

**STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO**

A WORK SESSION OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO WAS HELD IN THE B ROOM, MUNICIPAL PLAZA BUILDING, WEDNESDAY, JUNE 17, 2009.

The San Antonio City Council convened in a Work Session at 2:00 pm Wednesday, **June 17, 2009**, Municipal Plaza Building with the following Councilmembers present: Cisneros, McNeil, Ramos, Cortez, Galvan, Lopez, Rodriguez, Cibrian, Chan, Clamp, and Mayor Castro.

1. BRIEFING AND POSSIBLE ACTION ON THE CAMP BULLIS JOINT LAND USE STUDY FINAL REPORT.

City Manager, Sheryl Sculley stated that in 2008, the City had received a federal grant that allowed for the study of military concerns regarding the development surrounding Camp Bullis. She noted that the Matrix Design Group had been contracted to conduct the study and had taken a year to complete. She reported that the City of San Antonio, Bexar County, Comal County, and Kendall County had all participated in the process. She recognized Ms. Celeste Warner who was present from the Matrix Design Group.

Mr. Pat DiGiovanni, Deputy City Manager, noted that Camp Bullis supported training for the Army, Air Force, Navy, and National Guard; the US Secret Service; US Marshals; San Antonio Police Department; and the Reserve Officers Training Corps. He reported that 150,852 personnel had been trained in FY 2008 and the Base Realignment and Closure (BRAC) would increase the training load to an average of 2,700 personnel per day.

Mr. DiGiovanni presented the Joint Land Use Study (JLUS) timetable and process and noted that adoption and endorsement of said item would be presented for approval on June 18, 2009. Mr. DiGiovanni spoke of the Executive Committee (Policy Body) that was comprised of elected officials, military, and stakeholders to oversee the process and recommend the final JLUS product. He explained that the Advisory Committee (Technical Support) was appointed by the Executive Committee and provided technical assistance to the consultant in data collection, analysis, findings, and recommendations. He stated that six Executive Committee Meetings, five Advisory Committee Meetings, and four Public Meetings had been held in relation to the JLUS.

Mr. DiGiovanni introduced the seven initiatives proposed by former Mayor Phil Hardberger, noting that they had been endorsed by the City Council on August 7, 2008 and that an eighth initiative had been added. Initiative #1, being the Camp Bullis Notification Process, was complete. He added that formal notification procedures had been established and a final Memorandum of Understanding (MOU) had been signed and implemented. He reported that Initiative #2, the Dark Sky Ordinance, was also complete and the ordinance had passed in December, 2008. Mr. DiGiovanni stated that Initiative #3, the Regional Habitat Conservation Plan (RHCP), was still in progress. He noted that the City and Bexar County had jointly submitted a grant to the US Fish and Wildlife Service through the Texas Parks and Wildlife

Department and had received approval for \$1.3 million. He highlighted Initiative #4, the Camp Bullis Transportation Plan, noting that the task had been coordinated with Fort Sam Houston and completed. Mr. DiGiovanni stated that Initiative #5, Community Outreach, was still in progress and noted that various public meetings had been held. He spoke of Initiative #6, the Endangered Species Assessment (ESA), noting that it was also still in progress. He added that Initiative #7, Legislative Priorities, was in progress and spoke of legislation awaiting action from the Governor. Lastly, Mr. DiGiovanni presented Initiative #8, Camp Bullis Mitigation Credits, which was still in progress.

Ms. Warner noted that the purpose of a JLUS was to strike a balance in the objective to protect Camp Bullis and was a collaborative effort among several agencies in the surrounding area. She stated that the end result of the JLUS was an Action Plan, noting that it was a set of recommendations to enhance communication between the military and surrounding areas. She explained that it would also outline policies and regulations to address geographically specific compatibility issues and ensure that actions were tailored to minimize over control and protect the rights of property owners.

Ms. Warner presented the following key strategies and recommendations: 1) Establish a JLUS Implementation Board to monitor the progress of the Action Plan; 2) Develop a Military Influence Overlay District (MIOD) to address possible future encroachment; 3) Enhance Communication and Notification between Camp Bullis, Fort Sam Houston, Government Entities, and other Agencies; 4) Develop a Dark Sky Ordinance to control the impact of lighting on training activities; 5) Establish a Joint Airport Zoning (JAZ) Board to govern the Controlled Compatible Land Use Area which encompassed three counties; 6) Strengthen County and Municipal Codes, Ordinances, and Planning Tools; 7) Update Comprehensive Plans, Capital Improvement Plans, Land Use Maps, Transportation Plans, and other Area and Community Plans to ensure compatible land use; 8) Establish Necessary Regulations to Ensure both Safety and Quality of Life in Regard to Aviation Activities in the MIOD; 9) Develop an Acquisition Program for Critical Parcels within the MIOD; 10) Develop Habitat Conservation Tools; 11) Require Real Estate Disclosures within Certain Military Influence Areas; and 12) Develop Support for Legislative Initiatives in Support of Military Installation Protection. She noted that Items 1, 5, 6, and 9 were recommended for immediate implementation.

Councilmember Cibrian recognized Ms. Sculley, Mr. DiGiovanni, General Robert Murdock, and all involved in the JLUS for their efforts and thanked the City Council for their unanimous support on Camp Bullis issues. She spoke of grants received and noted that General Murdock had initiated the JLUS process for all military installations in the community. General Murdock reported that \$3.2 million had been received from the Office of Economic Adjustment (OEA) and included funds for the Office of Military Affairs. Councilmember Cibrian highlighted the Regional Habitat Conservation Plan and noted that Fair Oaks, Comal County, and Kendall County were not in support of the JLUS.

Councilmember Cisneros asked of the economic impact to the City. General Murdock replied that an economic study had been completed two years ago suggesting an impact of \$13.2 billion. Councilmember Cisneros asked how the City would approach Fair Oaks Ranch, Comal County, and Kendall County in expressing the importance of the JLUS to Camp Bullis. General

Murdock noted that they would convey the importance of the study by explaining that it was the first time that the State of Texas had recognized the need for compatible land use around a military installation. He added that it would be easier to amend and strengthen HB 2919 in the next legislative session than attempt to draft new legislation. He stated that a small number of land owners were opposed to the JLUS and the City would provide direct outreach to them. Councilmember Cisneros asked of the Regional Habitat Conservation Plan. General Murdock stated that it was prohibited by federal law to impose regulation in regard to endangered species, but they could impose requirements on developers as part of the committee process.

Councilmember McNeil stressed the importance of the JLUS for the entire City. She spoke of the 1995 JLUS, noting that the results of that study had not been implemented. She asked of the entity responsible for the new study. General Murdock stated that the Office of Military Affairs would lead implementation of the JLUS recommendations with eight employees dedicated to oversight. Councilmember McNeil stated that the Office of Military Affairs should be a high priority for the City Council. Councilmember Ramos recognized Councilmembers Cibrian and McNeil for their leadership of said item and also thanked Mr. DiGiovanni, General Murdock, Ms. Warner, and Mr. Michael Moore. She asked of the process for appointing the board once HB 2919 had passed. Mr. Carlos Contreras, Intergovernmental Relations Director, stated that the board would be appointed by the City of San Antonio and the surrounding counties.

Councilmember Clamp noted his support for the JLUS and thanked Councilmembers McNeil and Cibrian for their leadership in the process. He asked of future costs to the City. General Murdock replied that staff would review the possibility of sharing costs with other municipal entities. He added that the City had taken the lead for the Camp Bullis JLUS, but Bexar County would take the lead for the studies at Lackland and Randolph Air Force Bases. Councilmember Clamp asked of the disclosure process. Ms. Warner stated that there were several options for disclosure including legislative required disclosure, city mandated, and voluntary.

In response to Councilmember Lopez, Ms. Warner replied that a good example of an item of 65 decibels would be a hair dryer. She noted that 65 decibels was average and sometimes the area would be louder. Councilmember Lopez asked of the number of facilities in the overlay district that were currently in violation. Ms. Warner replied that the study had only identified vacant land but may become incompatible if developed. Mayor Castro reiterated that the most difficult work would begin after the Resolution had passed and the implementation phase began. He recognized Councilmember Cibrian and all involved for their work on said item.

At this time, the City Council sang Happy Birthday to Councilmember McNeil and Councilmember-Elect Ivy Taylor.

Mayor Castro recessed the B Session at 3:37 pm to convene in Executive Session for the purposes of:

- A. Discuss legal issues related to the City South Community Plan Update pursuant to Texas Government Code Section 551.071 (consultation with attorney).**

B. Discuss legal issues related to labor agreements pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Castro reconvened the meeting at 5:32 pm at which time it was noted that the City Council had been briefed on the above-styled matters but took no action.

There being no further discussion, Mayor Castro adjourned the meeting at 5:32 pm.

A P P R O V E D



JULIÁN CASTRO
MAYOR

Attest:


LETICIA M. VACEK
City Clerk