



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



22 May 2025

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 PLZC20250062- Proposed Rezone to R-2 in APZ II-Updated Application

1. PLZC20250062- Proposed Rezone to R-2 in APZ II-Updated Application has been reviewed by JBSA-RND organizations. JBSA recommends addressing the following comments for consideration in the planning and development process.

- a. Approximately 32-acres of the subject tract are located w/in JBSA RND runway 15L/33R Accident Potential Zone II (APZ II). Per the 2017 RND AFB Air Installation Compatible Use Zones (AICUZ) study, maximum recommended density for single-family land uses w/in APZII is not to exceed 2 dwelling units/acre. JBSA recommends application of the above 2 dwelling units/acre single-family land use maximum density as applied to the subject 32-acre parcel, through the establishment of the appropriate, flexible, City of Schertz Zoning District as identified within Article 5, Sec. 21.5.9. – Special Districts, of The City of Schertz Unified Development Code.

<https://www.jbsa.mil/Portals/102/Documents/Environmental%20PA/FINAL%20Randolph%20AICUZ%20Study.pdf>

- b. Expect regular, increasing levels of noise generated from flying training activities at JBSA RND due to the subject tract proximity to and directly under RND runway 15L/33R primary approach departure and turn to final approach.
- 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, 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

- 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.

2. 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.

3. 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 or through the 502d ABW Community Initiatives organization email box at 502ABW.ABW.Community_initiative@us.af.mil.

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MR. TIM WOLIVER, GS-14, USAF
Executive Director, Community and
Mission Integration, JBSA & 502 ABW