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July 1, 2009

Request for Coverage:

**Greater Edwards Aquifer Alliance Calls for Moratorium on
Development within the Camp Bullis Buffer Zone**

When: Wednesday, July 8th at 2:00 pm (Meeting agenda will be posted on the City's website at the following address a few days before the hearing.

<http://epay.sanantonio.gov/dsddocumentcentral/Search.aspx?B=%25&C=Plans%20Review&D=Agendas,%20Minutes&T=%25>

Where: Cliff Morton Development and Business Services Center, Board Room,
1st Floor, 1901 S. Alamo

What: City of San Antonio Planning Commission will consider application for 335 acre Palmira Subdivision Planned Unit Development (PUD). This tract is within the buffer zone of Camp Bullis approximately three miles west of Camp Bullis on Scenic Loop Rd.

Much has been made of the City's efforts to regulate development going in near Camp Bullis in a manner consistent with the Army's needs. On 18 June, the City Council passed a resolution to accept the the Camp Bullis Joint Land Use Study (JLUS) and endorse and support the strategies it recommends. of

An empty gesture?

Meanwhile, large developments such as Palmira, which have not complied with the recommendations of the JLUS or comments by the Army, continue to be considered and approved. We are told by City Planning staff that in August City Council will consider moving forward with ordinances to enforce the recommendations of the JLUS. No timeline for when these ordinances would be actually be considered for approval was available. City Planning Department staff and Planning Commissioners tell us that as long as an application for development meets **current** City requirements, it must be approved. **How much of the undeveloped land within the Camp Bullis Buffer Zone will be approved for development in the interim?**

At issue in the Palmira tract is the developer's failure to submit species surveys to the US Fish and Wildlife Service, as specifically recommended by the JLUS. A glance at overhead imagery show that it contains much dense, old growth cedar and oak of the type that appears to fit the profile of Golden-cheeked Warbler habitat. A 2001 ground estimate by Dr David Diamond shows portions of this tract to be prime habitat for the Golden-cheeked Warbler; a small part of the tract may also contain karst features that are habitat for endangered cave invertebrates. Approximately 420 new homes are planned for this tract, which is currently bordered by ranches and large acre lots.

GEAA is calling on all San Antonio citizens to contact members of the Planning Commission to request that this item be pulled from the agenda until such time as the City Council passes ordinances consistent with the JLUS recommendations. Further, we call on the City to institute a moratorium on consideration of all applications for development within the five mile buffer zone of Camp Bullis until such time as ordinances consistent with the JLUS recommendations are approved..

XXX

City of San Antonio Planning Commission

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Agenda: Posted by Wednesday or Thursday, July 1st or 2nd, 2009 at [San Antonio Commissions website](http://epay.sanantonio.gov/BoardComm/) (<http://epay.sanantonio.gov/BoardComm/>).