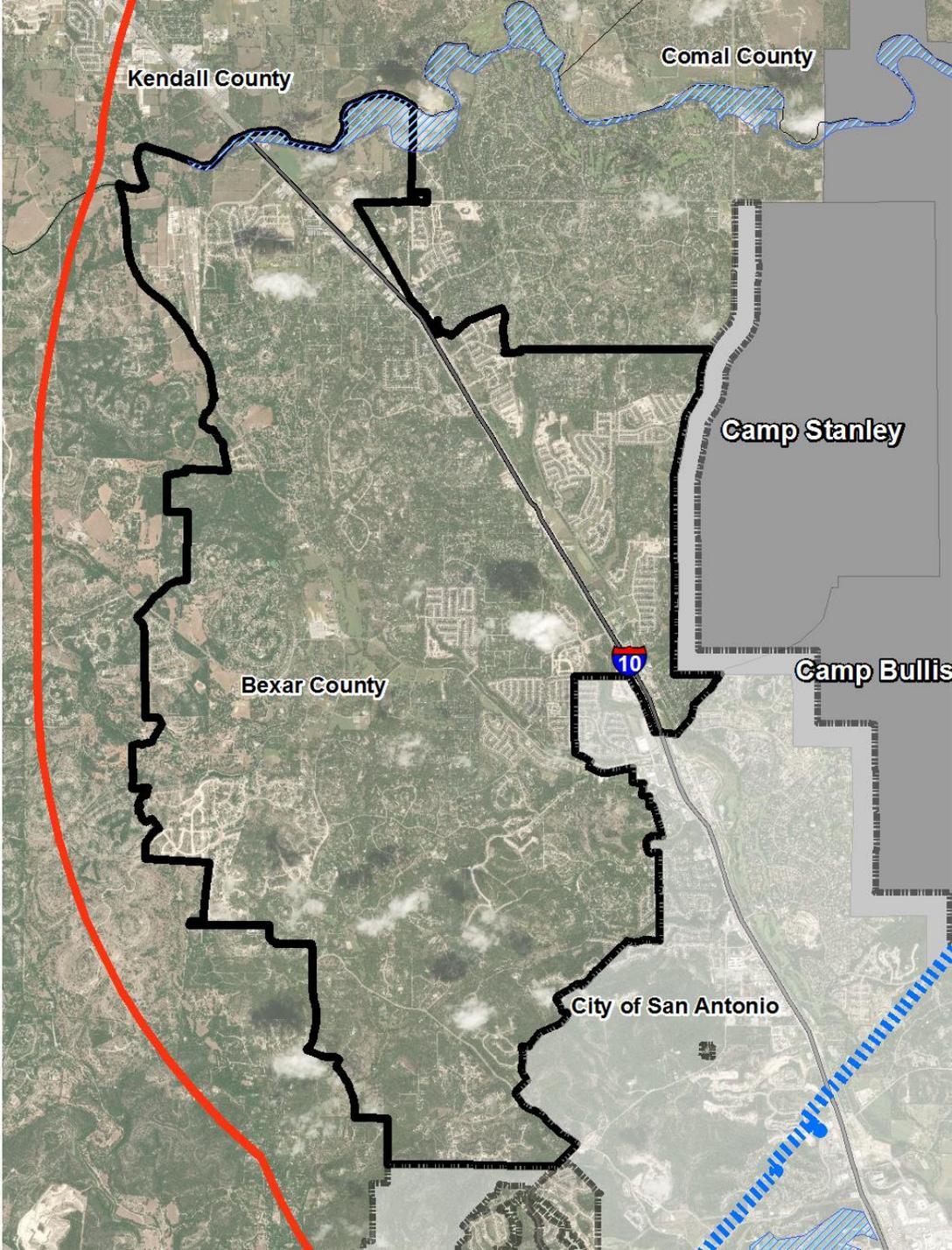
- Tree ordinance
- Platting
- Sign ordinance
- Master Development Plans
- Military notification



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

PROCESS

- DSD developing land use control regulations for implementation with:

Planning Department

City Attorney's Office

Office of Military Affairs

Bexar County

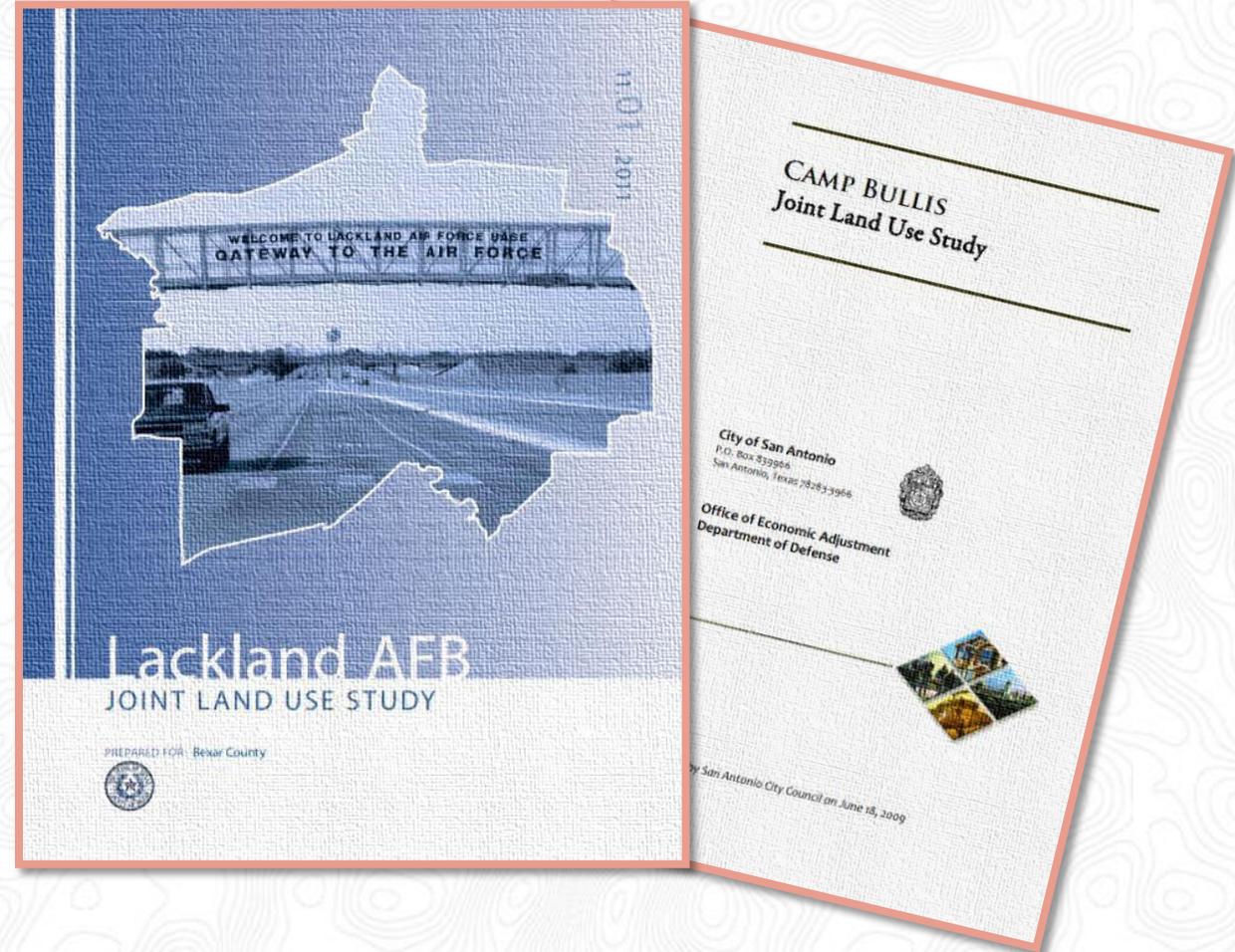
Military

Citizens

Development Community

PROPOSED REGULATIONS

- Proposed regulations:
 - Align with Joint Land Use Study (JLUS)
 - Require amendment to the Unified Development Code (UDC- Chapter 35)
 - Add new Military Protection Area (MPA) Article
 - Specifically address 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



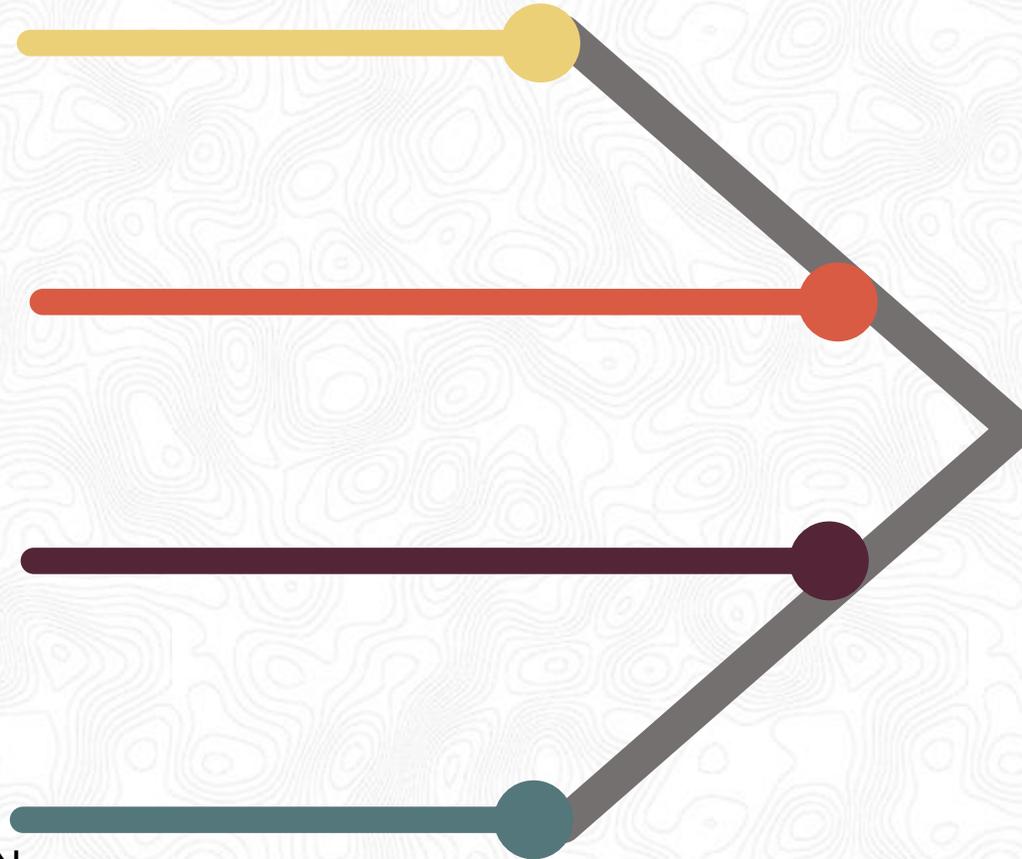
MILITARY PROTECTION AREA PROPOSED REGULATIONS

MILITARY LIGHTING
OVERLAY DISTRICT
(MLOD)

MILITARY SOUND
ATTENUATION DISTRICT
(MSAO)

AIRPORT HAZARD
OVERLAY DISTRICT
(AHOD)

EDWARDS AQUIFER
RECHARGE PROTECTION
(ERDZ)

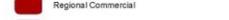
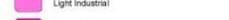
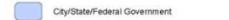


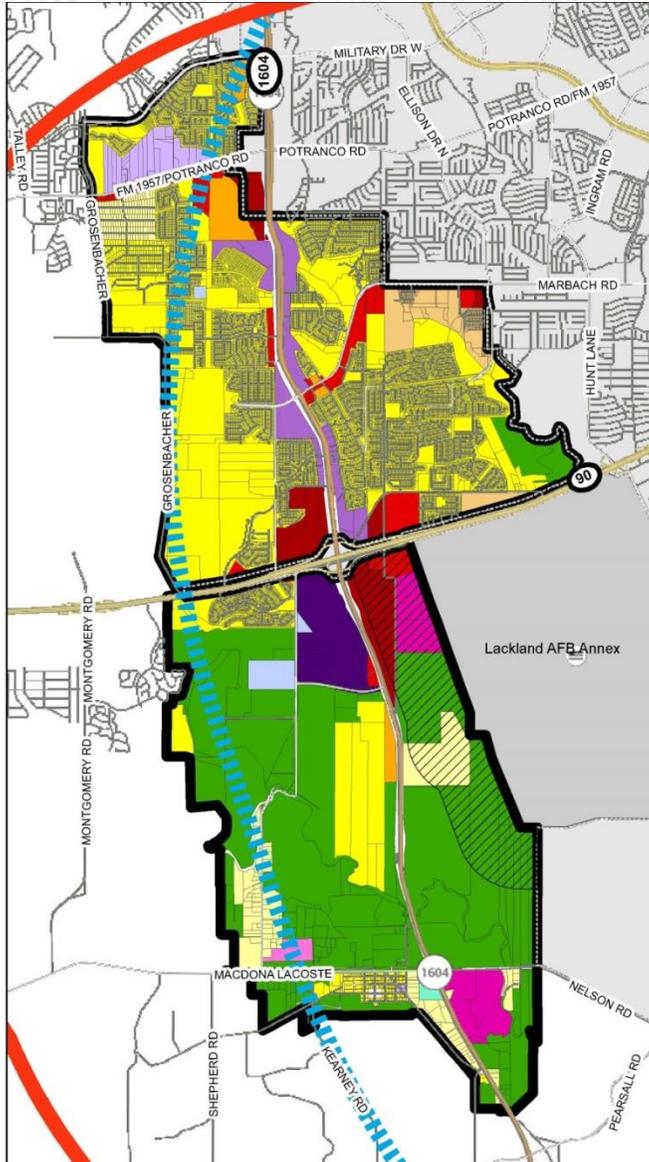
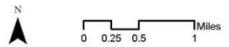
- Would follow existing process for the Zoning Districts
 - Zoning Commission
 - City Council
 - Board of Adjustment (if needed)

LAND USE MAPS

DRAFT

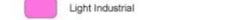
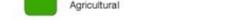
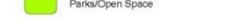
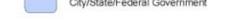
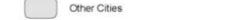
Lackland Land Use Controls

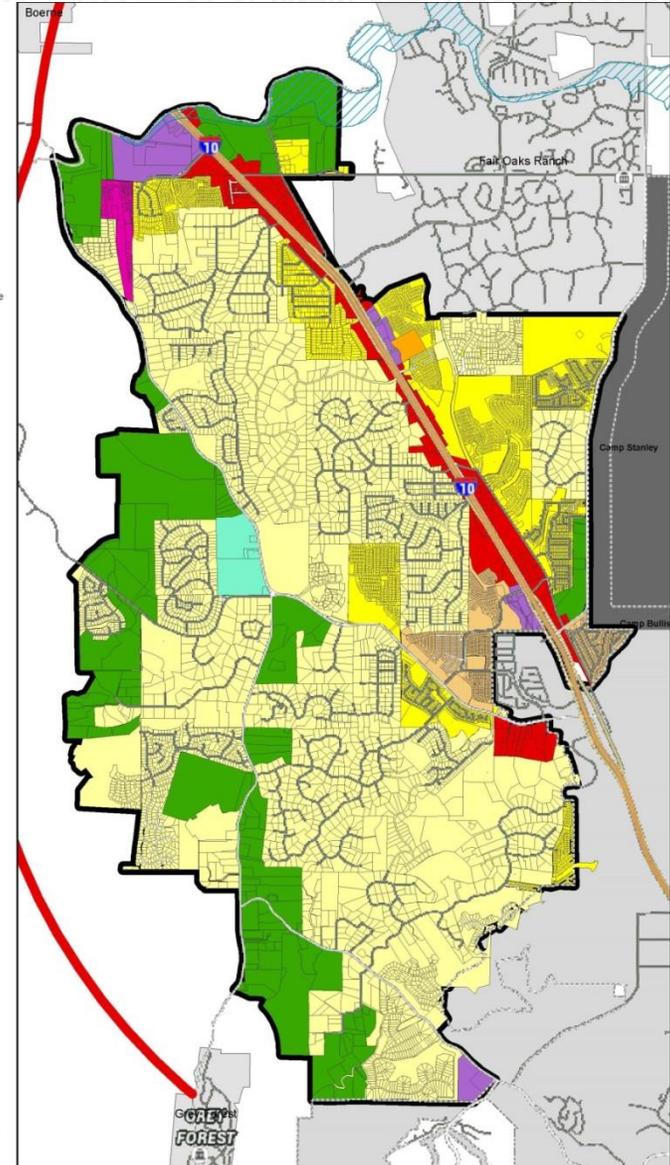
-  Military Lighting Overlay District / 5 Mile Buffer
-  Military Sound Attenuation Overlay
-  Airport Hazard Overlay District
-  Residential Estate
-  Low Density Residential
-  Urban Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  Neighborhood Mixed-Use
-  Urban Mixed-Use
-  Regional Mixed-Use
-  Employment/Flex Mixed-Use
-  Business/Innovation Mixed-Use
-  Light Industrial
-  Heavy Industrial
-  Agricultural
-  Parks/Open Space
-  City/State/Federal Government
-  Military Base
-  City of San Antonio



DRAFT

Camp Bullis Land Use Controls

-  Recharge Zone
-  Military Lighting Overlay District / 5 Mile
-  Residential Estate
-  Low Density Residential
-  Urban Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  Neighborhood Mixed-Use
-  Urban Mixed-Use
-  Regional Mixed-Use
-  Employment/Flex Mixed-Use
-  Business/Innovation Mixed-Use
-  Light Industrial
-  Heavy Industrial
-  Agricultural
-  Parks/Open Space
-  City/State/Federal Government
-  Other Cities
-  Military Base
-  City of San Antonio



REVIEW & ENFORCEMENT



1

EXISTING REGULATIONS & PROCEDURES

- Military Notification, Master Development Plan, platting, tree and sign ordinances



2

INTERLOCAL AGREEMENT WITH BEXAR COUNTY

- Define roles and responsibilities for Military Protection Area (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

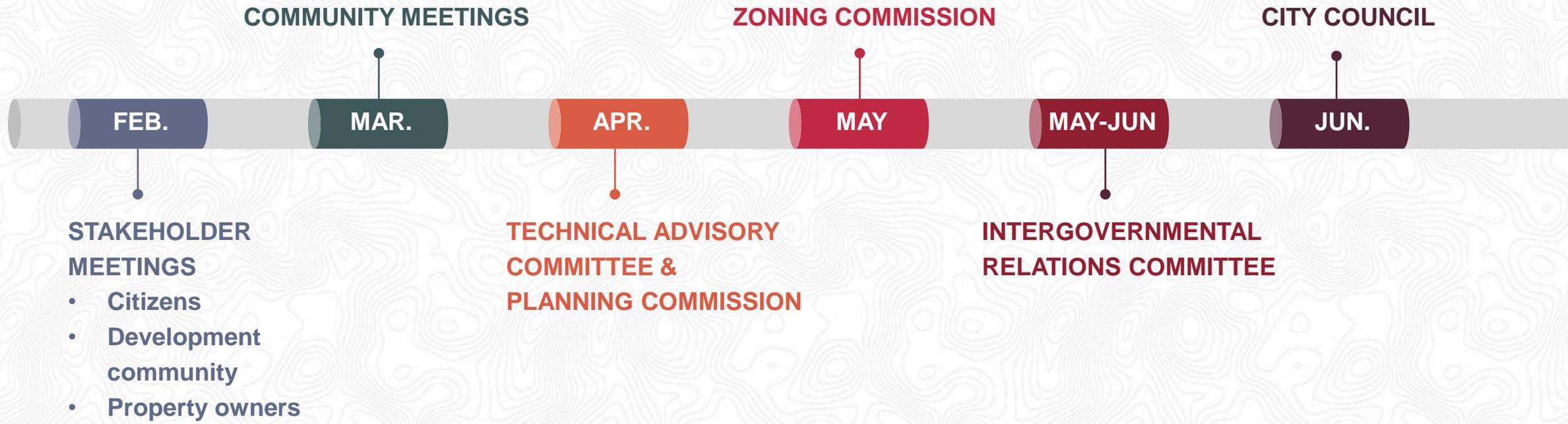


4

PENALTIES & ENFORCEMENT FOR MPA PROVISIONS

- Adjudication in Municipal Court

PROPOSED TIMELINE





- Established a timeline
- All documents in English/Spanish
- Translation services at meetings
- Online information
- Public meetings at a location in the neighborhood
- Conduct Survey
- Public hearings

SPEAK UP

It all started with a survey about your budget priorities... but now, it's easier than ever to speak up to make your community a better place! San Antonio, we need you to speak up. Bookmark this site to see how you can make your voice heard by speaking up through quick surveys or meeting up with us at community events and open houses.

[SASPEAKUP](#)

Here's How SASpeakUp Works.

- Stage 1: Community Engagement**
Tell the City of San Antonio what ideas you have to make our community a better place. Speak up by taking a quick survey on a variety of topics or meet up with us at upcoming events to learn more about City services and initiatives.
- Stage 2: Under Review**
Your feedback will be shared with City leaders and carefully considered. Keep checking this site to see what you and your neighbors said and see how your input is helping your city take shape.
- Stage 3: Final Report**
A final feedback report was presented to City leaders. Your input is critical to the City's process.
- Stage 4: Implementation**
Whether new projects, services, budgets or programs – your feedback helps shape the work the City conducts in the community. See how your voice made a difference and invite your friends and family to speak up!

SPEAK UP TODAY!
Join your neighbors and share your bright ideas today!

3638 Dockless Vehicles Speak up today!	3774 Innovation Zones See how you helped!	3433 Climate Action See how you helped!	7816 FY 2019 Budget See how you helped!
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Speak Up Surveys

- Fair Housing Survey**
Department of Neighborhood & Housing Services
Open Date: March 4, 2019 | Close Date: May 2, 2019
This short survey is part of the City of San Antonio's efforts to obtain feedback from the public on fair housing issues in our community.
Stage 1: Community Engagement
[TAKE SURVEY](#)
- Speak Up on Community Development Block Grants Proposed Projects**
Department of Neighborhood & Housing Services
Open Date: February 22, 2019 | Close Date: March 19, 2019
Neighborhood and Housing Services has identified \$2,700,000.00 in Community Development Block Grant funding and recommends awarding the following activities. Give your input and let us know how you feel about these recommended projects.
Stage 1: Community Engagement
[TAKE SURVEY](#)
- Digital Billboards in San Antonio City Limits**
Development Services Department
Open Date: February 15, 2019 | Close Date: March 9, 2019
The City is currently reviewing a proposal from Clear Channel Outdoor Inc. to amend the City's current Sign Code and Billboard Ordinance (Chapter 22). Your feedback is important to us.
Stage 1: Community Engagement
[TAKE SURVEY](#)

Search Surveys & Events

Survey Topics:

- Airports: 1
- Arts: 2
- Dockless Vehicles: 3
- Environment: 2
- Health: 1
- Housing: 2
- Paras: 2
- Planning & Development: 2
- Technology: 2

CONTACT US

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MILITARY PROTECTION AREAS



- March 19, 2019 Calvary Hills Baptist Church 6:00-8:00PM
- March 21, 2019 Cross Mountain Church 6:00-8:00PM
- March 26, 2019 Calvary Hills Baptist Church 6:00-8:00PM
- March 28, 2019 Cross Mountain Church 6:00-8:00PM

Presented by:
Tony Felts, AICP- Interim Policy Administrator

