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
• 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
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
• 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
• 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

DRAFT

Camp Bullis Land Use Controls
REVIEW & ENFORCEMENT

EXISTING REGULATIONS & PROCEDURES
1. Military Notification, Master Development Plan, platting, tree and sign ordinances

INTERLOCAL AGREEMENT WITH BEXAR COUNTY
2. Define roles and responsibilities for Military Protection Area (MPA) for platting, permitting, inspections, and property maintenance

COMPLIANCE WITH ADOPTED REGULATIONS
3. COSA will administer MPA regulations
   - MPA Certificate of Compliance
   - Inspections, plan review, enforcement as applicable with JLUS
   - Streamline permitting process & fees

PENALTIES & ENFORCEMENT FOR MPA PROVISIONS
4. Adjudication in Municipal Court
PROPOSED TIMELINE

STAKEHOLDER MEETINGS
- Citizens
- Development community
- Property owners

COMMUNITY MEETINGS

TECHNICAL ADVISORY COMMITTEE & PLANNING COMMISSION

ZONING COMMISSION

INTERGOVERNMENTAL RELATIONS COMMITTEE

CITY COUNCIL

FEB. MAR. APR. MAY MAY-JUN JUN.
• 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
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