WELCOME!
July 20, 2017

Joint Base San Antonio: The Premier Joint Base in the Department of Defense!

One Team, One Mission: Your Success!

Joint Base San Antonio: Camp Bullis
Ray Garza, C.M.
JLUS Project Manager

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Camp Bullis Agenda

1) Introductions
2) Annexation and Tree Ordinance
3) Feral Hogs Study Program
4) New Area Developments
5) RJIS Strategy and Updates
6) Adjourn

✓ Please sign in if you have not already done so.
Annexation & Tree Ordinance
Annexation

Governor Abbot Calls a Special Session Begins July 18th and can last up to 30 days

- SB 6 would make various changes to Local Government Code, relating to municipal annexation including limiting certain municipalities’ ability to annex an area.

- Provide processes for annexing areas depending on population and would allow a municipality to annex an area at the request of each land owner in that area.

- The bill would create a set of procedures and rules for annexing areas with a population of less than 200 and another for annexing areas with a population of 200 or more.
Annexation

To annex an area with a population of 200 or more, a municipality would need:

- Consent through a majority vote in favor of annexation.
- If minimum land ownership is not met then consent through a petition signed is needed with a majority vote from more than half of the land owners.

**Bill takes effect December 1, 2017:**

- This would only apply to the annexation of an area that was not final before that date.

**SB 6 Supporter and Opponent Comments:**

- Prevent certain cities from annexing areas area around them without the consent of residents in those areas, protecting the rights of Texas property owners.
- Limit many cities’ ability to annex territory around them by requiring elections in certain areas.

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**Military Provision:**

S.B. No. 6 Sec.A43.0117 Authority Of Municipality To Annex Area Near Military Base.

a. In this section, "military base" means a presently functioning federally owned or operated military installation or facility.

b. Notwithstanding any other law, a municipality may not annex for full or limited purposes any part of the area located within one-quarter mile of the boundaries of a military base in which an active training program is conducted unless the municipality and the base authorities have entered into a comprehensive written agreement that establishes provisions to maintain the compatibility of the municipality’s regulation of land in the area with the military base operations following the annexation.
**Governor Abbott applauds Sen. Hall, Rep. Workman’s Intention To Author Legislation Preventing Cities From Regulating Trees On Private Land:**


✓ Section 3 Chapter 250.009
✓ (a) A political subdivision or property owners' association may not enact or enforce any provision in a dedicatory instrument, ordinance, rule, or other regulation that restricts the ability of a property owner to remove a tree or vegetation on the owner's property that the owner believes poses a risk of fire to a structure on the property or on adjacent property, including a regulation that requires the owner to file an affidavit or notice before removing the tree or vegetation.

**This section does not apply to:**

✓ A provision in a dedicatory instrument designed to mitigate tree borne disease as recommended by the Texas A&M Forest Service;

✓ An area of an owner's property that is in a specified drainage or conservation easement shown on a plat recorded with the applicable political subdivision.

✓ If HB. No. 70 is passed the effective date will be on the 1st December 2017.
Camp Bullis Supporting Case Facts:

- Camp Bullis serves as the DoD’s medic training sector, officer medical specialties and Air Force Security Forces. Supporting military humanitarian missions world-wide. Camp Bullis is the only large field training area serving 85,000 military personal stationed at JBSA.

- There has been an increase in endangered species protection pressures in the Camp Bullis area. As a result many large areas are characterized as habitat conservation acreage for the Golden-Cheeked Warbler (GCWA).

- Multi-million dollar efforts are in place to enact a mitigation program in order to exchange conservation easements for equivalent land off post through program like U.S Army Environmental Command (AEC), Readiness and Environmental Protection Integration (REPI), Army Compatible Use Buffer (ACUB) Program and US Fish & Wildlife Service (FWS).

- One of the most important factors in keeping the GCWA pressure in check is the local tree ordinance.
- It requires developers to maintain 80% of the trees should they develop the 26,000 acres of steep slope to the west across I-10 of Camp Bullis.
- Much of those areas appear to be GCWA habitat and the camps would be flooded with a large influx of GCWA if these areas were densely developed.
- Currently the local tree ordinance does not apply to homeowners or agricultural holders, only to subdivision developers.
- Local tree ordinance protects Camp Bullis from becoming the "lone island of refuge" for the endangered GCWA. The GCWA prompts many federal restrictions for the base due to the Endangered Species Act.
Tree Ordinance

Camp Bullis Tree Ordinance Benefits:

- Trees aid as a buffer for the light due to development around the JBSA installations, which helps to protect JBSA's missions.
  - This is especially important because of the night vision training missions, which utilize Night Vision Goggles (NVG’s).

- Trees assist as a buffer to the noise coming from our installation training missions. The reduction in noise levels decrease the plethora of complaints arising due to the firing range and aviation activities.

- Trees assist the City of San Antonio maintain their ozone attainment standard set by the Environmental Protection Agency (EPA).

- This biggest factor in ozone creation begins with the reaction with man-made emissions and high temperatures.

- The overall shade produced by trees reduces the greenhouse gas, ozone, by reducing the “urban heat island effect”.

- Non-attainment status would negatively impact the military's ability to propose any new missions on JBSA installations, due to the Federal Clean Air Act conformity and review.

- Field training capability is a critical asset for military training and was the primary reason Fort Sam Houston gained 12,000 personnel in Base Realignment and Closure (BRAC) 2005.

- In 2009, a Joint Land Use Study (JULS) was completed for JBSA-Camp Bullis. The City of San Antonio stepped forward and has implemented most of the JULS recommendations, which includes strengthening the tree ordinance.

- The State of Texas should consider not reversing the progress that has been made in protecting missions in Military City USA.
Feral Hogs Study Program
Feral Hog Study Program

**JBSA proposed a study to manage the growing population on Camp Bullis:**

- The hogs are considered a destructive non-native species.
- Responsible for the destruction of flora, soils, hydrology, floodplains, wetlands, sensitive karst topography and pose a threat to humans.
- JBSA-Camp Bullis is coordinating a control study with the United States Department of Agriculture (USDA) Animal and Plant Health Inspection Service (APHIS).

**Objective:**

- Identify the proportion of a population likely to consume the bait.
- Understand the influence of social structure on the bait consumption.
- Estimate initial abundance of feral hog in the areas indicated on the Attachment 1: Study Area map.
Feral Hog Study Program

**Study consists of baiting activities, population control measures and statistical analyses:**

- **Baiting activities** will use a non-toxic placebo version of Hog-Gone. The process will take 2-3 weeks to complete.

- **Population control measures** include trapping, ground shooting and potential use of aerial gunning after the non-toxic Hog-Gone is administered. This process will take place during the hours of 0700 – 1000 hours for up to 3 days total, over a two week period following the bate consumption.

- **The statistical data** will analyze the information gained from the baiting and population control measures. Their findings will include analyzing individual sightings, kill locations, and whisker and tissue samples.

If you have questions or concerns, please contact JBSA-Camp Bullis:
Mr. Rustin Taylor
(210)-295-8339
New Area Developments
Terra Vista Falls:
✓ Request for a change in zoning from a R-6 MSAO-1 MLOD-1 to PUD RM-4 MSAO-1 MLOD-1.
✓ R-6 MSAO-1 MLOD-1:
✓ PUD RM-4 MSAO-1 MLOD-1:

Additional Info:
✓ Zoning Commission Hearing Date: 6th June 2017.
✓ This case was continued from the May 16, 2017 Zoning Commission hearing.
✓ City Council Hearing Session Date: 3rd August 2017.
✓ Location: 7200 Block of Heuermann Rd.
✓ Total Acreage: 6.117
✓ Property Owner: 123 Heuermann LLC.
Sinclair Broadcasting Group Wireless Tower Development:
✓ The site plan was submitted for the purpose of rezoning this property in accordance with all applicable provisions of the Unified Development Code (UDC).

Current Zoning:
✓ Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District (C-2 MLOD ERZD).

Requested Zoning:

Additional Info:
✓ Zoning Commission Hearing Date: April 4, 2017
✓ Property Owner: G. Cram Properties, LLC
✓ Location: 5000 block of Beckwith Boulevard
✓ Total Acreage: 0.083
Current Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

Acres: 0.283

**TOWER LOCATION EXHIBIT**

**BECKWITH BOULEVARD**

(50'-FOOT RIGHT-OF-WAY)

**APPROXIMATE LOCATION OF 20'X20' TOWER FOOTPRINT**

"L. Gary L. Cram, Manager of G. Cram Properties, LLC, the property owner acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

"L. Gary L. Cram, Manager of G. Cram Properties, LLC, the property owner acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410, SAN ANTONIO, TEXAS 78213
PHONE: 210-517-0500
FAX: 210-517-0501

SIGNED BY: RICHARD J. POWELL, R.S.
TEXAS BOARD OF PROFESSIONAL LAND SURVEYS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPING DESIGN PROFESSIONALS

JAN. 20, 2017
JOB No.: 11040-00

SHEET: 1 OF 1
RJIS Strategy and Updates

REF: RJIS #
Agenda Item #5

RJIS Update

The Regional (JLUS) Implementation Strategy (RJIS) was commissioned in order to integrate the JLUS recommendations which are provided in three separate JLUS’s. These were developed for the installations that encompass Joint Base San Antonio (JBSA). The Regional JLUS synthesizes into 20 strategies those which have a regional impact.

Regional JLUS Task Force meetings

✓ Regional Executive Committee meeting – April 12, 2017
✓ Randolph AFB – April 27, 2017 at AACOG
✓ Lackland AFB – May 11, 2017 at AACOG
✓ Camp Bullis – May 31, 2017 at Shavano Park
✓ Randolph AFB – June 8, 2017 at AACOG
✓ Lackland AFB – July 6, 2017 at Port SA.
✓ Camp Bullis – July 20, 2017 at AACOG.
✓ 2018 Regional JLUS Task Force meetings – TBA
✓ Feasibility Study – in process.
Agenda Item #5
The 502nd Air Base Wing will hold the:

2017 Air Show
Lackland Kelly Field on
Nov. 4 - 5 from 1000 to 1700 hrs.

The two-day event will include support from all JBSA services. Headlining the schedule are the U.S. Air Force Thunderbirds, with the F-35 Heritage demonstration flight team. The air show will also feature civilian flying acts, Heritage aircraft static displays and other active duty aircrafts. Children activities and food will also be available. The event is free and open to the public. More information online at JBSA Air Show (www.jbsa.mil).

JBSA Brings the airshow back to town!!
Altus Trophy Reception
August 8, 2017
5:30 PM to 7:00 PM
San Antonio Chamber of Commerce
Upcoming RJIS Task Force meetings
TBA

For more info contact:
Ray Garza, C.M.
210-362-5246
AACOG JLUS TEAM

Agenda Item #5

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Thank You Regional Partners!

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