



## CAMP BULLIS JOINT LAND USE STUDY

# Camp Bullis Joint Land Use Study

• September 2008



## ***Agenda***

- Welcome and Introductions
- City of San Antonio Short-term Initiatives
- JLUS Project Overview
- Project Study Area
- Definitions of the 24 Encroachment Factors
- Camp Bullis Encroachment Issues
- Encroachment / Compatibility Exercise

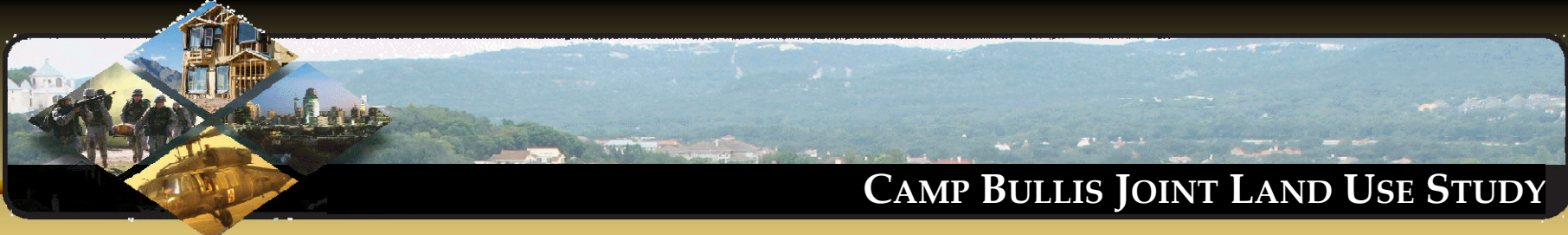


## CAMP BULLIS JOINT LAND USE STUDY

# City of San Antonio Initiatives



- September 2008



# CAMP BULLIS JOINT LAND USE STUDY

## ***JLUS Project Team***

Department of Defense, Office of Economic Adjustment (OEA)

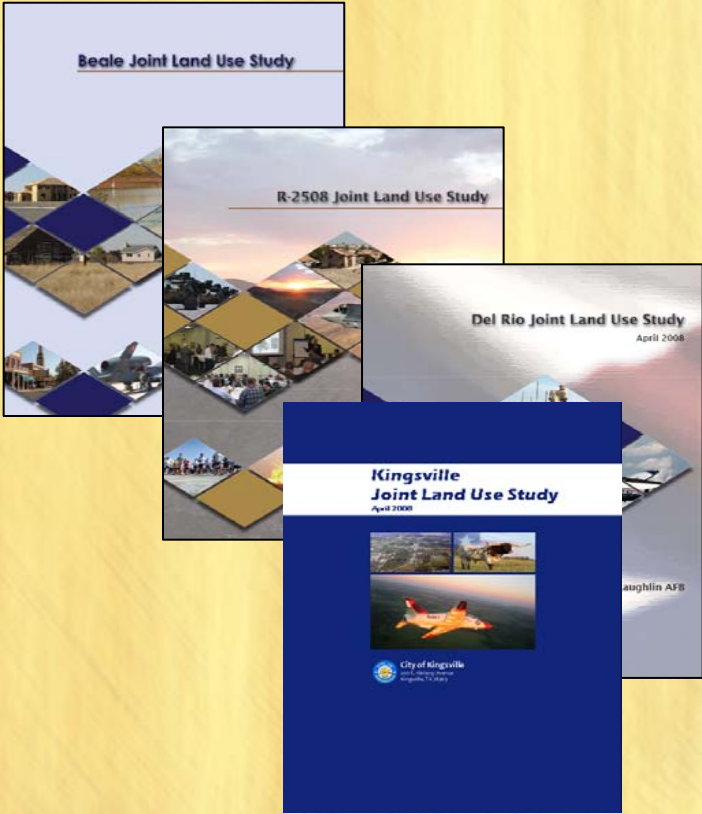
- Lynn Boese  
Project Manager

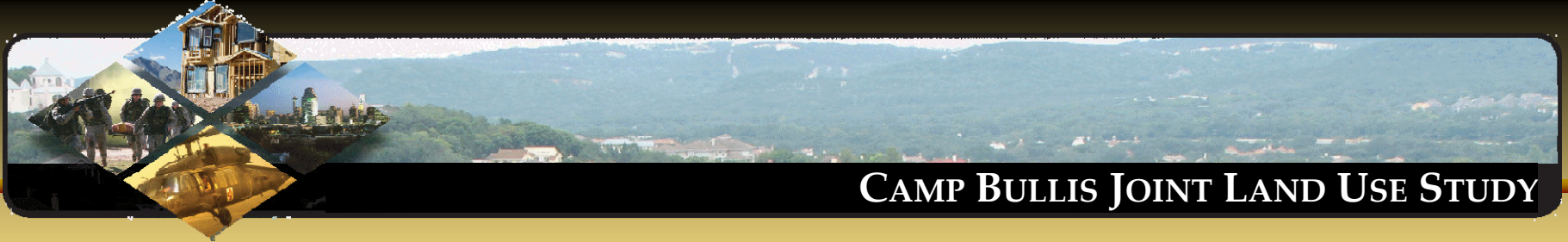
## **Office of Military Affairs – City of San Antonio**

- Robert Murdock  
Director
- Frank Sherman  
Project Manager

## **Matrix Design Group Team**

- Mike Hrapla  
Project Manager
- Celeste Werner, AICP  
Deputy Project Manager





## CAMP BULLIS JOINT LAND USE STUDY

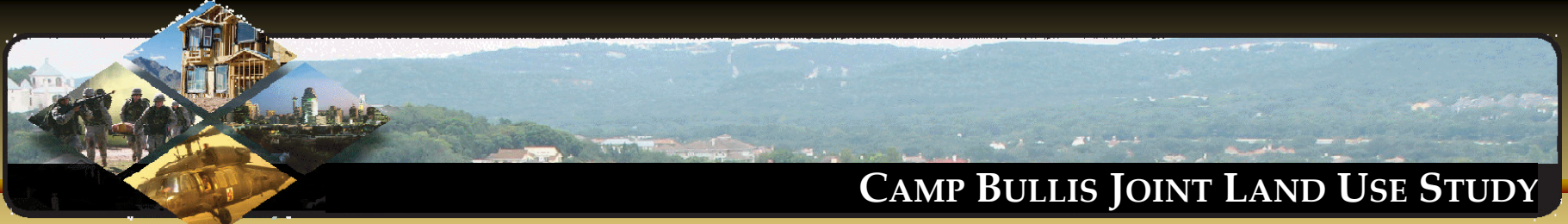
- Purpose for Tonight
  - Gather information on current conditions and compatibility issues
- What is the Goal for Compatibility Planning?
  - To promote an environment where entities can successfully coexist
- What is a Compatibility Factor?
  - Topics that are used to describe whether programs, plans or activities are compatible or in conflict
- What are Existing Compatibility Strategies?
  - Processes and actions the community and military are currently doing to address encroachment issues



## CAMP BULLIS JOINT LAND USE STUDY

# JLUS Project Overview

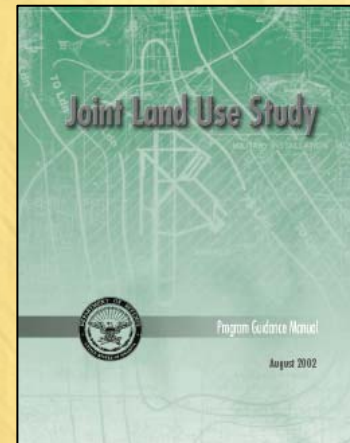
- September 2008



## CAMP BULLIS JOINT LAND USE STUDY

### ***JLUS Background***

- **Initiated in 1985 by the US Department of Defense (DoD)**
- **Program objectives:**
  - Encourage cooperative land use planning between military installations and the surrounding communities
  - Seek ways to reduce the impacts of communities on military activities
  - Seek ways to reduce the impact of military activities on adjacent lands
- **It is essential to have an inclusive and collaborative process**
  - Ensure all inputs are heard and understood
  - Provide implementation strategy that can succeed
  - Build consensus among stakeholders
- **Funding for the project is provided by the DoD's Office of Economic Adjustment (OEA)**





## ***Camp Bullis JLUS Objectives***

**Address the full range of compatibility issues of concern to local jurisdictions, agencies, the public, and the military, such as:**

- Compatible Land Use
- Safety
- Noise
- Light Pollution
- Threaten and Endangered Species
- Water Availability/ Quality

**Develop an implementation strategy for preventing and mitigating encroachment**

- Recommendations will involve local jurisdictions, state and federal agencies, private organizations, and/or military



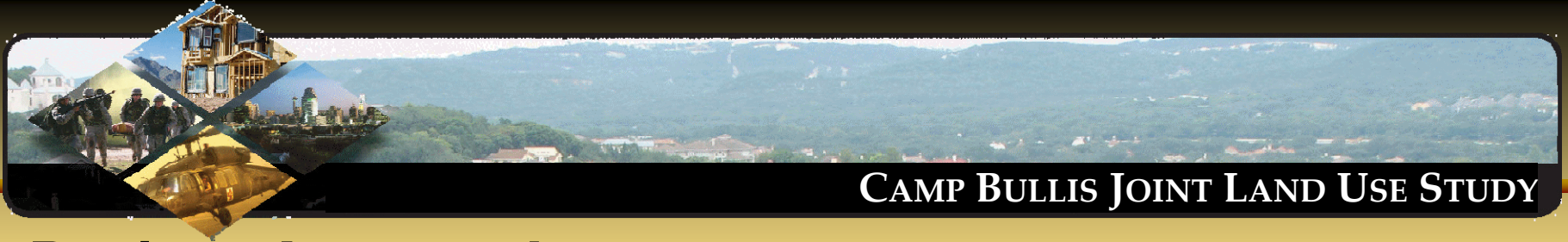
## **JLUS Process**

- **Community**

- Protect the health, safety, and welfare of residents and maintain quality of life
- Manage development in the vicinity of military installations that would interfere with the continued operations of these facilities
- Protect opportunities new growth in an economically, environmentally, and socially sustainable manner
- Maintain the economic vitality of the community/region

- **Military**

- Protect the health, safety, and welfare of the military and civilian personnel living and working at or near the military installation
- Ensure the ability of the installation to achieve its mission, maintain military readiness, and support national defense objectives



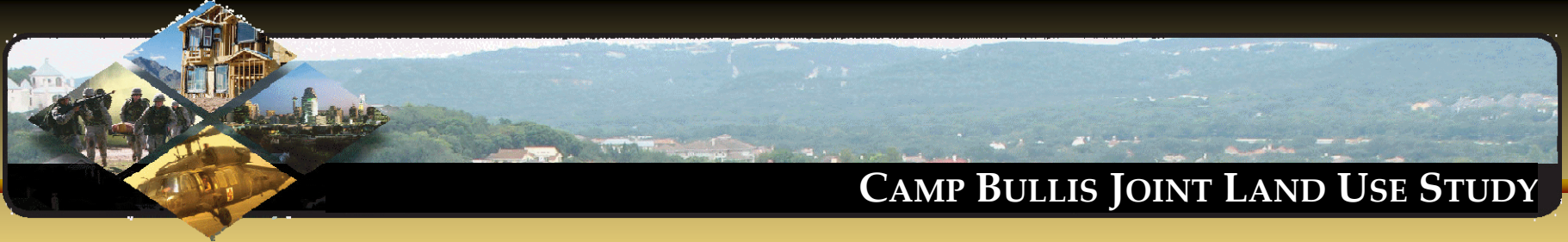
## ***Project Approach***

1. Data collection and documentation review
2. Finalize plan outline / format and JLUS process and structure
3. Analyze existing conditions and identify existing compatibility factor issues and strategies
4. Develop JLUS Implementation / Action Plan
5. Prepare draft JLUS
6. Prepare final JLUS

# JLUS Project - 9 Month Schedule

## CAMP BULLIS JOINT LAND USE STUDY

|   | Month 1        | Month 2        | Month 3              | Month 4 | Month 5        | Month 6 | Month 7        | Month 8        | Month 9         |
|---|----------------|----------------|----------------------|---------|----------------|---------|----------------|----------------|-----------------|
| <b>Phase I: Project Initiation</b>  |                |                |                      |         |                |         |                |                |                 |
| Project Responsibilities and Coordination   | [Yellow bar]   |                |                      |         |                |         |                |                |                 |
| Executive Committee Meetings  | [Meeting icon] | [Meeting icon] | [Meeting icon]       |         | [Meeting icon] |         |                | [Meeting icon] |                 |
| Project Kick-Off Meeting  | [Meeting icon] |                |                      |         |                |         |                |                |                 |
| <b>Phase 2: Data Collection</b>   |                |                |                      |         |                |         |                |                |                 |
| Review, and Collect Existing Information from Adopted Reports and Field Data Collection     |                | [Meeting icon] |                      |         |                |         |                |                |                 |
| Analyze Existing Data Collection Information  |                |                | [Question mark icon] |         |                |         |                |                |                 |
| <b>Phase 3: Public Outreach and Communication</b>   |                |                |                      |         |                |         |                |                |                 |
| Public Meetings   |                |                | [Meeting icon]       |         | [Meeting icon] |         | [Meeting icon] |                | [Meeting icon]  |
| Pamphlet  |                |                | [Pamphlet icon]      |         |                |         |                |                |                 |
| County Meetings   |                |                |                      |         |                |         | [Meeting icon] |                |                 |
| JLUS Website  |                | [Website icon] |                      |         |                |         |                |                |                 |
| <b>Phase 4: Analysis &amp; Mapping</b>  |                |                |                      |         |                |         |                |                |                 |
| Land Use & Zoning   |                |                |                      |         |                |         |                |                |                 |
| Geographic Information Systems  |                |                |                      |         |                |         |                |                | [Globe icon]    |
| Transportation & Infrastructure Planning  |                |                |                      |         |                |         |                |                |                 |
| Environmental Concerns  |                |                |                      |         |                |         |                |                |                 |
| <b>Phase 5: Analysis of Land Uses and Potential Future Conflicts with Military Missions</b> |                |                |                      |         |                |         |                |                |                 |
| Analysis of Current and Planned Land Use in Study Area                                      |                |                |                      |         |                |         |                |                |                 |
| Analysis of Future Development Potential in Study Area                                      |                |                |                      |         |                |         |                |                |                 |
| Guidelines  |                |                |                      |         |                |         |                |                |                 |
| Identify / Evaluate Potential Encroachment Mitigation Strategies                            |                |                |                      |         |                |         |                |                |                 |
| Develop Land Use Compatibility Recommendations  |                |                |                      |         |                |         |                |                |                 |
| Develop Legislative Initiative  |                |                |                      |         |                |         |                |                |                 |
| <b>Phase 6: JLUS Development</b>  |                |                |                      |         |                |         |                |                |                 |
| Submit Draft Final Report   |                |                |                      |         |                |         |                |                |                 |
| Submit Draft JLUS Summary Brochure  |                |                |                      |         |                |         |                |                |                 |
| Submit Draft Final JLUS Report PowerPoint Presentation                                      |                |                |                      |         |                |         |                |                |                 |
| Submit Final Report in Draft Format for Public Review                                       |                |                |                      |         |                |         |                |                |                 |
| Public Review Period  |                |                |                      |         |                |         |                |                |                 |
| Executive Committee Meeting   |                |                |                      |         |                |         |                |                | [Meeting icon]  |
| Finalize JLUS Report and Summary Brochure   |                |                |                      |         |                |         |                |                | [Brochure icon] |



### ***Public Participation Goals***

- **Informed** – Provide information needed to be an active participant
- **Involved** – Provide opportunities for meaningful participation throughout the program
- **Insight** – Defining the vision for the community
- **Implementation** – Active involvement leads to better implementation

### ***Role of the Public***

- Public Awareness
  - What is the JLUS
  - Why it is important
  - How does the process work
  - What is the objective
- Public Input
  - Opportunities and constraints
  - Solutions
  - Public support of the initiatives proposed

## Public Outreach Methods

- **Public Workshops and Hearings**
  - #1 – Provide an overview of the JLUS process and define study area
  - #2 – Present the potential compatibility issues in the study area
  - #3 – Present the Draft JLUS
  - #4 – Present the Final JLUS Document
- **Fact Sheets**
- **Media Releases**
- **Internet Site**
  - [www.campbullisjlus.com](http://www.campbullisjlus.com)
  - Comment form, documents, project information
- **Mailing Lists**
- **Advisory and Executive Committees**

**Camp Bullis Joint Land Use Study**

Matrix Design Group, Inc.  
Integrated Design Solutions

Home | JLUS Overview | Meetings | Resources / Links | Comments

### Quick Updates

**Public Forum #2**  
Nov 19, 2008 @ 7 PM  
Area: City of San Antonio  
District 9  
Location: TBD

**Public Forum #3**  
Feb 26th, 2009 @ 7 PM  
Area: City of San Antonio  
Downtown Location: TBD

**Public Forum #4**  
Mar 24, 2009 @ 7 PM  
Area: City of San Antonio  
Downtown Location: TBD

### JLUS Overview

Although the interaction between the local communities and Camp Bullis is very positive, the activities or actions of one entity can inadvertently impact the other and result in conflicts. As communities develop and expand in response to growth and market demands, land use decisions can push urban development closer to military installations and operation areas. The resulting land use conflicts, often referred to as encroachment, can have negative impacts on community safety, economic development, and sustanment of military activities and readiness.

**LEGEND**

- Camp Bullis
- County Boundary
- Incorporated City Boundary
- Major Road

KENDALL COUNTY | COMAL COUNTY

10 | Fair Oaks | 781

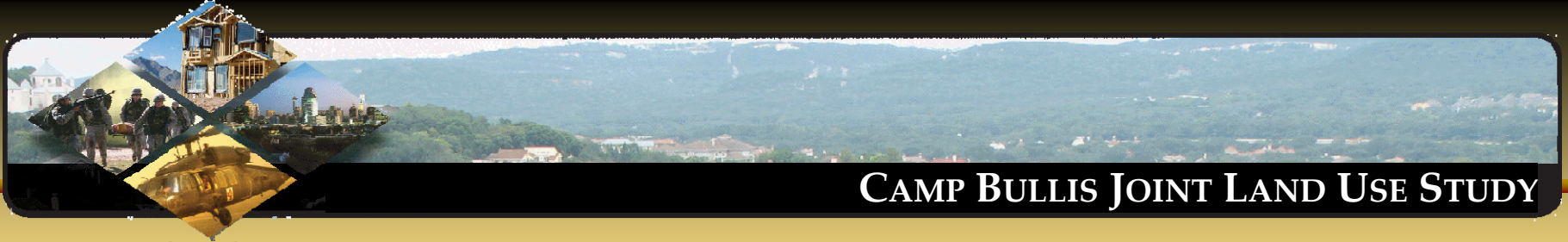
Frank Sherman  
City of San Antonio  
Office of Military Affairs  
P.O. Box 839906  
San Antonio, TX 78283-3906  
Phone 210-207-2712  
[frank.sherman@sanantionio.gov](mailto:frank.sherman@sanantionio.gov)



# CAMP BULLIS JOINT LAND USE STUDY

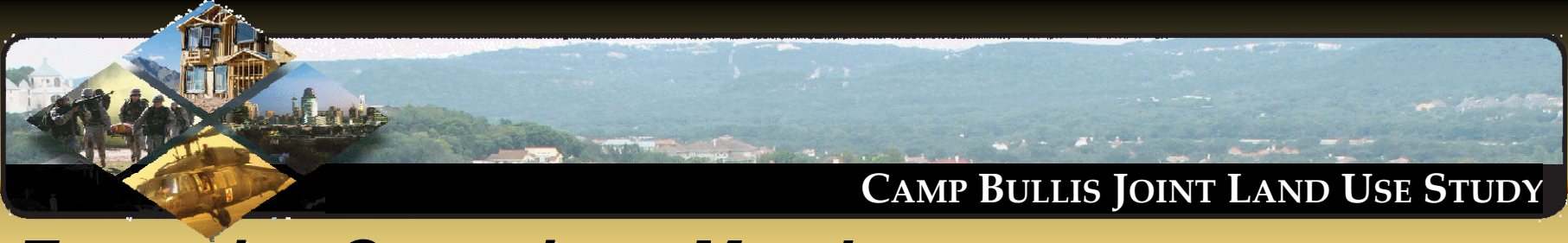
## JLUS Committees

| Camp Bullis JLUS           | Participants   | Responsibilities   |
|----------------------------|--|--|
| <b>Sponsors</b>            | OEA<br>City of San Antonio   | Coordination<br>Accountability<br>Grant Management<br>Financial Contribution |
| <b>Executive Committee</b> | Public Officials<br>Local / County / Other Agencies<br>Military Representatives<br>OEA | Policy Direction<br>Study Oversight<br>Monitoring<br>Report Adoption         |
| <b>Advisory Committee</b>  | Planning Staff<br>Engineering Staff<br>Technical Specialists<br>Special Interests      | Technical Issues<br>Alternatives<br>Report Development<br>Recommendations    |



## ***JLUS Committees***

- **Executive Committee**
  - Comprised of local jurisdictions, state and federal agencies, private organizations, and military representatives
    - Responsible for overall direction of JLUS
    - Approve draft and final written reports
    - Approve policy recommendations
    - Implement adopted policies
- **Advisory Committee**
  - Comprised of technical experts appointed by members of the Executive Committee
    - Local jurisdictions, state and federal agencies, private organizations, military representatives, and subject matter experts
    - Represent organizations in developing the implementation strategy
    - Provide technical expertise to project team and consulting team
    - Subcommittees as-needed to address specific issues



## CAMP BULLIS JOINT LAND USE STUDY

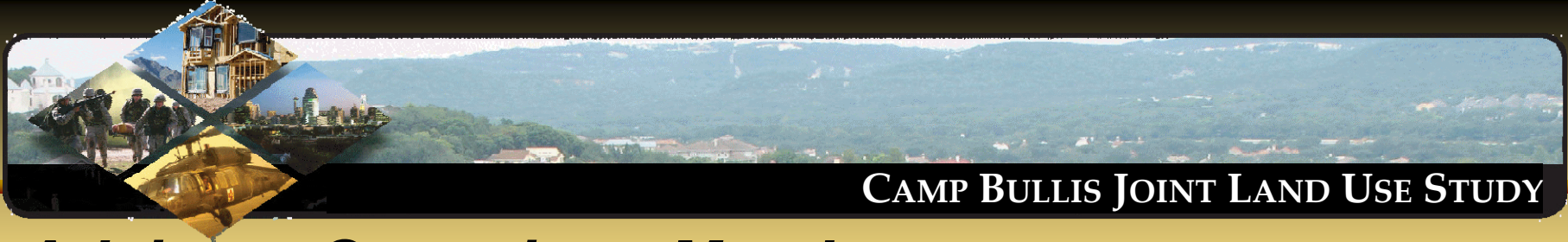
# ***Executive Committee Members***

### **CHAIR:**

- **Diane Cibrian**, Councilwoman, San Antonio City Council District 8

### **EXECUTIVE COMMITTEE MEMBERS:**

- **Bruce Beard**, Southwest Region, Federal Aviation Administration
- **Lynn Boese**, Office of Economic Adjustment, Department of Defense (ex officio)
- **Frank Corte, Jr.**, State Representative, Camp Bullis Area
- **Gene Dawson, Jr.**, Commercial and Residential Developer, Pape-Dawson
- **Pat DiGiovanni**, Deputy City Manager, City of San Antonio
- **Col. Mary Garr**, Garrison Commander, Fort Sam Houston
- **Howard Ham**, Commissioner, Texas Military Preparedness Commission
- **Norbert Hart**, Deputy City Attorney (ex officio)
- **Dan Kasprowicz**, Mayor ProTem, Fair Oaks Ranch, South
- **Ed Kelley**, Dominion HOA, Residential Representative
- **Lyle Larson**, Commissioner, Bexar County, Precinct 3
- **Robyn Locke**, San Antonio Board of Realtors
- **CEM Maxwell**, Air Education and Training Command, Randolph AFB
- **Gene Miertschin**, Commissioner, Kendall County, Precinct 2
- **Doug Miller**, Edwards Aquifer Authority
- **Jay Millikin**, Commissioner, Comal County, Precinct 2
- **Michael Moore**, Builders Association
- **Ciro Rodriguez**, Congressman, Camp Bullis Area
- **Louis Rowe**, Councilman, San Antonio City Council District 9
- **Gregg Stevens**, Deputy to Fort Sam Houston Commanding General
- **Matt Wagner**, Program Manager, Texas Parks and Wildlife
- **Frances Sherertz**, Airport, City of San Antonio
- **Jeff Wentworth**, Texas State Senator
- **Kevin Wolff**, Former City Councilman



## CAMP BULLIS JOINT LAND USE STUDY

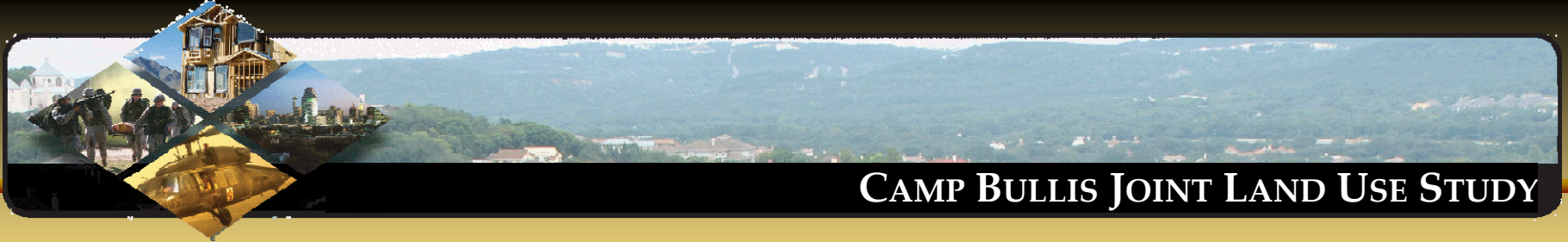
# Advisory Committee Members

### CHAIR

- **Jesus Garza**, CoSA Planning and Community Development

### ADVISORY COMMITTEE MEMBERS

- **Werner Barden**, Commander of Support, Camp Bullis
- **Dean Bibles**, Bexar Land Trust
- **Dave Cannan**, MTTF, Mission Readiness Committee
- **John Dickson**, MTTF, Mission Readiness Committee
- **Norman Dugas**, Dugas Diversified Development Company
- **Paul Dvorak**, Garrison Manager, Camp Bullis Training Site
- **Jim Dye**, Red Robin HOA and Oak Hills Church
- **Mark Frye**, MTTF, Legislative Affairs
- **Major Eugenio Garcia**, Fort Sam Houston
- **John Gibson**, Airfield Encroachment/Waiver, Randolph AFB
- **Dwight Hale**, Board of Realtors
- **Norbert Hart**, CoSA, Deputy City Attorney
- **Richard Heilbrun**, TPWD Urban Wildlife Biologist, San Antonio
- **James Henderson**, CoSA Military Affairs
- **Randy Holman**, JPMO, Fort Sam Houston
- **Thomas Hornseth**, Comal County Engineer
- **John Hoyt**, Edwards Aquifer Authority
- **Tomas Larralde**, Congressman Rodriguez, San Antonio Office
- **Doug Leonhard**, Real Estate Consultant, Board of SAWS
- **Tom Long**, CPS Energy
- **Christopher Looney**, CoSA Development Services
- **Robert Murdock**, CoSA Military Affairs
- **Tom Pahl**, Kendall County
- **Michele Parlett**, Bexar County
- **Brenda Kelly Rowe**, Carter Burgess
- **Chuck Saxer**, Northside Neighborhoods for Organized Development
- **Cara Tackett**, Pape-Dawson Engineers



## ***Camp Bullis Mission and Vision***

### **Camp Bullis Mission:**

Provide Training Lands, Ranges & Infrastructure in support of military operational and institutional requirements, to enable mission success on the battlefield.

### **Camp Bullis Vision:**

**As a training site for a mostly transient population, provide an environment that offers:**

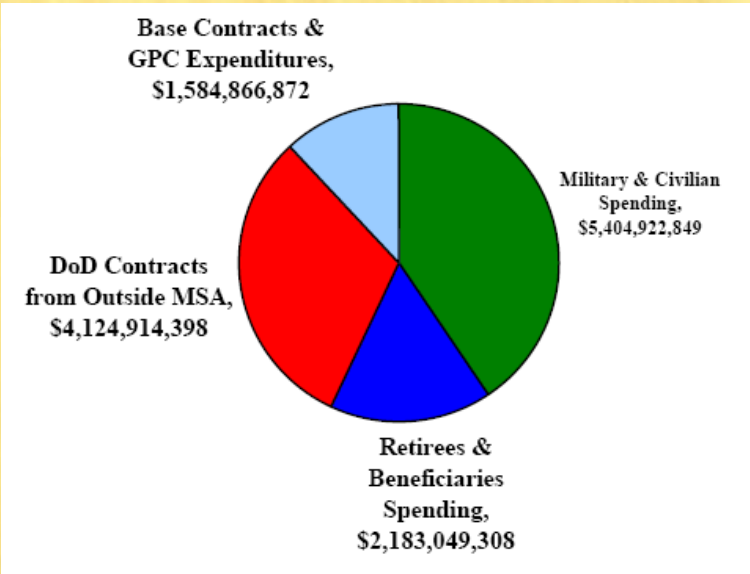
- State of the art training facilities, to include firing ranges, simulation facilities, maneuver lands & other training enablers.
- A professional garrison staff, dedicated to mission accomplishment and customer service.
- A quality of life for all who train and work here that is commensurate with their service.

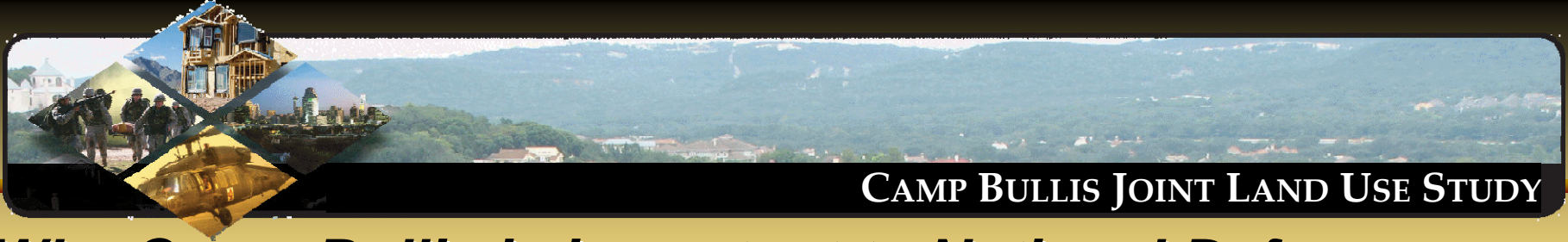


# *Why Camp Bullis is important to the region*

- In 2006, DoD activities in San Antonio registered an economic impact of \$13.3 Billion
- BRAC is bringing an additional 12,576 personnel to the region

Economic Impact by Activity





## CAMP BULLIS JOINT LAND USE STUDY

# ***Why Camp Bullis is important to National Defense***

- Camp Bullis Training Site is where readiness starts.

### **Camp Bullis Training Site Mission:**

*Provide Training Lands, Ranges & Infrastructure in support of military operational and institutional requirements, to enable mission success on the battlefield.*



### **Camp Bullis Training Site Vision:**

***As a training site for a mostly transient population, provide an environment that offers:***

*State of the art training facilities, to include firing ranges, simulation facilities, maneuver lands & other training enablers.*

*A professional garrison staff, dedicated to mission accomplishment and customer service.*

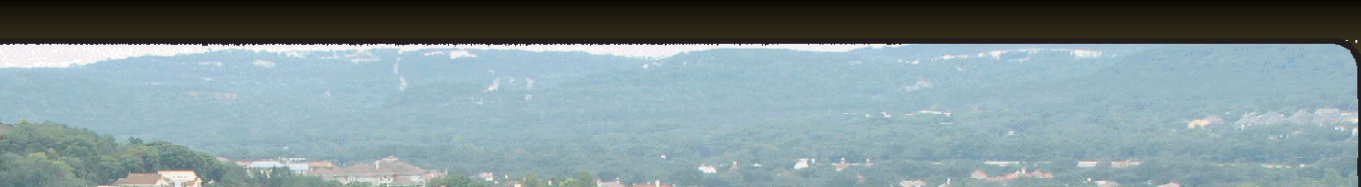
*A quality of life for all who train and work here that is commensurate with their service.*



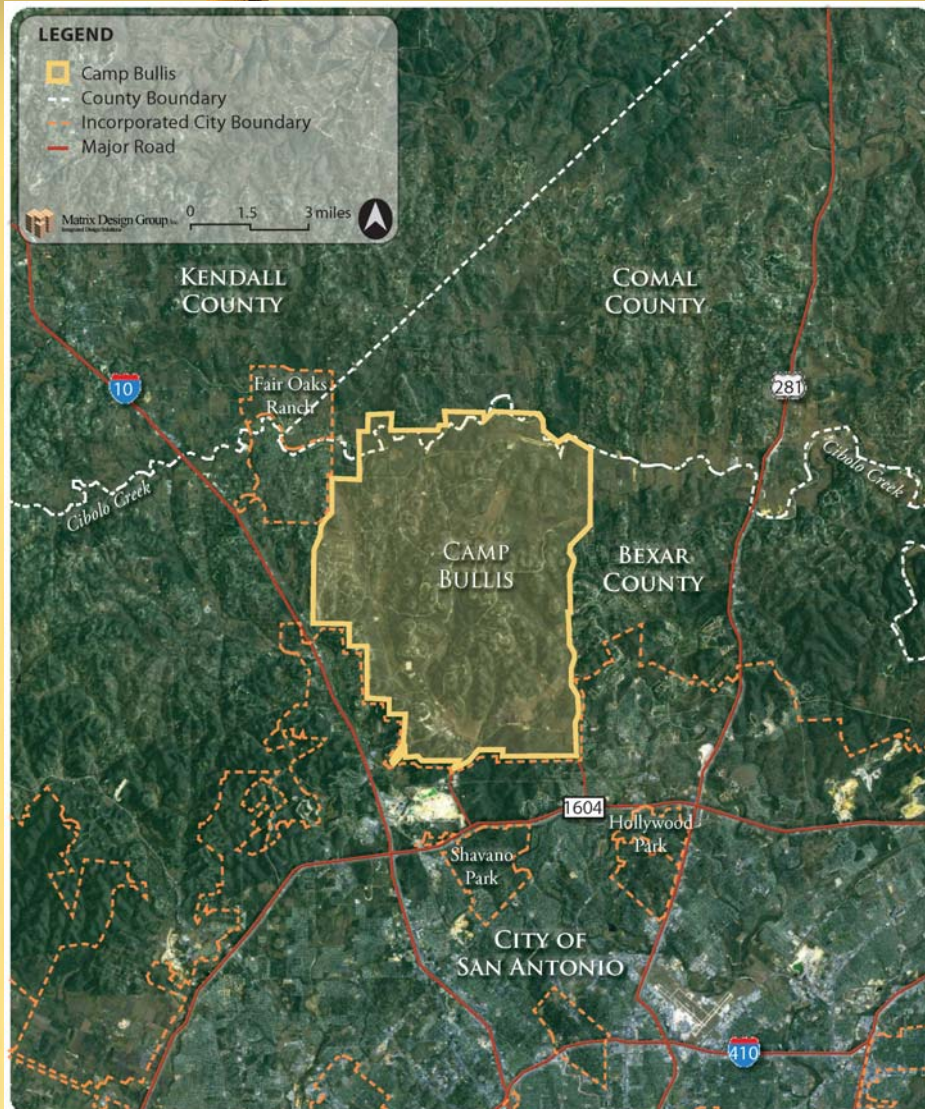
## CAMP BULLIS JOINT LAND USE STUDY

# Project Study Area

- September 2008



# CAMP BULLIS JOINT LAND USE STUDY



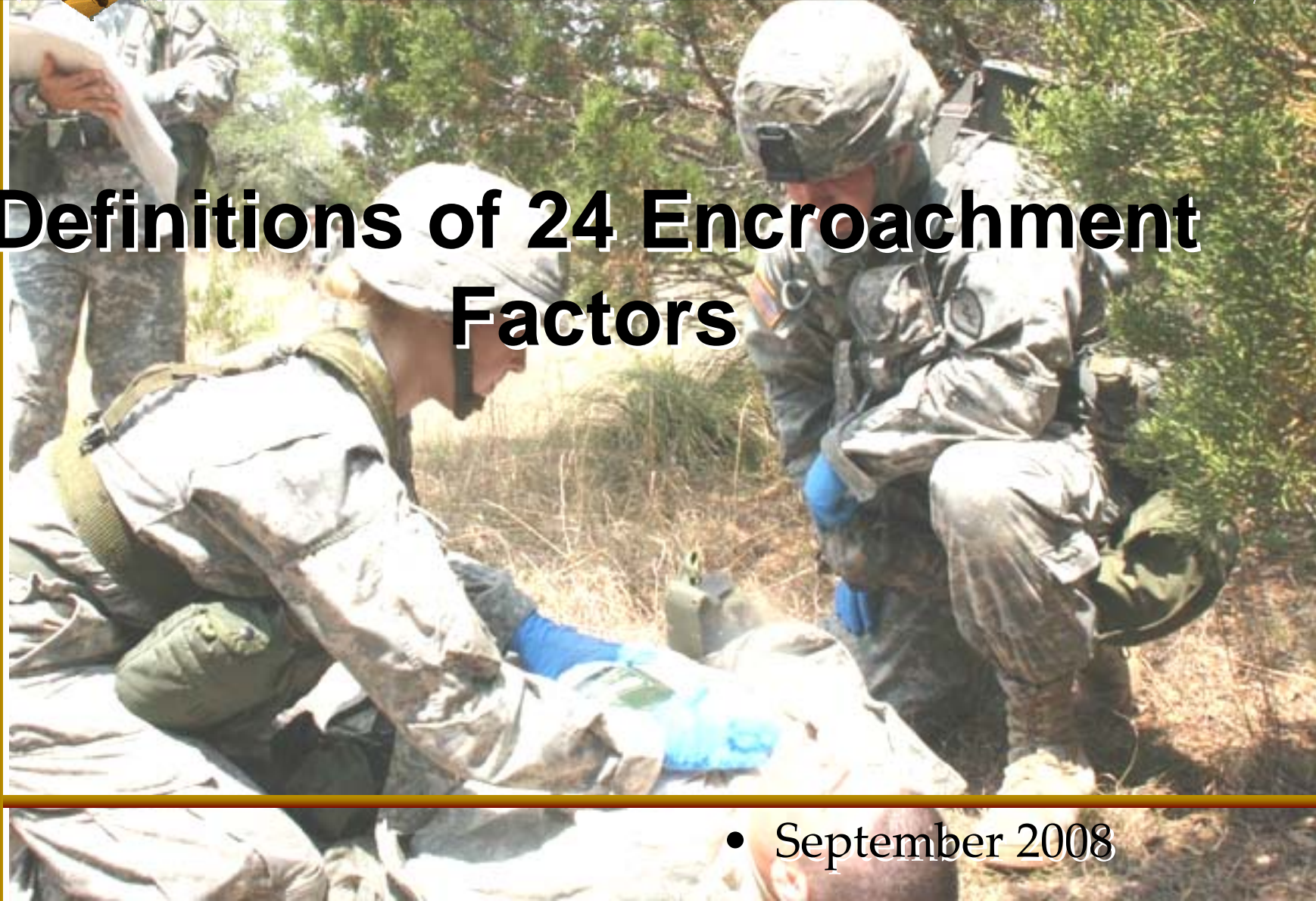
## Surrounding Area

- Camp Bullis
- Communities within the immediate adjacent area
- City of San Antonio
- Bexar County
- Comal County
- Kendall County

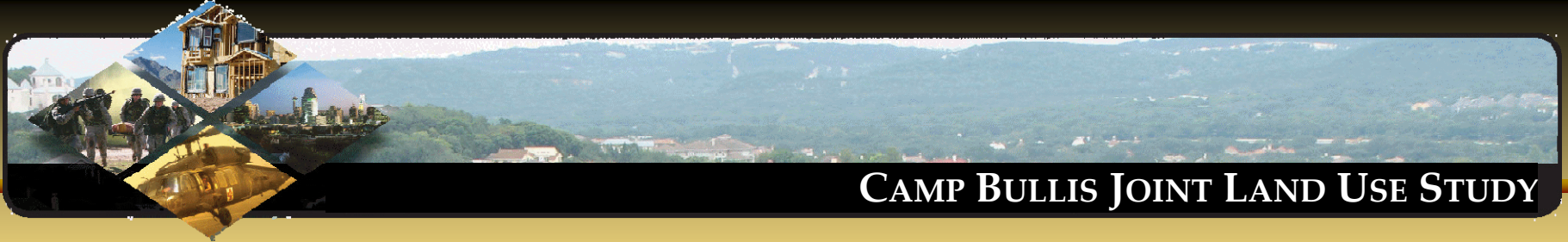


## CAMP BULLIS JOINT LAND USE STUDY

# Definitions of 24 Encroachment Factors



• September 2008



### ***Compatibility / Encroachment Factors***

- **Man-Made**
  - **Compatible Land Use**
  - **Safety Zones**
  - **Vertical Obstructions**
  - Housing Availability
  - Infrastructure Extension
  - Antiterrorism/ Force Protection (AT/FP)
  - **Noise**
  - **Vibration**
  - Dust
  - **Light and Glare**
  - Alternative Energy Development
  - Air Quality
  - Frequency Spectrum
  - Public Trespassing
  - Cultural Sites
  - **Legislative Initiatives**
  - **Interagency Coordination**
- **Natural**
  - **Water Quality / Availability**
  - **Threatened and Endangered Species**
  - Marine Environments
- **Competition for:**
  - Scarce Resources
  - **Land or Airspace**
  - Frequency Spectrum
  - **Ground Transportation**

*Note: Red text indicates factors identified during initial review of study area*



## Man-Made Factors

### CAMP BULLIS JOINT LAND USE STUDY

#### 1. Compatible Land Use

- Zoning Ordinances
- General Plan

#### 2. Safety Zones

- Clear Zone, APZ
- Explosive Safety ARCs
- Bird Air Strike Hazard (BASH)



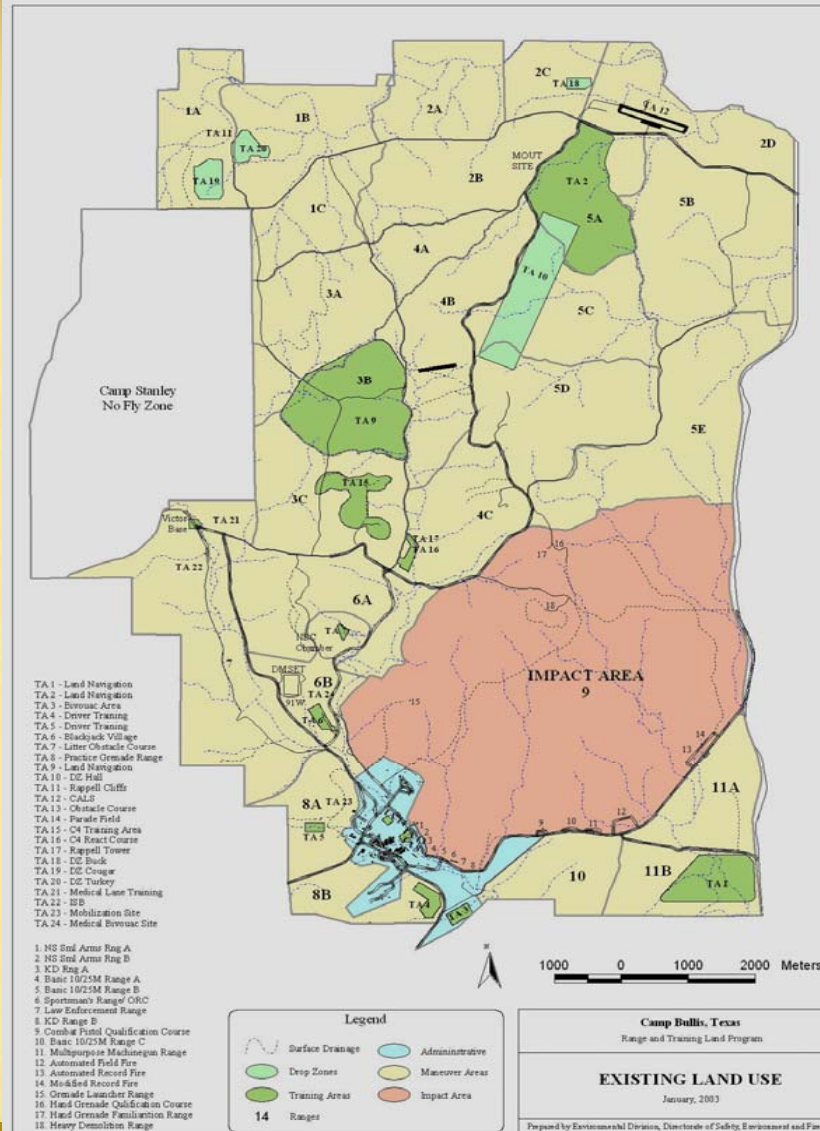


# Man-Made Factors

## CAMP BULLIS JOINT LAND USE STUDY

### 2. Safety Zones

- Ranges
- Impact Areas
- Maneuver Areas
- Convoy Routes



Camp Bullis

September 2008



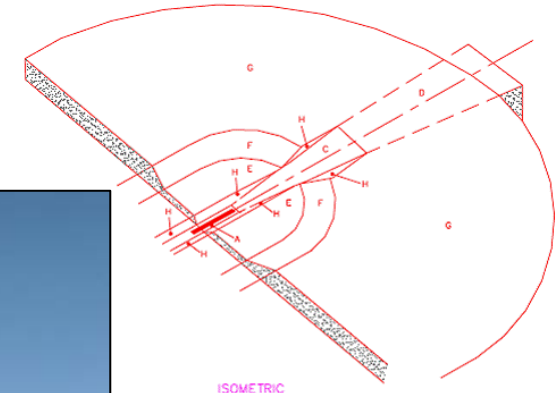
# Man-Made Factors

## CAMP BULLIS JOINT LAND USE STUDY

### 3. Vertical Obstructions (Height of Structures)

- Aircraft approach, transitional, inner horizontal, outer horizontal and conical areas
- Military Training Areas (MTRs)
- Military Operating Areas (MOAs)
- Air Corridors

### Imaginary Surfaces

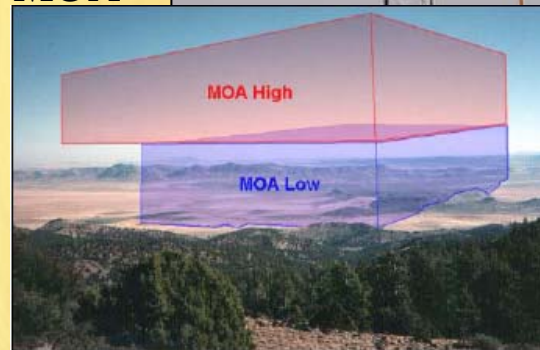


LEGEND

|   |   |
|---|---|
| A | PRIMARY SURFACE   |
| B | CLEAR ZONE SURFACE (NOT SHOWN)                          |
| C | APPROACH-DEPARTURE CLEARANCE SURFACE (50:1 SLOPE RATIO) |
| D | APPROACH-DEPARTURE CLEARANCE SURFACE (HORIZONTAL)       |
| E | INNER HORIZONTAL SURFACE (45.72m [150'] ELEVATION)      |
| F | CONICAL SURFACE (20:1 SLOPE RATIO)                      |
| G | OUTER HORIZONTAL SURFACE (152.40m [500'] ELEVATION)     |
| H | TRANSITIONAL SURFACE (7:1 SLOPE RATIO)                  |
| I | NOT USED  |
| J | ACCIDENT POTENTIAL ZONE (APZ) (NOT SHOWN)               |



MOA



**4. Local Housing Availability**

- Off-base housing vs. housing allowance
- High cost of housing & limited housing supply

**5. Infrastructure Extensions**

- Community CIPs - extension & expansion of infrastructure
- Infrastructure connection between military installation and community

**6. Antiterrorism / Force Protection Requirements**

- New AT/FP standards since September 11, 2001
- Perimeter fence / boundary concerns



## 7. Noise

- Magnitude of noise problems results in complaints, pressure to modify or suspend operations, and threats of litigation

## 8. Vibration

- Vibration generated from aircraft and ground training exercises impacts buildings within adjacent communities

## 9. Dust

- Dust created by military operations impact the community
- Dust created by community grading activities, agriculture reduce visibility impacting military operations



*Note: Red text indicates factors identified during initial review of study area*

## 10. Light and Glare

- Commercial, industrial, and residential sources can cause excessive illumination that can impact military operations (i.e., use of night vision devices)

## 11. Alternative Energy

- Refers to sources such as solar, wind, or biofuels
  - Solar can cause/result in glare
  - Wind can cause/result in high obstructions

## 12. Air Quality

- Primary concerns are pollutants that limit visibility and potential non-attainment of air quality standards that may limit future changes in operations at the installation



*Note: Red text indicates factors identified during initial review of study area*

### 13. Frequency Spectrum Impedance and Interference

- Structures that block or impede frequency signals
- FCC expansion is limiting future ability to obtain required frequencies for testing and training
- Public sources on the same frequency as the military
  - WIFI
  - Household devices (i.e., garage doors, baby monitors, etc.)

### 14. Public Trespassing

- Safety issues related to non-fenced military areas

### 15. Cultural Sites

- Sacred or historically significant sites

*Note: Red text indicates factors identified during initial review of study area*



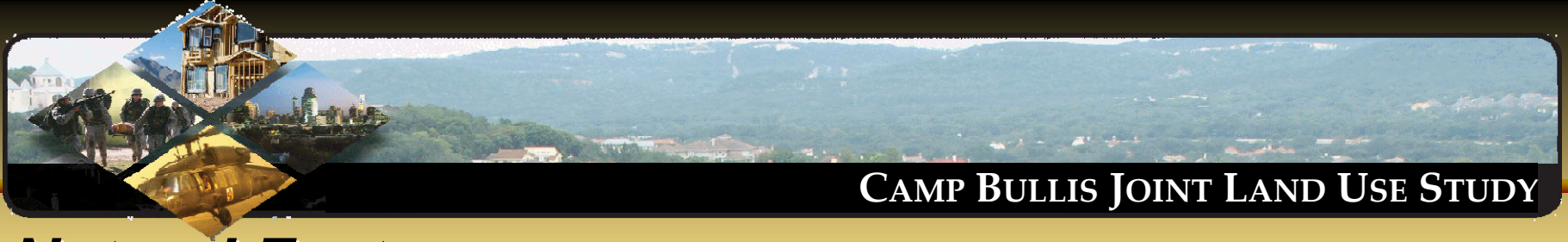
## **16. Legislative Initiatives**

- Federal, state, or local laws and regulations that may effect military missions
- Can constrain development potential in areas surrounding the installation

## **17. Interagency Coordination**

- Level of interaction on compatibility issues between military installations, jurisdictions, land and resource management agencies, and conservation authorities.

*Note: Red text indicates factors identified during initial review of study area*



## ***Natural Factors***

### **1. Water Quality and Availability**

- Development follows water
- Water sources and Water management

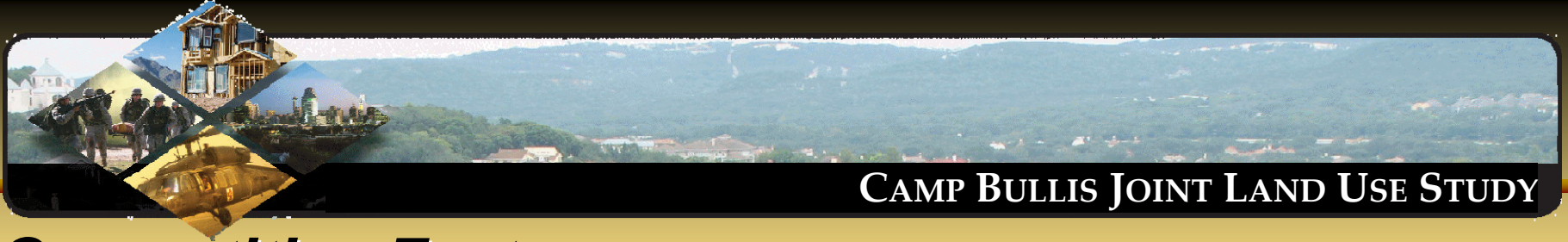
### **2. Threatened and Endangered Species**

- Habitat loss from military operations
- Regulations designed to protect species impact military operations

### **3. Marine Environments**

- Regulatory or permit requirements protecting marine environments can affect military operations

*Note: Red text indicates factors identified during initial review of study area*



## ***Competitive Factors***

### **Competition for:**

- 1. Scarce Natural Resources**
- 2. Competition for Land, Air, and Sea Spaces**
- 3. Competition for Frequency Spectrum Capacity**
- 4. Competition for Ground Transportation Capacity**

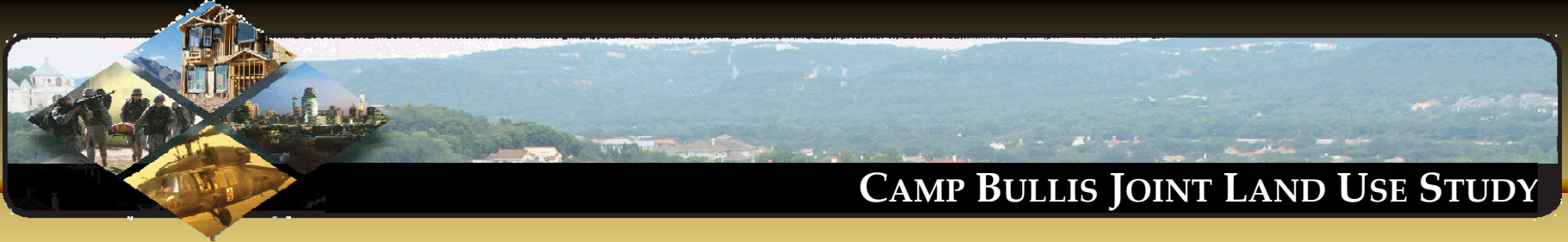


## CAMP BULLIS JOINT LAND USE STUDY

# Encroachment / Compatibility Exercise



- September 2008



## ***Survey Questions and Exercise***

1. What are the compatibility factors today, tomorrow, and beyond?
2. What are the 3 key compatibility issues that you think the JLUS should address?
3. Where do you see current and future encroachment issues?
4. What type of development do you see occurring in the future (commercial, industrial, residential)?
  - When and where do you see this future development happening?



## CAMP BULLIS JOINT LAND USE STUDY

# Questions and Answers

- September 2008