

A RESOLUTION **2009-06-18-0021R**

**ACCEPTING THE CAMP BULLIS JOINT LAND USE STUDY (JLUS)  
FINAL REPORT FINAL REPORT AND ENDORSING AND SUPPORTING  
THE STRATEGIES THEREIN AS RECOMMENDED BY THE CAMP  
BULLIS JLUS EXECUTIVE COMMITTEE.**

\* \* \* \* \*

**WHEREAS**, Camp Bullis is vital to the military field training conducted by Ft. Sam Houston, Lackland Air Force Base, National Guard and Reserve Units, and state and local agencies, and with knowledge that the installation will see a dramatic increase in medic training as Ft. Sam Houston hosts the consolidation of all medic training for the Armed Forces; and

**WHEREAS**, the training at Camp Bullis is affected by growth and development around the perimeter of the installation and the necessity of compatible land use has become a critical element in helping to preserve and protect the quality and quantity of the training being conducted at the Camp; and

**WHEREAS**, in promoting compatible land use to protect the mission of Camp Bullis the importance of private property rights is recognized and will be respected in this process; and

**WHEREAS**, without an effective field training site at Camp Bullis the overall medical mission of Ft. Sam Houston is put in jeopardy as well as the degradation of training conducted by Lackland AFB security forces, National Guard and Reserve units, and other units and groups who use Camp Bullis for training; and

**WHEREAS**, Ft. Sam Houston generates a significant portion of \$13.3 billion of the DoD impact on the local community and the training conducted at Camp Bullis and Ft. Sam Houston are vital not only to our national security but to the economic security of San Antonio and the surrounding communities; and

**WHEREAS**, the Camp Bullis Joint Land Use Study was initiated in July 2008 with San Antonio, Bexar County, Comal County, Kendall County, and Fair Oaks Ranch joined together with Camp Bullis/Ft. Sam Houston officials and other agencies and interested parties with the goal of promoting compatible land use around the installation; and

**WHEREAS**, the study has documented loss and reductions of operations and missions as a result of incompatible land use around the installation and has identified various compatibility strategies to help preserve the mission of Camp Bullis; and

**WHEREAS**, the Camp Bullis JLUS Executive Committee has recommended that the JLUS local government partners adopt a resolution to accept the JLUS report and support the community initiatives as described in the study and as generally described in Attachment 1; **NOW THEREFORE:**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council of the City of San Antonio does hereby endorse and support the missions of Camp Bullis and Ft. Sam Houston and accepts the Joint Land Use Study final report and endorses and supports the JLUS recommendations as generally described in Attachment 1.

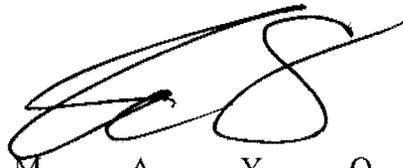
**SECTION 2.** The City Council is determined that Camp Bullis and Ft Sam Houston not only remain active and vital military installations, but also that Camp Bullis and Ft. Sam Houston receive additional units, facilities, equipment, and related active duty military and civilian personnel.

**SECTION 3.** The City Council recommends each JLUS local government partner adopt a resolution accepting the JLUS final report and endorse and support those recommendations related to their community and transmit that resolution to the Garrison Commander at Ft. Sam Houston, the other Joint Land Use Study local government partners, and the Director of the DoD Office of Economic Adjustment as soon as practical.

**SECTION 4.** This resolution shall be transmitted to each JLUS partnering local government, Camp Bullis/Ft. Sam Houston, and the DoD Office of Economic Adjustment, immediately upon adoption.

**SECTION 5.** This Resolution shall be effective on and after the tenth (10<sup>th</sup>) day after passage.

PASSED AND APPROVED this 18<sup>th</sup> day of JUNE 2009.



M A Y O R

**JULIÁN CASTRO**

ATTEST:



City Clerk

APPROVED AS TO FORM:



for City Attorney

<b>Agenda Item:</b>	<b>32</b>						
<b>Date:</b>	06/18/2009						
<b>Time:</b>	10:25:02 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	A Resolution accepting the Camp Bullis Joint Land Use Study (JLUS) final report and endorsing and supporting the strategies therein as recommended by the Camp Bullis JLUS Executive Committee. [Pat DiGiovanni, Deputy City Manager; Robert Murdock, Director, Office of Military Affairs]						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julian Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				x
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x			x	
Elisa Chan	District 9		x				
John G. Clamp	District 10	x					

**Attachment 1**

## **Recommendations and Strategies for Supporting the Preservation of Camp Bullis and its Mission**

### **1. Establish a Joint Land Use Study (JLUS) Implementation Board or Committee:**

The cooperating local governments should form a Joint Implementation Board or Committee for the purpose of monitoring the progress of policies, programs, strategies, and projects that are recommended in the Camp Bullis JLUS. Protection of the mission of Camp Bullis and helping ensure compatible land use around the installation, with attention to issues such as light pollution, noise, vertical obstructions, threatened and endangered species, and safety, should be a primary objective of the board/committee and each entity.

### **2. Ensure Consideration of Private Property Rights:**

Each entity should, in their plans and process for implementing local JLUS recommendations, ensure the proper respect for private property rights for those affected by any JLUS implementation activities.

### **3. Develop a Military Influence Overlay District (MIOD):**

The partnering entities should develop an MIOD which encompasses all the Military Influence Areas and define the MIOD by streets, roads, and/or property lines. The territory within the MIOD shall be the foundation and geographical basis for implementation of a majority of JLUS strategies. Jurisdictions should initiate comprehensive land use plans within the MIOD.

### **4. Develop a Communication and Notification Process between Government Entities and Agencies and Camp Bullis/Ft Sam Houston:**

Each entity and agency should formalize a communication process through a Memorandum of Understanding with Camp Bullis/Ft Sam Houston that would provide Camp Bullis/Ft Sam Houston an opportunity to comment during the development application process and to provide feedback on any significant changes to plans, programs or capital improvement projects within the MIOD.

### **5. Control the Impact of both Point Source Light and Ambient Light on Camp Bullis Training Activities:**

Each entity should regulate 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.

**6. Establish Joint Zoning Boards or Regional Commission:**

Each entity that has jurisdiction within the Camp Bullis MIOD should consider establishment, and participation in, a Joint Zoning Board, Joint Airport Zoning Board, Defense Base Regulatory Authority, a Regional Commission, or other multi-jurisdictional body to assist in ensuring compatible land use around Camp Bullis. If state enabling legislation is required for the necessary authority, each entity should support such legislation. Each entity should invite a representative from Camp Bullis/Ft Sam Houston to sit ex officio on their zoning and planning boards.

**7. Strengthen County and Municipal Codes, Ordinances, and Planning Tools to Better Manage the Area Around Camp Bullis:**

The JLUS gives specific recommendations to enhance the means by which all government entities surrounding Camp Bullis can more effectively plan and manage compatible use development in a Military Influence Overlay District (MIOD). Each entity should review, revise, and update subdivision regulations, building and zoning codes, ordinances, orders, policies, plans, and other items as recommended in the Existing Plans and Programs and Implementation Plan sections of the JLUS report.

**8. Update Comprehensive Plans, Capital Improvement Plans, Land Use Maps, Transportation Plans, and other Area and Community Plans:**

Each entity should update their plans and maps with the perspective of ensuring compatible land use in the Camp Bullis MIOD with particular awareness of the light and glare, noise, vertical obstruction, and safety MIAs; threatened and endangered species and water issues; and type and density of land use.

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

Each applicable entity should target any potential regulatory actions or policies to ensure issues such as safety and accident reduction, and quality of life for surrounding residents in regard to light, noise, dust, and vibration are primary considerations for activities which involve the Combat Assault Landing Strip, parachute drop zone, and fixed and rotary winged aviation activity and training. Adoption of Air Installation and Compatibility Use Zone (AICUZ) guidelines for use and density in applicable Military Influence Areas, monitoring height restrictions per FAA regulations including cell tower and energy corridor locations, establishing a Bird Aircraft Strike Hazard program, review of low level training routes, and recommending sound attenuation where applicable are important in this regard.

**10. Develop Plans and Programs, Individually, or Partner with other Jurisdictions and Agencies, whereby Certain Parcels of Land within the MIOD are Acquired or Reserved:**

Each entity should assist in identifying parcels or sections of land which, by acquiring property rights, would help enhance compatible use in the MIOD. As a compatibility planning tool, such land can be acquired through donation, easement, or purchase for public purposes. Various methods are available such as fee simple acquisition, fee simple/leaseback, conservation easement, lease, management agreement, or eminent domain. Partnering with organizations such as the military, non-profit groups, government, and others increases the resources available and should be encouraged by each entity.

**11. Develop Habitat Conservation Tools:**

Each entity should initiate, sponsor, support, or participate in Natural Community Conservation Plans, a Regional Habitat Conservation Plan, or other conservations programs as appropriate. The objective of such plans is to conserve natural communities at the ecosystem level while accommodating compatible use. These programs seek to anticipate and prevent controversies and gridlock that can be caused by species listings. Camp Bullis should develop a long-term vegetation management plan and partner with various entities to help mitigate the affects of endangered species habitat on vital mission training.

**12. Require Real Estate Disclosures within Certain Military Influence Areas:**

Each entity should strive to ensure real estate disclosures are done in those MIAs where safety, quality of life, and preservation of the mission of Camp Bullis would be enhanced. Reduction of future complaints, such as from noise generated by aviation or firing range activities, will help sustain the military mission. If this can not be done though a voluntary program, or internally by a government entity, each JLUS partner should support necessary state enabling legislation.

**13. Incorporate as many Recommendations as Practical to Preserve the Mission of Camp Bullis and the Viability of Ft Sam Houston:**

Each entity should review and evaluate the full range of strategies recommended in the JLUS and strive to adopt and incorporate as many as practical to protect Camp Bullis, ensure compatible land use, and enhance the quality of life of the surrounding residents.

**14. Develop Implementation Plans that Provide an Adequate Balance Between Preserving the Camp Bullis Mission and Economic Development in the Arcas Surrounding Camp Bullis:**

Each entity should review and assess each strategy and recommendation and develop a specific implementation approach and policy to achieve a viable balance.

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Elisa Chan	District 9		x				
John G. Clamp	District 10	x					

# **Camp Bullis Joint Land Use Study (JLUS)**

San Antonio City Council  
June 18, 2009

1

## **The Joint Land Use Study**

- Purpose – Protect the viability of current and future missions at Camp Bullis while sustaining the economic health of the community
- Objective – Provide a set of planning tools, strategies, and procedures that jurisdictions, agencies, and the military can implement to ensure compatible development around the installation

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## **The Joint Land Use Study Structure**

- Team Effort Started – July 2008
  - Executive Committee: Policy Body
  - Advisory Committee: Technical Support
  - COSA, Bexar, Comal, Kendall, Fair Oaks R.
  - Elected Officials: Federal, State, Local
  - Stakeholders: Military, HOAs, Builders, Real Estate, Environmental
  - Agencies: USFWS, TPWD, SAWS, CPS, EAA, FAA
  - Consultant: Matrix Design Group

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## **Camp Bullis Joint Land Use Study (JLUS)**

65 Total Recommendations—many interrelated

### Concerning Recommendations for

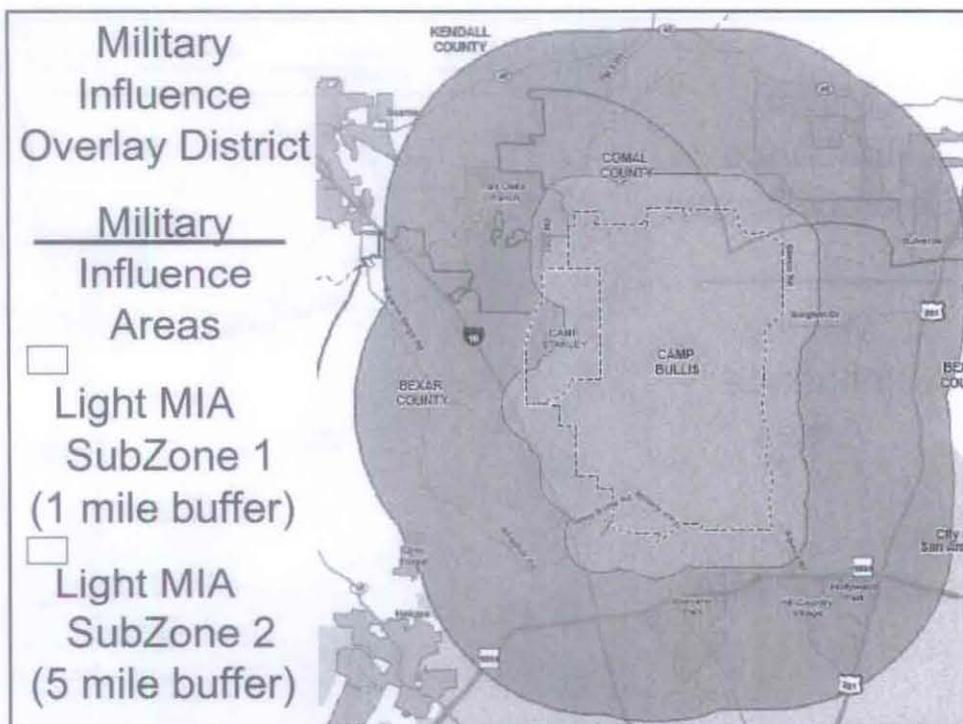
Communication, Lighting, Noise, Land Use, Vertical Obstructions, Safety, and Endangered Species

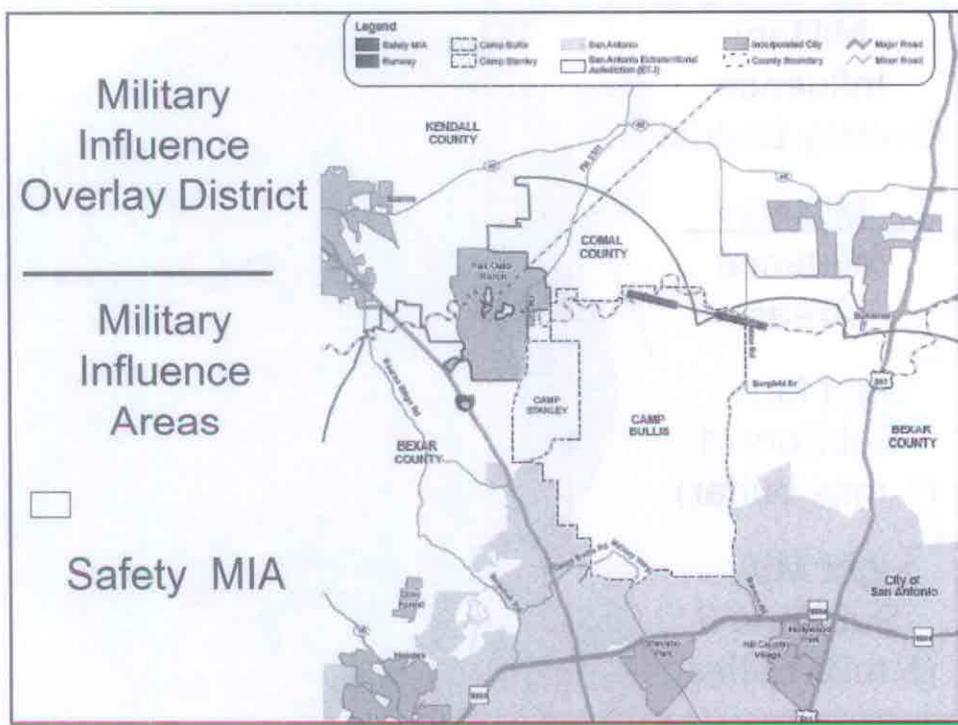
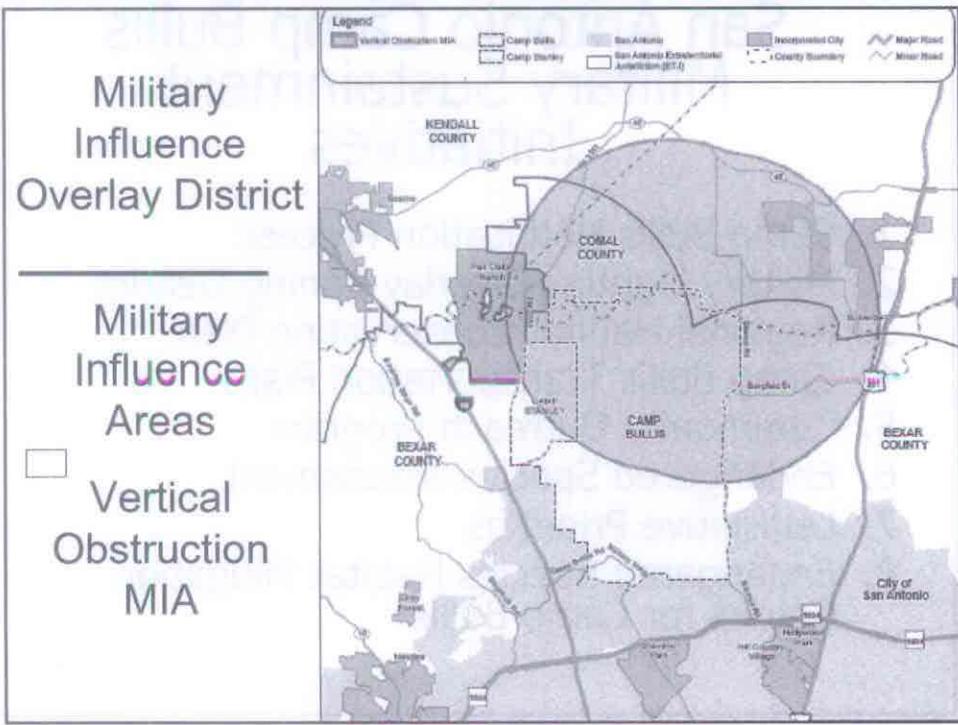
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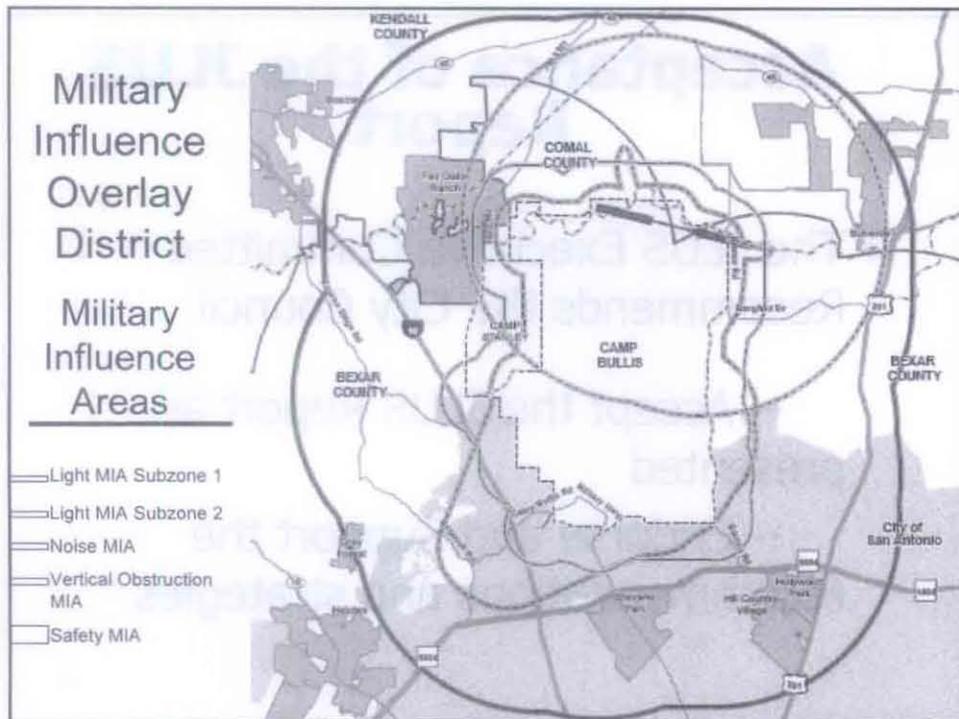
# San Antonio Camp Bullis Military Sustainment Initiatives

1. Camp Bullis Notification Process
2. Military Lighting Overlay Zoning District
3. Regional Habitat Conservation Plan
4. Camp Bullis Transportation Plan
5. Community Outreach Program
6. Endangered Species Assessment
7. Legislative Priorities
8. Endangered Species Habitat Mitigation Credits for Camp Bullis

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## Strategies for Immediate Implementation

- Establish a JLUS Implementation Committee
- Implement Local Govt. Code 241 – Establish a Joint Airport Zoning Board for Combat Assault Landing Strip
- 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

## Acceptance of the JLUS Report

- The JLUS Executive Committee Recommends the City Council
  - Accept the JLUS Report as presented
  - Endorse and Support the recommendations and strategies