Camp Bullis Joint Land Use Study (JLUS)

The Joint Land Use Study

- <u>Purpose</u> Protect Camp Bullis and its mission while allowing compatible development
- Joint Project Local governments, military, and stakeholders identify problems and try to reach consensus on recommendations and strategies for solutions

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

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

Rendall 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

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

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 8th Initiative (Mitigation Credits) eventually added

1. Camp Bullis Notification Process:

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

Actions:

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

Final MOU signed and implemented.

2. Dark Sky Ordinance:

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

- An enabling ordinance was passed to create a Military Lighting Overlay District (MLOD).
- Properties zoned within 3 miles of Camp Bullis will expand to 5 miles.
- Webpage set up to provide information on new standards.

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 and consultant selected.

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

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

5. Community Outreach:

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

- Four JLUS Public Meetings held.
- The Mayor and County Judge hosted a meeting with adjacent County Judges, Commissioners, and Mayors
- Possibility of another mayor's meeting in the future.

6. Endangered Species Assessment (ESA):

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

Actions:

Ordinance passed which ensures that developers complete an Endangered Species Assessment on property that has habitat for Golden Cheeked Warblers and karst features and if required send the assessment to U. S. Fish and Wildlife Services

7. Legislative Priorities:

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

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

8. Camp Bullis Mitigation Credits:

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

- Transfer of 1100 acres of Mitigation Credit to Camp Bullis - September 2009.
- Camp Bullis Initiates Brush Management -September 2009 to increase training area.
- Survey City Parks for Endangered Species habitat and transfer any potential credit to Camp Bullis

Problems Identified

- Light pollution night training
- Noise aircraft and firing range
- Safety airfield
- Vertical Obstruction towers, etc.
- Threatened and Endangered Species
 - Birds and Cave Insects, habitat and limited training area on Camp Bullis

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.

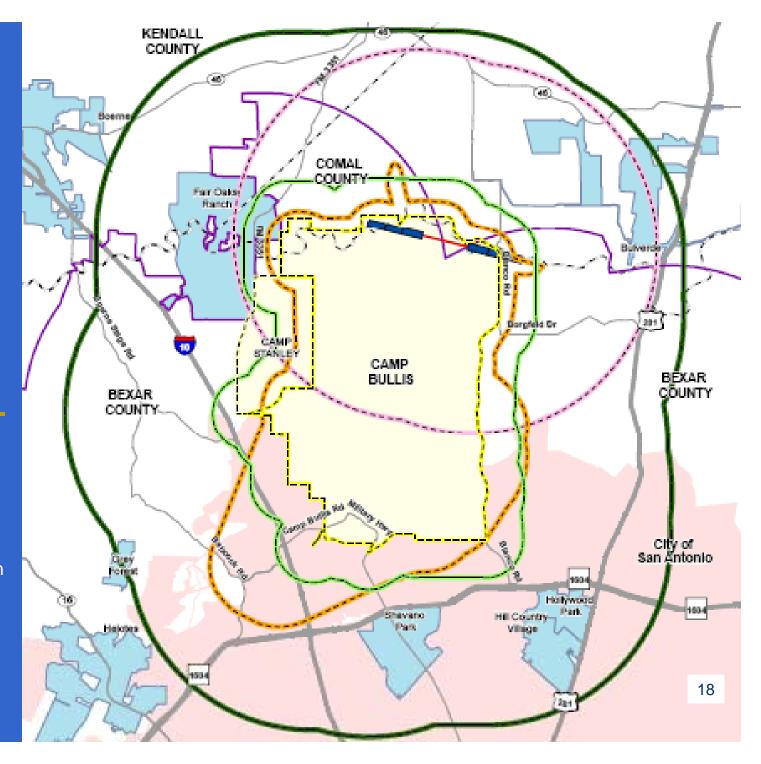
Development of a Military Influence Overlay District (MIOD)

- 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

Military Influence Overlay District

Military Influence Areas

- Light MIA Subzone 1
- Light MIA Subzone 2
- Noise MIA
- Vertical Obstruction MIA
- Safety MIA



Recommendations

- <u>Communication and Coordination with Military</u>
- <u>Lighting</u> Dark Sky Initiatives
- <u>Noise</u> Sound attenuation for noise sensitive structures or developments; real estate disclosure
- <u>Safety</u> DOD guidelines for land use by airfields, acquisition
- <u>Vertical Obstruction</u> building codes, review process
- Threatened and Endangered Species
 - Ensure Endangered Species Assessments accomplished by developers (Golden Cheeked Warbler and Cave Dwelling insects)
 - Provide other habitat areas to free up land on Camp Bullis to be cleared for training and maneuver areas
 - Acquisition and conservation easements
 - Regional Habitat Conservation Plan