



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



9 April 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 Zoning Case PLZC20250062 Proposed Rezone to R-2 in APZ II

1. PLZC20250062 Proposed Rezone to R-2 in APZ II has been reviewed by JBSA-RND organizations. JBSA recommends addressing the following comments before moving forward in the planning and development process.
 - a. Proposed City of Schertz R2 Zoning Category would permit minimum 8,400 sq ft (70'x120') lots within APZ II. At 25-acres, the proposed zoning category of R2 could permit up to 129 lots. The proposed exhibit displays 77 units within the subject 25-acre portion of the proposed MDP, bringing the proposed density to 3.08 du/acre. This exceeds the recommended compatible maximum density of 2 du/acre within APZ II per the 2017 RND AFB AICUZ Land Use Compatibility Tables, SLUCM no. 11, Residential, Single units: detached. Request clarification from applicant on total proposed units within 25-acre portion of APZ II.
 - b. 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.
 - c. The subject 25-acre site is directly below the primary approach/departure, and turn to final, flight tracks of RND AFB runway 15R/33L; expect regular and increasing levels of noise.
 - 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