

# Texas Military Mission Sustainment Issues

## 1. Incompatible wind turbine development based on limited participation

- Lack of notice process precluded proponent/DoD compatible siting coordination
- Reduced use of airspace and possible loss of pilot and aircraft from obstruction
- Obstructing NEXRAD Weather Radar and masking approaching weather
- Wind turbines within 30 miles of airport surveillance radars and electronic navigation aids create numerous harmful effects on the air traffic control mission and flight safety
- Radar degradations include false weather depiction, actual weather masking, target masking, false target generation, scintillation, and the spontaneous appearance (or disappearance) of aircraft
- These degradations have a serious affect on providing air traffic services

## 2. Zoning authority in unincorporated areas to prevent incompatible land uses

- Intelligent land use planning key to preventing incompatible land use
- Increasing land fragmentation in the unincorporated areas surrounding installations
- Bird/Aircraft Strike Hazard from development of landfills or water treatment facilities

## 3. Incompatible Urban Development

- Safety concerns from incompatible development near military installations (Noise/AICUZ)
- Light, sound, and dust/smoke pollution as well as Electromagnetic Interference (EMI)

## 4. Electric transmission line construction (Towers to 200 ft' AGL; 2 lines 200-500KV)

- Obstructions cause safety of flight issues, lost training.
- Electromagnetic Interference (EMI) transmission interferences from TL

### Proposed Legislative Solutions:

**1. Military Compatibility Legislation**– Statewide zoning authority for unincorporated areas surrounding military installations. Improved Agency Coordination with Texas Military Preparedness Commission (TMPC) and local groups on military mission sustainment issues;

**2. Notification**- Requirement that notice be provided to the base of major development or changes in land use controls near the installation as well as wind turbine/transmission line siting that may affect installations;

**3. Participation**- Requirement that installations have an opportunity to comment on the major development or changes in land use controls near the installation as well as wind turbine/transmission line siting that may affect installations. Participation as ex-officio member of local jurisdictional planning entities;

**4. Real Estate Disclosures**- Notice to purchasers of property that the land is located near a military installation or requiring noise attenuation for new buildings constructed near installations (Florida adopted Navy's descriptive noise attenuation standards into building code);

**5. Enforcement**– Local and state-wide military compatibility measures need to be monitored for implementation and enforced when non-compliance determined. Other states have required arbitration (Florida), allowed for court enforcement (Arizona), or created a permitting authority (Oklahoma) to ensure enforceability.

**Name of Installation: Camp Bullis**

Installation POC: Jim Cannizzo/Environmental Attorney Advisor/(210) 295-9830 or james.cannizzo@us.army.mil

Location of Installation: Bexar and Comal Counties

Identify Governmental Entities: the City of San Antonio borders Camp Bullis to the south, east and west; City of Fair Oaks to northwest, City of Bulverde to northwest; City of Shavano Park about 3 miles to south, Camp Bullis is mostly within Bexar County with a small northern portion in Comal County.

**Installation Details**

1. Assigned Military Personnel: 400 fulltime military personnel are at Camp Bullis currently (715 total with civilians, the total is expected to be somewhat over 1,000 with BRAC implementation). Most military personnel who use Camp Bullis are there temporarily (for a day, a few days or a few weeks of field training) and this number is quite substantial -- 160,000 personnel train year round (near one million man-days). The installation is the only field training facility for Fort Sam Houston in San Antonio which has 28,000 personnel (will grow to 38,000 with BRAC by October 2011). The availability of this large field training site was a critical factor in the decision to move enlisted DoD medical training to San Antonio.

2. Dependents: None on Camp Bullis because there is no military family housing on-post.

3. Civilian Employees: 315 civilian personnel.

4. Economic Impact: over \$6.1B annually when factored in with Fort Sam Houston, see City of San Antonio Office of Military Affairs 2009 Military Transformation Task Force "Fort Sam Houston Economic Impact Update" at

[http://www.sanantonio.gov/oma/pdf/bracpdfs/FSH%20BRAC%20Update%20Bulletin--3.9.2009%20\(FINAL\).pdf](http://www.sanantonio.gov/oma/pdf/bracpdfs/FSH%20BRAC%20Update%20Bulletin--3.9.2009%20(FINAL).pdf)

and see Chapter 1 of the June 2009 Joint Land Use Study (JLUS) at

<http://www.campbullisjlus.com/resources/jlusdocs.asp>

5. Geographic Size: 28,000 acres, see map at June 2009 Joint Land Use Study (JLUS) at

<http://www.campbullisjlus.com/resources/jlusdocs.asp>

6. Primary Mission: DoD military medical training

**ACTIVE COMPONENT TENANTS:**

- AMEDDC&S
- Defense Medical Readiness Training Institute (DMRTI)
- USAF Security Forces School
- USAF Basic Combat Convoy Course
- Joint Operational Training Detachment
- INSCOM Detention Training Facility

## OTHER ACTIVE COMPONENT NON-TENANTS

- US Army North (5<sup>th</sup> Army)
- US Army South (6<sup>th</sup> Army)
- 470<sup>th</sup> MI Brigade

7. Secondary Mission: Air Force; Airbase Ground Defense, Convoy Training, and Combat Basic Training for Airmen

8. Tenant Organizations:

## RESERVE COMPONENT TENANTS:

### Army National Guard

- 1-141 INFANTRY
- C/5-19 SPECIAL FORCES
- 111th Med Co and 162nd Med Co

### Army Reserve

- 6<sup>TH</sup> MI Battalion
- A Co 321<sup>ST</sup> MI Battalion
- 338<sup>TH</sup> MI Battalion
- 341<sup>st</sup> Tactical Psyops Co
- SW Army Reserve Intelligence Support Center
- 2<sup>nd</sup> Battalion, Small Arms Readiness Group
- Small Arms Instructor Academy
- 277th Engineer Co
- 302nd Engineer Co
- 312th Engineer Det
- 655th Engineer Det
- D Co 1/355th Drill SGTs

## NON-TENANTS:

- 3-141 Infantry
- 321<sup>ST</sup> Civil Affairs Bde
- 1<sup>st</sup> Battalion, 23<sup>rd</sup> Marines
- 4<sup>TH</sup> Recon Battalion, USMCR
- Navy SEABEES
- Army ROTC (Jr/Sr)

## NON-DOD Users of Camp Bullis (mainly small arms ranges)

- Secret Service
- Dept of Energy
- US Customs
- Immigration & Naturalization

- FBI
- US Marshals
- TX Dept of Public Safety
- SA Police Dept
- Bexar County Sherriff Dept
- Alamo Area Council of Governments

9. Identify off-installation areas of responsibility: None.

10. Has the base or local community conducted any land use studies? A 1995 Joint Land Use Study (JLUS) was done, but was never implemented. Another JLUS was completed in June 2009 and some of its recommendations have already been implemented. It is available on-line: <http://www.campbullisjlus.com/resources/jlusdocs.asp>

11. Describe military activities conducted by personnel at your installation that may affect use and development of land in close proximity to your installation: see Chapter 3 of the JLUS for details, our small arms ranges have noise effects on the south and east of Camp Bullis in neighborhoods adjacent to our range complex; as do helicopter routes around our most of boundaries, the flight pattern for our drop zone which impacts the southeast area outside of Camp Bullis, and our Combat Assault Landing Strip (3,500 foot dirt airstrip in northeast portion of Camp Bullis). Night training within Camp Bullis also necessitates that development around Camp Bullis use dark sky lighting technology so that they do not cause undue light pollution.

12. Identify current or foreseeable conflicts between your installations mission and the use and development of land in Texas? The most significant issues are endangered species displacement by development around Camp Bullis (which increase environmental pressures on Camp Bullis); light pollution which affect night training, and noise complaints from our small arms range, helicopter and fixed wing aviation noise. See Joint Land Use Study for details, executive summary at:

[http://www.campbullisjlus.com/resources/000\\_camp\\_bullis\\_exec\\_summary\\_brochure.pdf](http://www.campbullisjlus.com/resources/000_camp_bullis_exec_summary_brochure.pdf)

### **Interaction with Local Government**

1. Does the base have a single Point of Contact for coordinating with local governments? Public Affairs (Phil Reidinger at 210 221-1099 or cell 210 336-3449 and the Office of the Staff Judge Advocate (Jim Cannizzo at 210 295-9830 are the POCs for encroachment at Camp Bullis).

2. Have local governmental entities provided Points of Contact for the base? Yes, there is a Joint Land Use Implementation Committee with representatives from Bexar, Comal and Kendall County and municipalities such as the City of San Antonio and Fair Oaks. Also, the City of San Antonio has an Office of Military Affairs that actively works encroachment issues.

3. Describe the process bases uses to identify and address potential land use conflicts with local governments: The City of San Antonio has a formal comment system in place to notify Camp Bullis POCs on significant developments within 5 miles of Camp Bullis. This notification is done through the development services application process and provides an opportunity to submit comments before the development application (zoning, plat, master development plan, etc) is acted on. Bexar County has an informal process with similar parameters.

4. Do the local governments (county or municipality) have zoning authority over land near the installation? If so have they adopted a land use plan, comprehensive plan or capital improvement plan? The city of San Antonio has zoning authority over about two-thirds of the land around Camp Bullis. Bexar and Comal County do not have zoning authority other than the ability to regulate lighting around a military installation per 2007 Texas legislation and for platting review of large subdivisions. The City of San Antonio is currently working a sector land use plan for a large area of northern San Antonio that will cover Camp Bullis, expected to be finished summer 2010, see link below.

<http://www.northsectorplan.com/>

The City also passed a species ordinance in August 2009 which requires developers to send endangered species surveys to USFWS or at least disclose the name and permit number of their biologist who conducted a survey. The City and all three surrounding counties (Bexar, Kendall and Comal) also passed dark sky lighting ordinances for areas up to 5 miles around Camp Bullis. The City of San Antonio is also working on a sound attenuation zoning overlay for areas of potential noise complaints around Camp Bullis, expected to be finished summer 2010.

5. Do representatives of the installation attend and participate in local government meetings such as planning commissions, city councils, county commissioner's courts, etc? If so, to what degree and how often? The Camp Bullis POCs are sent agendas and often appear to make comments as a follow-up to the written comments made per the City of San Antonio's development notification system. Bexar County also notifies the Camp Bullis POCs about relevant events in Commissioner's Court.

6. What legislative changes could Texas adopt that would enable adoption of local land use controls or promote land use and development that is compatible with your installation mission? Zoning authority for counties, and mandatory real estate disclosure are the most significant items. Also, clarify the Joint Airport Zoning Board (JAZB) statute at Chapter 241 that jurisdiction near (not touching) an airport can be part of the JAZB and that helicopter aviation is covered by a JAZB. Legislation (HB 2919, originally was SB 2222) was passed in 2009 that created authority for joint military sustainability commissions for Camp Bullis, Laughlin, and Dyess AFBs. However, due to limitations, only a 2 or 3 mile radius, broad grandfathering that goes further than most Texas statutes (about 98% of the land around Camp Bullis in Bexar County would be grandfathered), and burdensome procedures, it is unlikely any jurisdiction will use that new authority in its current form.

See JLUS recommendations, some of which are legislative in nature, at

[http://www.campbullisjlus.com/resources/05\\_camp\\_bullis\\_jlus\\_implementation\\_plan.pdf](http://www.campbullisjlus.com/resources/05_camp_bullis_jlus_implementation_plan.pdf)

### **Additional Inputs**

1. Provide any additional comments or recommendation: none

**Name of Installation: Dyess Air Force Base**

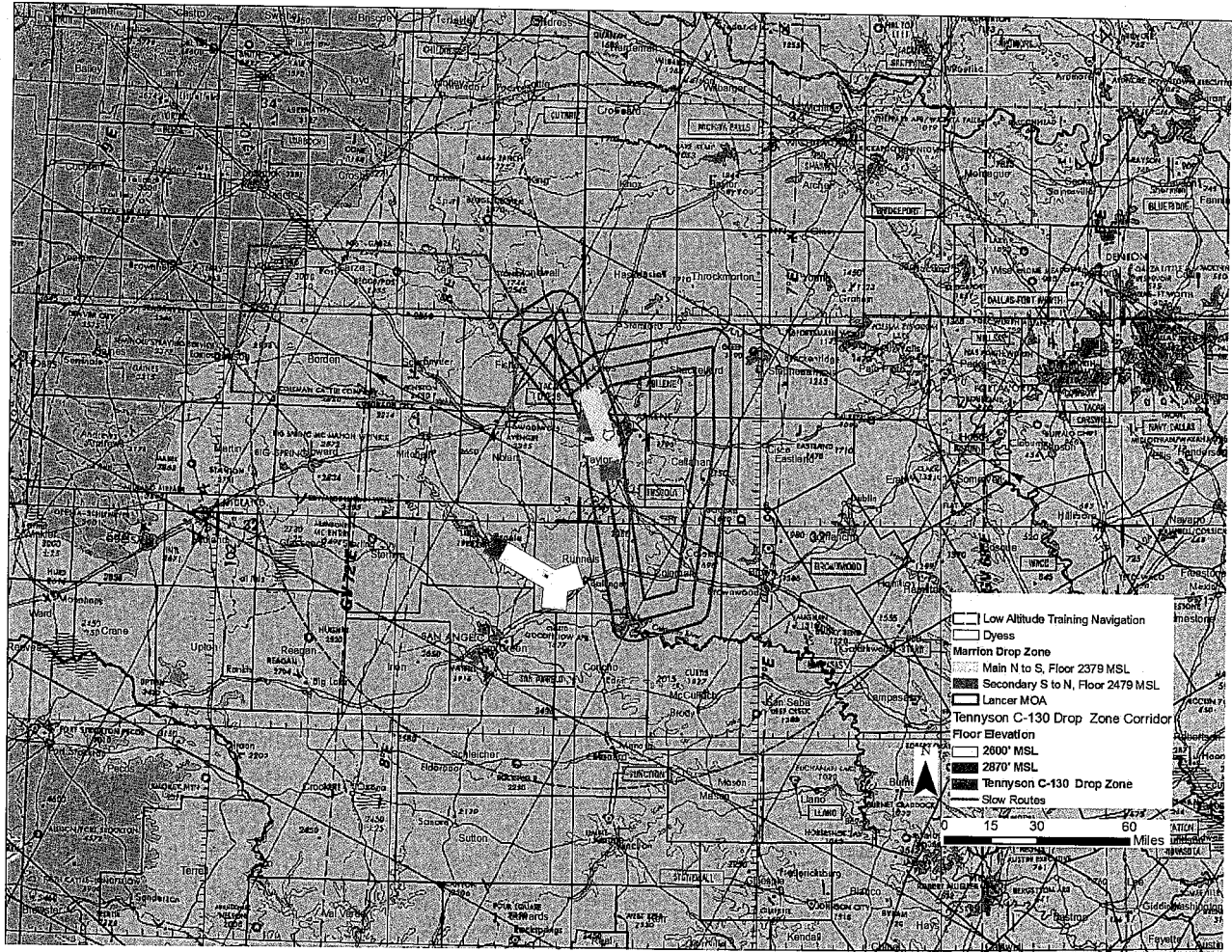
Installation POC: Tommy Downing  
Base Community Planner  
7 CES/CEAO  
710 3rd St.  
Dyess AFB, TX 79607  
Ph: (325) 696-2050  
DSN: 461-2050  
Fax: (325) 696-2899

Location of Installation: Taylor County, Texas

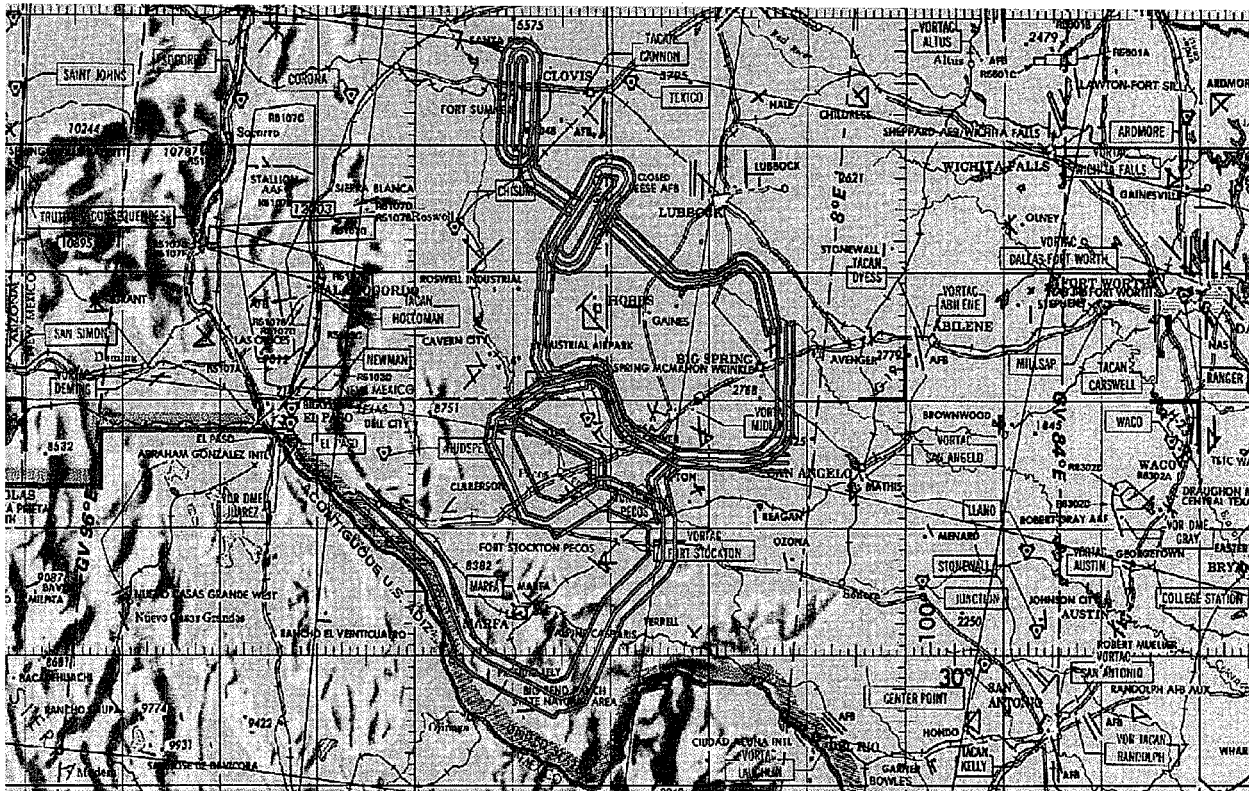
Identify Governmental Entities: City of Abilene, Taylor County, City of Tye

**Installation Details**

1. Assigned Military Personnel: 4,549
2. Dependents: 6,611
3. Civilian Employees: 837
4. Economic Impact: \$424,042,552
5. Geographic Size: 6,320 Acres
6. Primary Mission: Provide accurate, timely, and proactive command and control integration in direct support of B-1 and C-130 Continental United States (CONUS) training, CONUS operations, and deployed combat operation.
7. Secondary Mission: NA
8. Tenant Organizations: Tenants include the 317<sup>th</sup> Airlift Group/Air Mobility Command, Defense Investigation Service, Federal Aviation Administration, Defense Reutilization, Army/Air Force Exchange Service, Defense Contract Management, Texas Air National Guard, Defense Commissary Agency, Air Force Audit Agency, U.S. Marine Detachment, Weapons School, and Dyess Riding Club
9. Identify off-installation areas of responsibility: Dyess AFB owns and manages 15 Slow Routes (SR), two Instrument Routes (IR), an Electronic Scoring Site (ESS) and five remote emitter sites associated with the ESS near Snyder Texas, Military Operations Area (MOA), and two Air Refueling Routes (AR), two drop zones, all in Texas.



Local Airspace



Dyess Routes in Texas

10. Has the base or local community conducted any land use studies? If so please summarize the findings: A comprehensive land use analysis has been documented in Chapter 4<sup>1</sup> of the Dyess AFB AICUZ Study Update accomplished in October 2008. The complete study is linked from the Dyess AICUZ page<sup>2</sup>, which is linked from the Dyess public web site<sup>3</sup>.

11. Describe military activities conducted by personnel at your installation that may affect use and development of land in close proximity to your installation: The 7<sup>th</sup> Bomb Wing (BW) at Dyess AFB fulfills ACC's mission as the primary provider of combat air forces to America's unified combatant commands. The 7<sup>th</sup> BW accomplishes this mission by developing and maintaining operational capability of ACC's largest wing of B-1 bombers. Dyess' major tenant organization, the 317 Airlift Group (AG), utilizes C-130 Hercules aircraft to support intra-theatre

<sup>1</sup> <http://www.dyess.af.mil/shared/media/document/AFD-091216-077.pdf>

<sup>2</sup> <http://www.dyess.af.mil/dyessencroachment.asp>

<sup>3</sup> <http://www.dyess.af.mil/>



tactical transports. Their mission is to transport personnel and equipment into combat zones. For a complete description of the missions at Dyess, please see chapter 2 of the AICUZ study<sup>4</sup>.

12. Identify current or foreseeable conflicts between your installation's mission and the use and development of land in Texas:

1. Obstructions to navigable airspace are an issue at Dyess AFB. The bluffs to the south and west of the installation are very attractive to wind turbine development due to an ideal combination of topography, wind, and proximity to the electrical distribution grid. Wind turbines have been an obstruction issue since 2002. This development has the potential to adversely affect the current and future mission capability of Dyess AFB. In accordance with 14 CFR Part 77, an object is considered an obstruction if it penetrates or rises above a runway's imaginary surfaces. For example, the height of the Outer Horizontal Surface is 2,289 feet above MSL, which equals the Dyess AFB established airfield elevation (1,789 feet above MSL) plus the height of the surface itself (500 feet). What complicates the obstruction issue at Dyess AFB is the rising elevation to the southwest of the installation. The terrain itself penetrates the Outer Horizontal Surface in multiple locations therefore; any objects constructed on this terrain would be an obstruction to navigable airspace. Please see paragraph 3.1.2 of the Dyess AICUZ study<sup>5</sup>. The City of Abilene adopted Airport Zoning in 2009<sup>6</sup> and has declared any penetration of Dyess' FAA surfaces to be an "airport hazard" in accordance with the Texas Airport Zoning Statute.

2. While urban growth around Dyess does not currently present an encroachment threat, land fragmentation may. A graphic representation<sup>7</sup> of historic urban growth around Abilene shows the growth of developed parcels. When viewing, note the larger parcels in Taylor County, beyond the center of Abilene. This fragmentation of farm and ranch land into "ranchettes" exposes an increasing population to aviation noise. In the case newer, rural residents, sensitivity to aviation noise may be increased because their move to the country may have an accompanying expectation of quiet environs.

3. The Town of Tye, located north of Dyess, lies almost completely within the Dyess noise zones and substantially within our Accident Potential Zone I (APZ I) and APZ II. Like any municipality, Tye wishes to improve the economic and social opportunities of its citizens. Dyess, through the AICUZ program, encourages compatible growth, which in effect discourages many of Tye's initiatives due to their close proximity to the runway.

4. Dyess NEXRAD weather radar system located 25 miles northeast of Dyess near the town of Moran is shared by three separated government agencies; Department of Commerce (NOAA/NWS), Department of Transportation (FAA), and Department of Defense (Dyess). The Dyess NEXRAD system is owned and maintained by Dyess AFB but operated by the NWS out of San Angelo, TX. This radar is an integrals part of the NWS mosaic that covers the entire

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<sup>4</sup> <http://www.dyess.af.mil/shared/media/document/AFD-091216-073.pdf>

<sup>5</sup> <http://www.dyess.af.mil/shared/media/document/AFD-091216-074.pdf>

<sup>6</sup> <http://www.abilenetx.com/PlanningServices/doc/Ordinances/ZoningOrdinance.pdf>

<sup>7</sup> <http://www.dyess.af.mil/shared/media/document/AFD-091214-099.ppt>

lower 48 states for forecasting and weather alerts for Abilene and the surrounding area. The FAA uses this system as a means of diverting aircraft around weather as needed to expedite the movement of commercial and general aviation aircraft. Dyess Weather personnel use the NEXRAD system daily to forecast local weather for flight operations in addition to forecasting weather phenomena that could impact Dyess. Turbine development to the west of the NEXRAD system (on higher terrain) impacts the ability of forecasters to see that weather phenomena at the lower altitudes, such as cloud rotation, gust fronts, and out-flow boundaries, all of which can cause wind damage to structures and possibly aircraft on the ground. Wind Turbines block radar returns thus show up as “permanent echo” on a weather display. There is movement within the NWS to add greater filtering to the Dyess NEXRAD to eliminate the “permanent echo” issue but that will be several years before implementation.

### **Interaction with Local Government**

1. Does the base have a single Point of Contact for coordinating with local governments? The Base Community Planner, Mr. Tommy Downing, and the Base Airspace Manager, Mr. Dwight Williams form the core of the AICUZ/Encroachment team and work with local staff and, on occasion, elected officials. Wing leadership interacts with congressional, state legislative and municipal elected officials.

2. Have local governmental entities provided Points of Contact for the base? Yes.

3. Describe the process bases uses to identify and address potential land use conflicts with local governments: Local governments in Taylor county have implemented or are working to implemented Section 397.005 and 397.006 of the Texas Local Government Code, whereby the installation is consulted on plans and building permits within an eight mile radius of Dyess. Tye requests consultation on their building permits. Taylor County is working on a process to notify all of their development permits. The Town of Buffalo Gap is working on a process for implementation. The City of Abilene is exempt from the specific notification requirements of this section because of their adoption of Airport Zoning.

4. Do the local governments (county or municipality) have zoning authority over land near the installation? If so have they adopted a land use plan, comprehensive plan or capital improvement plan? While Dyess is within the City of Abilene, it is bordered by Taylor County on its south and west sides and Tye on its northwest side. For a detailed map with customizable layers go to our website at <http://www.dyess.af.mil/shared/media/document/AFD-100114-069.pdf>. The City of Abilene has zoning authority as does the city of Tye. A discussion of their zoning may be found in Chapter 4<sup>8</sup> of the AICUZ study. As previously stated, the City of Abilene has also recently implemented airport zoning<sup>9</sup>. This zoning does not include Tye, but extends extra-territorially to Dyess’ southern APZs and all of the imaginary surfaces (excluding Tye). Taylor County does not have zoning authority other than airport zoning, which it has not implemented.

5. Do representatives of the installation attend and participate in local government meetings such as planning commissions, city councils, county commissioners courts, etc? If so, to what degree

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<sup>8</sup> <http://www.dyess.af.mil/shared/media/document/AFD-091216-077.pdf>

<sup>9</sup> <http://www.abilenetx.com/PlanningServices/doc/Ordinances/ZoningOrdinance.pdf>

and how often? The Base Community Planner attends Abilene Planning and Zoning meetings and City Council meetings when issues of interest are on the agenda. The Base Community Planner participates in the Abilene Plat Review Committee. County Commissioner Court meetings are not regularly attended, but a cordial and cooperative working relationship with the County Judge and Commissioners is maintained with much cooperation on the wind turbine issue. Meetings at Tye are attended usually upon invitation. We have attended the town's five year planning seminar and Tye City Council Meeting when specific items of interest are on the agenda.

6. What legislative changes could Texas adopt that would enable adoption of local land use controls or promote land use and development that is compatible with your installation mission? Chapter 5<sup>10</sup> of the Dyess AICUZ study contains specific recommendations. In addition, a statewide organization of "Defense Communities" as defined in the Texas Local Government Code could work to propose changes in statute and/or practice to ensure compatible land use around military installations. While county governments sometimes have the authority to control land use, e.g., airport zoning, they often lack the resources to do so. Also, stronger statutory requirements, i.e., state mandates, on counties to zone around military installations would provide political cover for local officials to make unpopular land-use decisions. Property rights are strong in Texas. Land-use control naturally runs counter to our conception individual property rights thereby making decisions unpopular with local electorates.

#### **Additional Inputs**

1. Provide any additional comments or recommendation: NA

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<sup>10</sup> <http://www.dyess.af.mil/shared/media/document/AFD-091216-079.pdf>

**Name of Installation:** *Lackland AFB, Texas*

**Installation POC:** *Ed Roberson, Asset Management Office, (210) 671-5307  
Edward.Roberson@us.af.mil*

**Location of Installation:** *San Antonio, Texas and Bexar County, Texas.*

**Identify Governmental Entities:** *City of San Antonio and Bexar County*

#### **Installation Details**

**1. Assigned Military Personnel:** *25,409*

**2. Dependents:** *14,995*

**3. Civilian Employees:** *11,688*

**4. Economic Impact:** *\$2,417,845,838*

**5. Geographic Size:**

- *8,512 total acres: Lackland Main Base, Lackland Training Annex & Kelly Field Annex  
(See attach Map)*

**6. Primary Missions:**

*37th Training Wing*

- *37 Training Group*
- *737 Training Group*
- *Inter-American Air Force Academy*
- *Defense Language Institute English Language Center*

**7. Secondary Missions:**

- *802 Mission Support Group*
- *Air Force Intelligence Surveillance and Reconnaissance Agency*
- *59th Medical Wing*
- *24<sup>th</sup> Air Force*
- *433d Airlift Wing (Air Force Reserve)*
- *149th Fighter Wing (Air National Guard)*
- *Cryptologic Systems Group*
- *National Security Agency/Central Security Service TX*

## **8. Other Tenants Organization**

- *70+ additional associate units*

## **9. Identify off-installation areas of responsibility:**

- *Port San Antonio: Lackland AFB occupies facilities at Port San Antonio (Formerly Kelly AFB): 53 Buildings, 1.98 Million Sq ft, 209 Acres and about 3,000 personnel.*

## **10. Has the base or local community conducted any land use studies?**

- *The Bexar County recently awarded the Lackland Joint Land Use Study and study is currently on going. The base completed the AICUZ Study on 2008, this report notes that the Accident Potential Zones (APZ's) have the total of 259 acres of "Incompatible Land Uses": 203 Acres of Residential property, 25 acres of commercial property and 31 acres of public/quasi-public property. The AICUZ study also notes 1,955 acres are "Incompatible Land Use" on the AICUZ noise zone.*

## **11. Describe military activities conducted by personnel at your installation that may affect use and development of land in close proximity to your installation:**

- *The "BEAST" Campus: This training campus is located in a remote area in the SE sector of Lackland Training Annex (LTA). This training activity is within 500 feet from the eastern perimeter fence and 200 feet from the south perimeter fence. The BEAST mission requires field type living conditions, remote field training conditions, night training and simulated attack type training. The mission generates loud noise due to the type of training. The BEAST mission operates 7 days a week. The adjacent private land east of Lackland Training Annex is currently vacant ranch land. Any development along adjacent land will impact this mission.*
- *Lackland Training Annex Firing Ranges: This small arms firing range is located in the eastern sector LTA, the range support facilities and firing points are almost adjacent the eastern perimeter fence line of LTA. The Firing Range generates loud noise when the ranges are active. The ranges operate 5 days a week. The adjacent private land east of Lackland Training Annex is currently vacant ranch land. Any development along adjacent land will impact this mission.*
- *Lackland Training Annex Munitions Storage Area (MSA): This mission is located on Lackland Training Annex; this compound consists of 106 igloos/bunkers located in approximately 38 acres that are fenced to prevent unofficial intrusion. Protective explosive Quantity Arcs (ARC) restrict development and protect against potential explosive hazards to include fragmentation and overpressure blast. This protective ARC currently extends outside the compound fenced area, but does not protrude outside the*

*LTA boundary fence. The security of this type of mission is very critical to the Air Force. The Area Development Plan for this area calls for further reduction of the ARC within the restricted fenced area. This will further reduce mishap risk to the operations in the vicinity of LTA and surrounding area. The encroachment of off-base non-compatible land use will impact this mission.*

- *Lackland Training Annex Explosive Ordnance Disposal area: This mission is located in the Southwest sector of the LTA; operational QD ARC is in place for the Explosive Ordnance Disposal. Like the MSA, its ARC is within the base fence line and complies with the safety requirement explosive safety manuals. The EOD site have been active for several decades, recent public meetings discovered that some residential from a newly development subdivision west of the EOD location voiced noise complaints that negatively impacted their quality of life. Resident noted the need for better noise buffers and sound attenuation for the new homes. Resident were not aware of the noise when they bought their new homes*
- *Lackland Training Annex DoD Dog Training Mission: This dog-training mission is located on several hundred acres at Lackland Training Annex. The major of this training is open field type training. The dog training includes explosive detection training which plays a major role for our troop support overseas. The training also includes drug detection training, which support the war on drugs. It is critical that the dogs training environmental is controlled and stays in a remote setting. The encroachment of off-base non-compatible land use will impact this mission.*
- *Kelly Field Annex Airfield APZ Land Use Encroachment & Noise level Concerns: the City of San Antonio has adopted a Military Overlay Airport Zone (MOAZ), that is almost compatible to the AICUZ APZ land use recommendation, but the MOAZ does not equally zoned properties as noted in the AICUZ recommendations. The city building codes do not reflect AICUZ recommendation for high noise level due the Airfield flying mission. We have hopes that the current on-going Joint Land Use Study will open doors for City/County Land Use Plan.*

**12. Identify current or foreseeable conflicts between your installations mission and the use and development of land in Texas?**

- *Bexar County currently has no zoning authority or development control on County land. The surrounding land at Lackland Training Annex falls under Bexar County jurisdiction. This installation has numerous concerns with on-going development in the eastern sector of Bexar County. The base has seen major residential growth in this area and is concern that encroachment will affect the ground-training mission on Lackland Training Annex. Other concerns that will impact the military mission are off-base light pollution that impacts night training, increase of flooding due to lack of poor off-base drainage control. Urban noise pollution also impacts the quality of the military training. One of the major*

*concern is encroachment on the Firing Range, the firing line at the ranges are located near the eastern boundary of Lackland AFB, any incompatible Land use development will impact the Firing Ranges mission.*

## **Interaction with Local Government**

### **1. Does the base have a single Point of Contact for coordinating with local governments?**

- *The Warhawk Committee was set-up to interact with the local governments. The committee consists of the City of San Antonio Military Liaison Office, Bexar County representative, MSG Deputy Commander, Base Civil Engineer representative and the Base JA office. Lackland leadership also meets with the Mayor, Councilpersons and County Commissions yearly. The 802 CES/CEA also interacts with local zoning planners.*

### **2. Have local governmental entities provided Points of Contact for the base?**

- *The City of San Antonio has provided Zoning Department Point of Contact. CoSA planners do contact the base on any zoning case that impacts the APZ and a zoning case that is 500 feet from the base.*
- *The City of San Antonio also has the San Antonio Military Liaison office, the San Antonio Military Liaison office is also a member of the Warhawk Team. This team was organization to interact with local government to discuss and help solve issues outside the base.*

### **3. Describe the process bases uses to identify and address potential land use conflicts with local governments:**

- *The Installation provides for Air Force representatives to dialogue with the City of San Antonio zoning planning office. Where zoning change requests in the AICUZ APZ areas, the City Planners contact the base by a call and a notice, the zoning commission invites Lackland to oppose or support changes that may have direct impact on military mission and/or land use that conflict with operations within the base. The base does not get a notice on any development or zoning change that is not within the APZ area. LAFB will get zone case notice only if the property is within 200 feet of the base. Members of the Warhawk committee will inform the base of any possible land use impacts to Lackland AFB, the City of San Antonio Military Liaison will seek on how support opposition to any possible land use conflict. As noted, our biggest concern is that lack of County has no zoning authority or development control.*

**4. Do the local governments (county or municipality) have zoning authority over land near the installation? If so, have they adopted a land use plan, comprehensive plan or capital improvement plan?**

- *The City of San Antonio has zoning authority over land surrounding LAFB, but the City limits do not encompass the surrounding land. The remainder of the surround land falls under the jurisdiction of Bexar County, which has no zoning authority. The City of San Antonio adopted a Military Overlay Airport Zone (MOAZ), that compatible to the AICUZ APZ land use recommendation. As for the remainder of the surrounding land, the City of San Antonio nor Bexar County have not adopted a land use plan, comprehensive plan or capital improvement plan around Lackland AFB. We have hopes that the current on-going Joint Land Use Study will open doors for City/County Land Use Plan*
- *There are lingering concerns on the need to address possible grandfathered development that conflicts with land use (flood plain, the runway APZs, and natural stormwater runoff and dog kennel site location development). These areas include city owned, as well as, privately owned real estate. Two long-term missions involve setback distance required for the munitions storage mission and also the shooting ranges. These missions occur along the western extreme Lackland Training Annex boundary.*

**5. Do representatives of the installation attend and participate in local government meetings such as planning commissions, city councils, county commissioners' courts, etc? If so, to what degree and how often?**

- *Lackland actively participates at zoning commission forums to address zoning change requests agenda items. Asset Management staff either support or oppose zoning change requests in order to prevent conflict and to maximize the installation's various missions. Currently, negotiation is ongoing with the City of San Antonio and Port San Antonio to gain real property to accomodate land use proposals for new mission and proposed expansions to operations at Lackland. Privatization of utilities also forces coordination with local utility to include favorable General Plan land use and corresponding easements designations.*

**6. What legislative changes could Texas adopt that would enable adoption of local land use controls or promote land use and development that is compatible with your installation mission?**

- *Texas Legislation that would authorize local city and county governments to create land use planning/zoning plan around Military Installations. This would enable compatible land use between the local community and the Military.*



- *Require mandatory disclosure of AICUZ noise zone and other military noise generators for property sales*
- *Land use planning guidelines should also include Regional Traffic Impact Studies and Regional Drainage Improvement Study, Urban and Military Impact Noise Study and Light Pollutions guidelines with each development*
- *The creation of a “Military Compatible Land Use Zone” around the installation would enable the City and County the power to better control and use activities around the military installations.*
- *Encourage City of San Antonio, small municipalities and Bexar County that are impacted by the ACUIZ noise contour lines or other military noise generated to adopted better building codes for construction within military noise contour footprint.*

### **Additional Inputs**

#### **1. Provide any additional comments or recommendation:**