

# Camp Bullis Joint Land Use Study (JLUS)

San Antonio City Council  
“Session B”  
June 17, 2009

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## Background

- Camp Bullis Supports Training for:
  - Army, Air Force, Navy, and National Guard
  - U.S. Secret Service
  - U. S. Marshalls
  - San Antonio Police Department
  - Reserve Officers Training Corps

{In FY08 150,852 total personnel were trained}
- BRAC will increase the training load to an average of 2,700 personnel per day

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## Background

- Ft Sam Houston mission growth (BRAC):
  - 12,500 new positions
  - \$2.8 billion in construction
  - \$1.6 billion increase in annual economic impact
  - \$4.9 million increase in annual sales tax revenue
- Camp Bullis field training student load increases from 4,500 to 9,000

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## Background

- Ft Sam Houston total economic impact for 2008
- Spending and payroll:

\$4,770,000,000

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## The Joint Land Use Study Timetable/Process

### 2007

- Army expresses concern about development near Camp Bullis
- OMA recommends to FSH to request a JLUS
- FSH nominates Camp Bullis for a JLUS

### 2008

- City submits application for OEA Grant
- City receives approval for a \$350K OEA Grant
- City develops public process to select consultant
- Matrix Design Group begins work on JLUS in July

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## The Joint Land Use Study Timetable/Process

### 2008

- |                       |                        |
|-----------------------|------------------------|
| – July – October      | Data Collection        |
| – November – December | Data Analysis/Findings |

### 2009

- |                 |   |
|-----------------|---|
| – January 2009  | Draft Report  |
| – February      | Committee Review<br>and Comment   |
| – March - April | Public Comment and<br>Revision  |
| – May           | Executive Committee Recommends<br>Final Report to City Council<br>Infrastructure & Growth Committee |
| – June          | To City Council for Approval  |

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## The Joint Land Use Study Structure

- An Executive Committee and Advisory Committee were formed:
  - **Executive Committee:** (Policy Body) Elected officials, military, and stakeholders oversee process, make final decisions, and recommend final JLUS product
  - **Advisory Committee:** (Technical Support) Appointed by Executive Committee members and provided technical help to the consultant in data collection, analysis, findings, and recommendations.

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## The Joint Land Use Study Participants

- **Executive Committee**

City of San Antonio  
Comal County  
Fair Oaks Ranch  
Bexar County  
Builder's Association  
Federal Aviation Admin.  
Pape-Dawson Engineers  
Dominion Homeowners Assn.  
State Senator, District 25  
State Representative, Dist 122  
Air Education and Training  
Command

Bexar County  
Kendall County  
Ft Sam Houston  
Edwards Aquifer Authority  
Board of Realtors  
Texas Parks and Wildlife Dept.  
Office of Economic Adjustment  
S. A. International Airport  
Texas Military Preparedness Com.  
U. S. Congressman, District 23

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## The Joint Land Use Study Participants

- **Advisory Committee (Technical Support)**

In addition to the Executive Committee counterparts:

U. S. Fish and Wildlife Services  
Cow Creek Groundwater  
Conservation District  
Dugas Diversified Development  
Company  
Jacobs Engineering Group  
Trinity Gen Rose Groundwater  
Conservation District

City Attorney's Office (ex officio)  
Trinity Gen Rose Groundwater  
Conservancy District  
Greenspace Alliance of South TX  
Red Robin Homeowners Assn.  
Military Transformation Task Force  
CPS  
SAWS

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## Joint Land Use Study Meetings

- Executive Committee held 6 Meetings
- Advisory Committee held 5 Meetings
- 4 Public Meetings were held



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## Call To Action

- 7 Initiatives proposed by former Mayor Hardberger in July 2008
- City Council endorses the 7 Initiatives in August 7, 2008
- City Manager establishes a team (including FSH representatives) to address initiatives on a bi-weekly basis
- An 8<sup>th</sup> Initiative (Mitigation Credits) eventually added

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## Sustainment Initiative #1

### 1. **Camp Bullis Notification Process:**

Provide notification to Ft. Sam Houston (FSH) on development activities within a designated area of Camp Bullis

#### Actions: Task completed

- Established formal notification procedures, including a single in-box for the military as well as P&DS.
- Final MOU signed and implemented.

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## Sustainment Initiative #2

### 2. Dark Sky Ordinance:

Explore an overlay zoning district to require downward directional lighting for all developments within a designated area around Camp Bullis.

#### Actions: Task Completed

- An enabling ordinance was passed to create a Military Lighting Overlay District (MLOD).
- Properties zoned within 3 miles of Camp Bullis.
- Webpage set up to provide information on new standards.

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## Sustainment Initiative #3

### 3. Regional Habitat Conservation Plan (RHCP):

Coordinate with Bexar County to submit a grant to U.S. Fish & Wildlife Service (FWS) to undertake an RHCP. The RHCP is approximately a two year process

#### Actions: In Progress

- The City and County jointly submitted a grant to U. S. Fish and Wildlife Service through Texas Parks and Wildlife Department.
- Notification has been received that \$1.3 million in grant funds have been approved.

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## Sustainment Initiative #4

### 4. **Camp Bullis Transportation Plan:**

In consultation with Ft Sam Houston, Camp Bullis, and Lackland AFB formulate a transportation plan between the installations.

#### Actions: Task Completed

- Plan was coordinated with Ft Sam Houston.
- No major transportation problems noted.

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## Sustainment Initiative #5

### 5. **Community Outreach:**

Hold informal meetings with real estate professionals, property developers, and community members to raise awareness about the importance of habitat protection

#### Actions: In Progress

- Four JLUS Public Meetings have been held.
- The Mayor and Judge hosted a meeting with adjacent County Judges and Mayors on Mar 17<sup>th</sup>.
- Possibility of another mayor's meeting in the future.

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## Sustainment Initiative #6

### 6. Endangered Species Assessment (ESA):

Explore option of requiring developers to show evidence of compliance with endangered species act when submitting MDPs, subdivision plats, and tree permits.

#### Actions: In Progress

- Stakeholders and Camp Bullis/FSH representatives have met; however, there is significant disagreement.
- Four options have been identified.

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## Sustainment Initiative #7

### 7. Legislative Priorities:

Incorporate various initiatives regarding Camp Bullis in the City's State Legislative agenda.

#### Actions: In Progress

- Legislation authorizing a Regional Military Sustainability Commission (RMSC) was passed by the legislature. Awaiting Governor's action.
- Allows City or County to deny a development if Commission says it does not meet "compatible development standards."

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## Sustainment Initiative #8

### 8. Camp Bullis Mitigation Credits:

Camp Bullis requested assistance for Endangered Species Habitat Mitigation Credits. Transfer City Owned Properties to TPWD and Utilize Mitigation Credits Generated from City Owned Properties for Camp Bullis.

#### Actions: In progress

- TPW Commission approved land transfer on May 28<sup>th</sup>.
- U. S. Fish and Wildlife Biological Opinion to be completed - Summer 2009.
- Property Transfer - August 2009.
- Camp Bullis Initiates Brush Management - August 2009.

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## The Joint Land Use Study...

- **Purpose – Strike a balance**
  - Protect the viability of current and future missions at Camp Bullis
  - Sustain the economic health of the community
- **Collaborative Effort** - Enhance the communication and coordination between the military and surrounding jurisdictions
- **Action Plan –** Provides a set of tools, strategies, and procedures for jurisdictions, agencies, and military to implement compatible planning

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## JLUS Action Plan:

### A set of Strategies and Recommendations that:

- Enhances the communication and coordination between the military and surrounding jurisdictions
- Outlines policies and regulations to address geographically specific compatibility issues
- Ensures actions and strategies are tailored to minimize over control and protect the rights of property owners

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## Establish a Joint Land Use Study Implementation Board or Committee

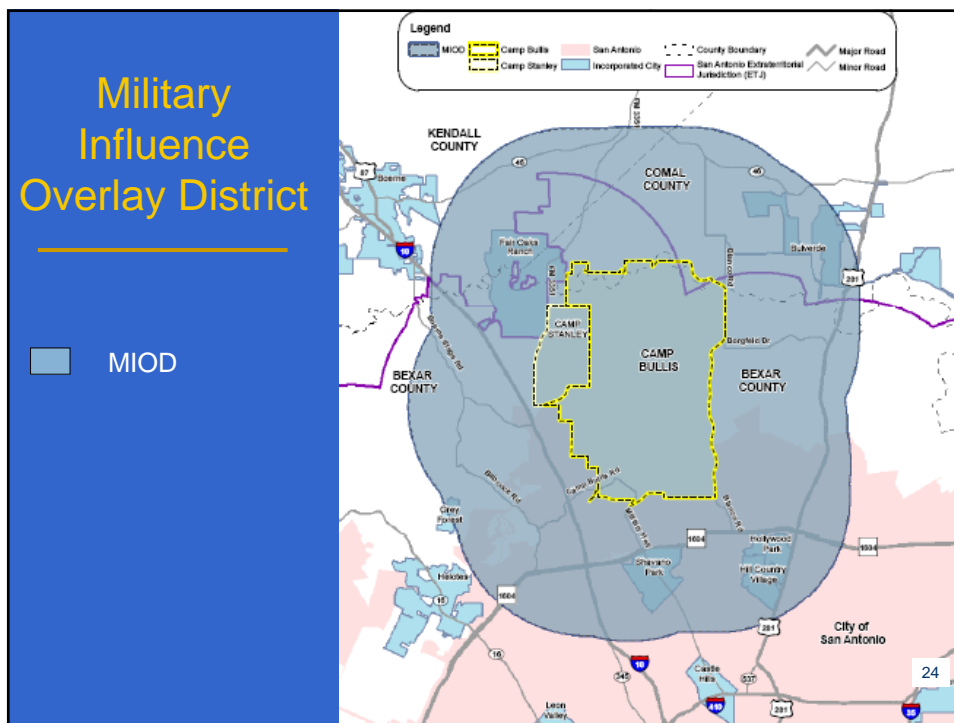
- Recommend:
- The Joint Implementation Board or Committee monitor the progress of policies, programs, strategies, and projects that are recommended in the Camp Bullis JLUS.
- The goal is protection of the mission of Camp Bullis and helping ensure compatible land use around the installation.

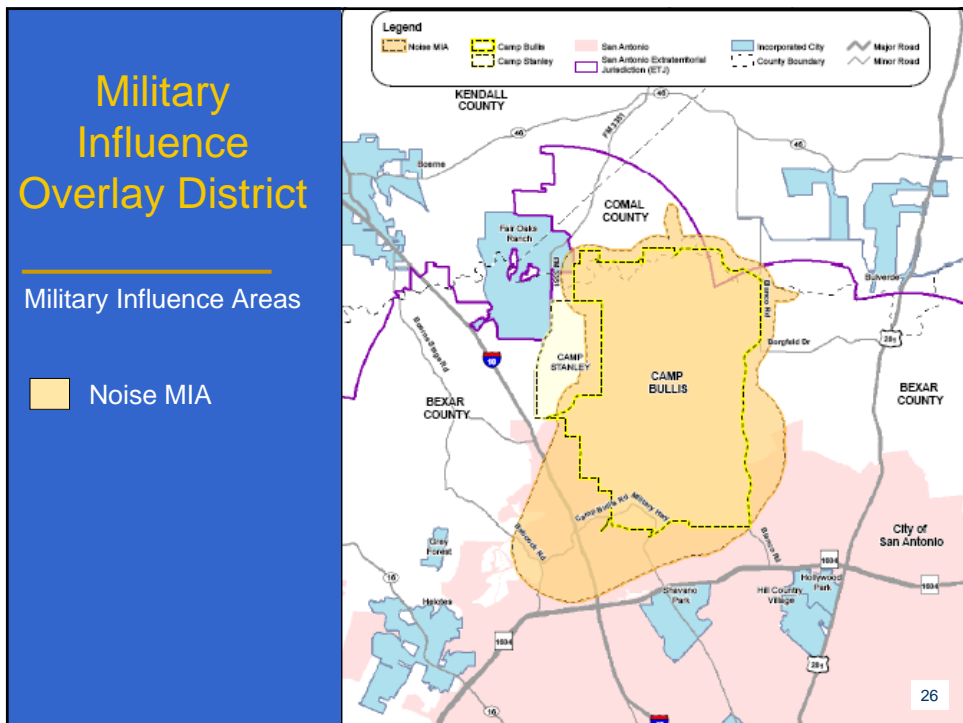
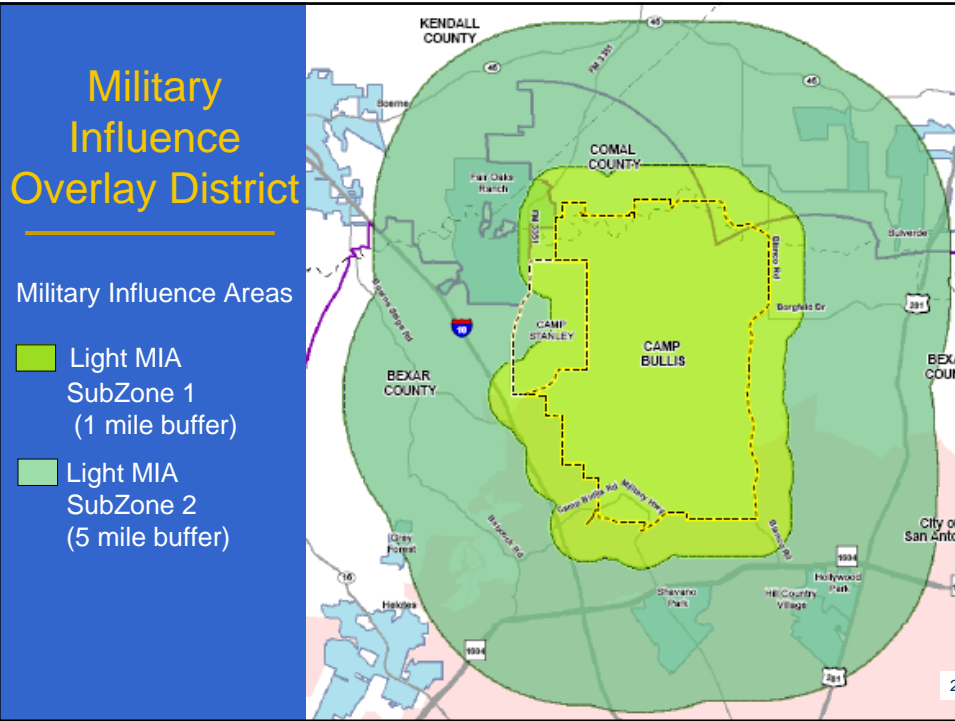
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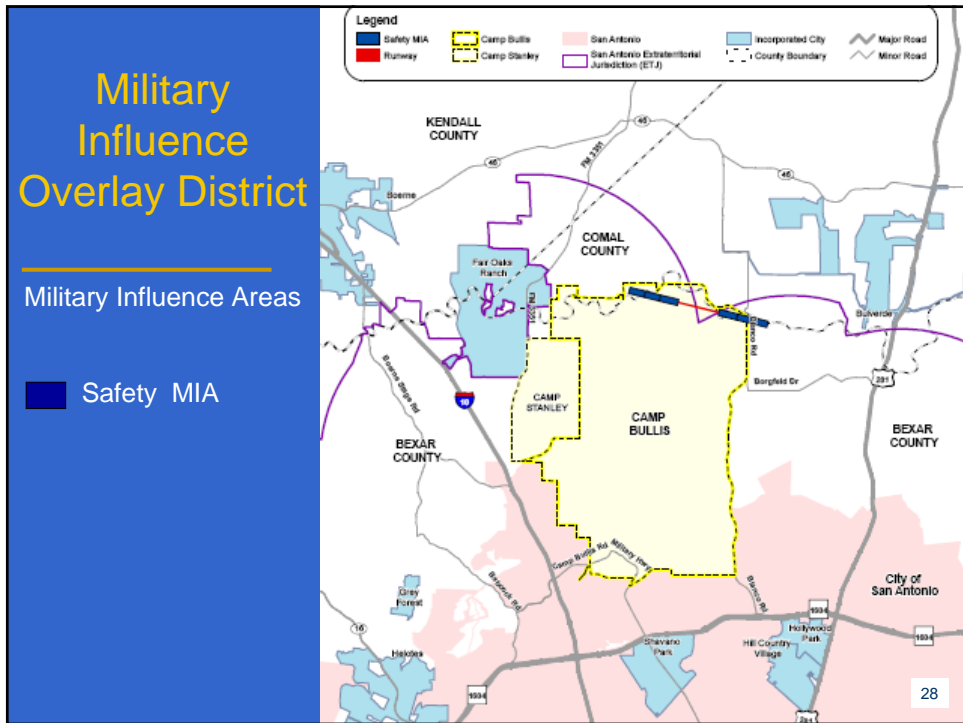
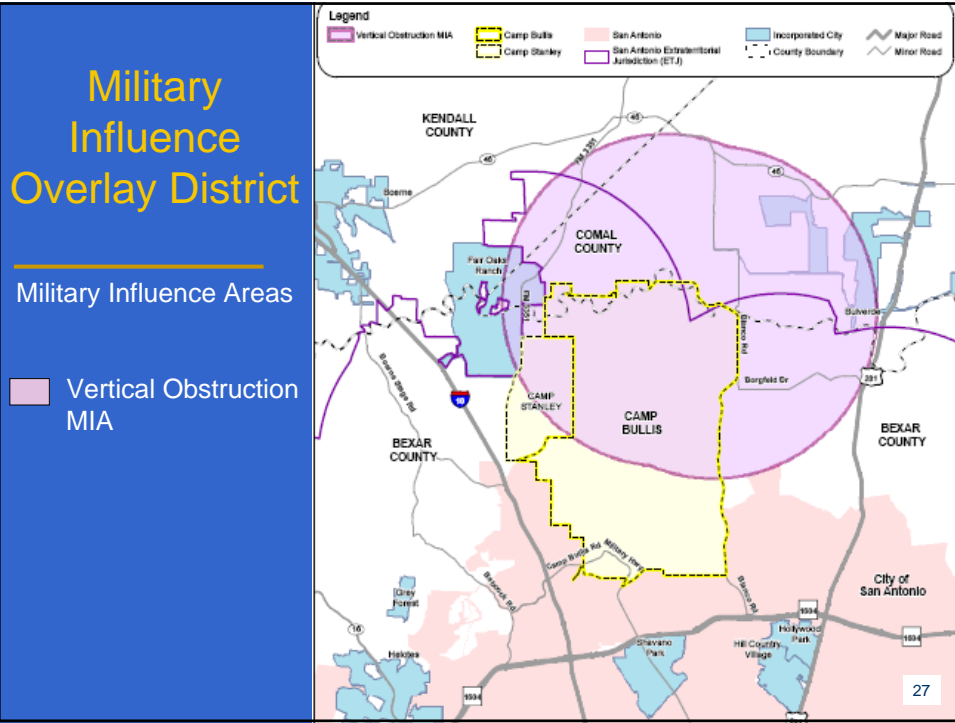
## Development of a Military Influence Overlay District (MIOD)

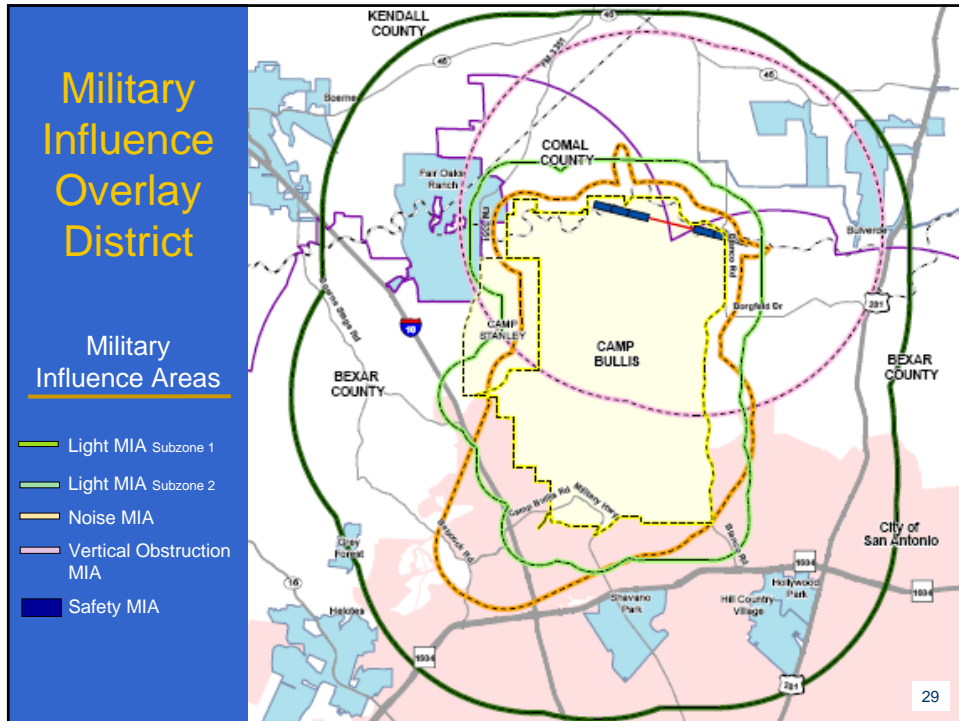
- Recommend:
- Forming an MIOD as the foundation and geographical basis for the majority of JLUS strategies
- Geographic area defined by:
  - 4 Military Influence Areas (MIA)
  - Light -- Noise -- Safety -- Vertical Obstruction
- Geographic boundary delineated by:
  - Streets, roads, and/or property lines

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## Enhance Communication and Notification between Camp Bullis/Ft Sam Houston and Government Entities, Agencies

- Recommend:  
Formalizing a communication process through an MOU with Camp Bullis/Ft Sam Houston that would provide an opportunity for them to:
  - Comment during the development application process
  - Provide feedback on any significant changes to plans, programs or capital improvement projects within the MIOD

*COSA Camp Bullis Mission Sustainment Initiative was developed concurrently with JLUS*

## Develop a Dark Sky Ordinance to Control the Impact of Light on Camp Bullis Training Activities

- Recommend:
- Regulate point source and ambient lighting in the Light MIA through Dark Sky ordinances, orders, voluntary retrofit programs, and through utility policies that reduce light pollution
- Camp Bullis should identify critical areas of light impacts, shield light on the installation, and, where possible, arrange training in areas most suitable to night vision goggle training.

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## Establish Joint Zoning Boards

- Recommend:
- Jurisdictions within the Camp Bullis MIOD should consider establishment, and participation in a:
  - Joint Zoning Board
  - Joint Airport Zoning Board

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## JAZB Controlled Compatible Land Use Area



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## Strengthening County and Municipal Codes, Ordinances, and Planning Tools

- Recommend:
- Better manage the area around Camp Bullis by reviewing, revising, and updating subdivision regulations, building and zoning codes, ordinances, orders, policies, and plans
  - Ensure land use and density is consistent with Military Influence Areas around Camp Bullis
  - Utilize a Transfer of Development Rights program if suitable to the community
  - Adoption of sound attenuation standards where applicable

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## **Update Comprehensive Plans, Capital Improvement Plans, Land Use Maps, Transportation Plans, and other Area and Community Plans**

- Recommend:
- Ensuring compatible land use in the Camp Bullis MIOD with particular awareness of:
  - Light and glare
  - Noise
  - Vertical obstruction
  - Safety
  - Threatened and endangered species
  - Water issues

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## **Establish Necessary Regulations to Ensure both Safety and Quality of Life in Regard to Aviation Activities in the MIOD**

### Recommend:

- Adoption of Air Installation and Compatible Use Zone (AICUZ) guidelines for use and density in applicable MIAs, monitoring height restrictions
- Establishing a Bird Aircraft Strike Hazard program and review of low level training routes
- Insertion of sound attenuation standards in noise sensitive areas

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## Develop an Acquisition Program for Critical Parcels within the MIOD

- Recommend:  
Identifying parcels or sections of land which, by acquiring property rights, would help enhance compatible use in the MIOD
  - Land can be acquired through donation, easement, or purchase for public purposes
  - Partnering with organizations such as the military, non-profit groups, government, and others increases the resources available

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## Development of Habitat Conservation Tools

- Recommend:
- Initiate, sponsor, support, or participate in Natural Community Conservation Plan or a Habitat Conservation Plan
  - Objective is to conserve natural communities at the ecosystem level while accommodating compatible use
  - Camp Bullis should develop a long-term vegetation management plan and partner with various entities

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## Require Real Estate Disclosures within Certain Military Influence Areas

- Recommend:
- Ensure real estate disclosures are required in MIAs where safety, quality of life, and preservation of the mission of Camp Bullis would be enhanced
  - Reduction of future complaints will help sustain the military mission.

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## Develop Support for Legislative Initiatives in Support of Military Installation Protection

- Recommend:
- The monitoring of progress of legislative initiatives that are highlighted and recommended in the Camp Bullis JLUS
- The goal is acquiring the ability to regulate unincorporated land through necessary state enabling legislation

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## Summary JLUS Strategies Recommended for Immediate Implementation

- Establish a JLUS Implementation Committee
- Implement Local Govt. Code 241 – Establish a Joint Airport Zoning Board for CALS
- Develop a Comprehensive Land Use Plan for the ETJ and strengthen existing regulations / ordinances
- Develop an Acquisition Program for lands critical to the sustainment of military missions

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## Acceptance of the JLUS Report

- The JLUS Executive Committee Recommends the City Council and Other Partnering Local Governments:
  - Accept the JLUS Report as presented and as applicable to their jurisdictions
  - Endorse and Support the recommendations and strategies as applicable to their communities

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