



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



26 April 2024

MEMORANDUM FOR CITY OF SAN ANTONIO

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 Zoning Case Z-2024-10700030

1. Zoning Case Z-2024-10700030 has been reviewed by JBSA- LAK organizations. JBSA does not object with this request; however, there are additional comments for consideration in planning and development.:
 - a. The subject property is located .97 NM west of the approach end of JBSA Lackland Runway 34, with turns into the local flight patterns (both arrivals and departures) occurring directly over the subject property. This area is directly beneath the visual approach arrival and departure circuits for both runway 16 and 34. Recommend referencing FAA Advisory Circular 150/5190-4B to outline risks related to location beneath local flight patterns: https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5190-4.
 - b. JBSA understands, in communication with the owner, applicant, and owner's representative of the subject tract and Zoning Case, that any facility or structure erected on the subject tract will not exceed 100 feet AGL on any portion of the subject tract.
 - c. JBSA recommends marking and lighting of any potential high-rise or mid-rise facility, with standards found at FAA Advisory Circular 70/7460-1M, Obstruction Marking and Lighting: https://www.faa.gov/regulations_policies/advisory_circulars/index.cfm/go/document.current/documentNumber/70_7460-1.
 - d. JBSA requests coordination with the developer during the facility/building design phase to provide input related to potential construction elements or materials that may present a visual hazard to safe navigation such as light/glare produced from highly reflective materials/surfaces.
 - e. JBSA requests coordination with the developer during the facility/building design phase to provide input related to security concerns. Subject location is approximately .5 miles west of JBSA Lackland installation boundary and several existing secure DoD/USAF facilities and buildings. Any proposed high-rise or mid-rise development of the subject location may present security concerns through un-obstructed sight lines, providing a platform for activities that potentially impact JBSA facilities to include JBSA Lackland buildings, airfield, and flightline.

- f. A portion of the subject property is within the 65 plus Db DNL Noise Contours generated from flying activity on JBSA LAK. Noise attenuation measures to achieve outdoor to indoor Noise Level Reduction (NLR) of at least 25 decibels (dB) in DNL 65-69 and 30 dB in DNL 70-74 should be incorporated into building codes and be considered in individual 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.

- g. JBSA recommends the applicant request an Obstruction Evaluation for the project thru the FAA OE/AAA web site. <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Applicant will need detailed project plans with site elevations, building coordinates/heights. Any cranes that maybe used during construction must also be submitted for evaluation.

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=showNoNoticeRequiredToForm>

Further FAA guidance is also available here:

https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_042023.pdf

- h. Subject property is within City of San Antonio Lackland Military Lighting Overlay District (MLOD) and will be required to comply with MLOD lighting standards at: https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTIIIZO_DIV4OVDI_S35-339.04MILIOVDI, or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation.
- i. 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.
- j. 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-Kelly Field. 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. 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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