



**DEPARTMENT OF THE AIR FORCE  
502D AIR BASE WING  
JOINTBASE SAN ANTONIO**



14 March 2024

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CMI  
JBSA Installation Mission Sustainment  
2080 Wilson Way  
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of City of Schertz Cibolo Farms PDD Zoning Change

1. City of Schertz Cibolo Farms PDD Zoning Change has been reviewed by JBSA-RND organizations. JBSA affirmatively recommends to the City of Schertz that the proposed PDD zoning change in the AICUZ be permitted to include those Additional Miscellaneous Requirements as outlined in the Cibolo Farms PPD Exhibit and reflected in the comments/recommendations provided by JBSA below.

2. Provided below are additional comments/recommendations for consideration in site planning and development:

- a. Preservation of the 11.97-acre portion of the subject property (Area I) within Accident Potential Zone II (APZ II) through proposed PDD zoning for open space is critical in ensuring safety of JBSA-RND aviators and the general public. It is understood that no development, which includes but is not limited to buildings, is allowed within Area I, except for development of a road, which may include drainage infrastructure, a gated access point, and utilities.
- b. A portion of the 32.28 acres (identified in the Cibolo Farms PDD Exhibit as Area II) of the subject property lies within the 65 Db DNL plus noise zone area. Sound/noise attenuation is recommended: Noise Level Reduction (NLR) (outdoor to indoor) is achieved through the incorporation of noise attenuation into the design and construction of a structure. Measures to achieve outdoor to indoor NLR of at least 25 decibels (dB) in DNL 65-69 should be incorporated into building codes and be considered in individual (building) approvals. NLR criteria will not eliminate outdoor noise problems. However, building location, site planning, design, and use of berms and barriers can help mitigate outdoor noise exposure particularly from ground level sources. Measures that reduce noise at a site should be used wherever practical in preference to measures that only protect interior spaces.
- c. Recommend referencing City of San Antonio MLOD lighting standards at: [https://library.municode.com/tx/san\\_antonio/codes/unified\\_development\\_code?nodeId=ARTII\\_IZO\\_DIV4OVDI\\_S35-339.04MILIOVDI](https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTII_IZO_DIV4OVDI_S35-339.04MILIOVDI), or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation and compliance with applicable City of Schertz lighting ordinances.

- d. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.
- e. Any proposed exterior construction plans, construction or alteration projects which include vertical elements (equipment: cranes, towers: communication or water) may require FAA review to verify no hazard to flight navigation prior to issuance of any construction permits.

FAA CFR Title 14 Part 77 Notice Criteria Tool that can be utilized to aid in FAA notification requirements can be found here:

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToofForm>

Further FAA guidance is also available here:

[https://www.faa.gov/documentLibrary/media/Form/FAA\\_Form\\_7460-1\\_042023.pdf](https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_042023.pdf)

- f. The FAA recommends criteria of land-use practices in their Advisory Circular 150/5200- 33C, Hazardous Wildlife Attractants on or Near Airports, which is applicable to properties within five miles of JBSA-Randolph. To reduce the exposure to aircraft-wildlife strikes, please use the link below to access this publication and use the information to help reduce wildlife-attractant features near airports. Unwavering consideration for this aviation safety hazard is vital. [https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33).

3. The items presented above are efforts to enhance the safety of the community and minimize noise impacts due to the proximity of low flying aircraft. Improperly managed development may create unnecessary risk to both the community and flight operations as well as affect the overall capability of the military at this location.

4. Point of contact for this action is Sean R. Greszler, AICP, 502 ABW/CMI. He can be reached at 210-808- 7549 or by email at [sean.greszler.1@us.af.mil](mailto:sean.greszler.1@us.af.mil) or through the 502d ABW Community Initiatives organization email box at [502ABW.ABW.Community\\_initiative@us.af.mil](mailto:502ABW.ABW.Community_initiative@us.af.mil).

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JOHN H. ANDERSON, GS-14, USAF  
Executive Director, Community and  
Mission Integration, JBSA & 502 ABW