



Regional Joint Implementation Strategies



2019

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Regional Strategies

The goal of the Regional Joint Implementation Strategies is to categorize the 169 recommendations from all three Joint Land Use Studies (JLUS) into similar actions in order to enable the Alamo Area Council of Governments to monitor and facilitate the overall implementation of the recommendations for the region. This targeted initiative would ideally advance and sustain regional planning for the San Antonio Metropolitan Area and its surrounding counties and jurisdictions, and could serve as a best practice model for other communities desiring to implement regionally scaled military-community planning.

Regional Strategies				
Regional Joint Implementation Strategies (RJIS)		Status	Speakers	Notes
RJIS-1	Identify critical areas/priority properties for acquisition that support preservation of military readiness for all JBSA installations through the use of REPI funding or other public/public-private funding mechanisms.	Funding Complete	JBSA	<p>DEAAG 2 Name: Readiness Environmental Protection Integration (REPI) / Defense Economic Adjustment Assistance Grant (DEAAG) Update</p> <p>Purpose: Mission Sustainment: Protect Clear Zone (CZ) and Accident Potential Zone (APZ)</p> <p>TIMELINE: Jan 2017 – ongoing TOTAL VALUE: \$15.15M</p> <p>Note: Bexar County contributed \$4.7M; State of Texas awarded \$4.7M. Bexar County purchased 19 parcels in CZ and part of APZ; REPI awarded \$4.5M in YR 1 and \$1.25M in YR2</p> <p>DEAAG 3 Name: Fire Suppressant & Airfield Operations Commander (Ops Com)</p> <p>Purpose: Mission Sustainment: Safety and operational value</p> <p>TIMELINE: Dec 2017 – ongoing TOTAL VALUE: \$20M</p> <p>Note: Port San Antonio (PSA)/City of San Antonio (COSA) contributed \$5M; State of Texas awarded \$5M for fire suppressant and operations center at JBSA Kelly Field. New \$10M Military Construction (MILCON) for Air Traffic Control (ATC) Tower.</p>
RJIS-2	Utilize capital improvement and infrastructure systems planning for stronger interagency communication/coordination regional growth and management.	Ongoing	AACOG	AACOG works closely with the Alamo Area Metropolitan Planning Organization, in particular, AAMPO’s Technical Advisory Committee, which reviews studies, and ranks and scores programs and projects. (AAMPO’s Transportation Policy Board is chaired by an AACOG board member). AACOG also works with the City of

				San Antonio's Development Services department and several other capital improvement and infrastructure systems planning entities in the region to foster communication, share information and drive progress on various plans and projects in the area.
RJIS-3	Pursue legislation to authorize Texas Counties Limited Land Use Authority to protect and preserve military readiness around state installations.	Ongoing	CoSA Development Services	Plans are made to pursue legislative actions this legislative session. The Texas Legislative session opened January 8, 2019. Currently, SB6, from the 2017 Texas special session, limits annexation but gives cities an opportunity to add Land Use Authority surrounding military bases after a vote.
RJIS-4	Develop a Memorandum of Understanding (MOU) for a formal development notification process between the jurisdictions/agencies and JBSA installations.	Ongoing	JBSA	JBSA and the City of San Antonio have created a Global MOU for development notifications of their respective bases to include Lackland, Camp Bullis, and Fort Sam. Martindale Army Airfield MOU is also executed and completed. Note: Discussion about a MOU between JBSA and members of the North East (NE) partnership have begun to address development around Randolph.
RJIS-5	Develop a Regional JLUS Implementation Coordinating Board/Task Force.	Ongoing	AACOG	Alamo Area Council of Governments (AACOG) Joint Land Use Study (JLUS) program is continually conducting regional Task Force meetings.
RJIS-6	Pursue Mandatory Real Estate Disclosure of Military Influence Areas (MIA) to ensure the safety and quality of life for homebuyers is in MIAs. This can be done through modifications to the Texas Association of Realtors Forms 1406-1506 for TAR members and Amendment of Property Code 5.008 Sellers Disclosure of Property Condition for all realtors in the State of Texas.	Complete	AACOG	House Bill (H.B) 890 implements a seller disclosure providing information to the public and purchasers of real property regarding the impact of military installations. Legislation only pertains to resale of existing homes and became effective Sept 1, 2017. Texas Legislative session reopened January 8, 2019.
RJIS-7	Develop a Regional Military Overlay District to include all Military Influence Areas (MIA) for adoption and use in Jurisdictional Zoning Ordinances/Unified Development Codes as each MIA impacts the jurisdiction.	Ongoing	CoSA Development Services	The City of San Antonio has updated the Military Lighting Overlay District (MLOD) in their Unified Development Code. MLOD updates apply to JBSA-Camp Bullis, JBSA-Lackland and Martindale Army Airfield.

				Also adopted is the Military Sound Attenuation Overlay (MSAO) District for Camp Bullis and Martindale Army Airfield.
RJIS-8	Monitor the incorporation of Air Installation Compatible Use Zone (AICUZ) Guidelines for safety and noise in impacted jurisdictions Zoning Ordinances/Unified Development Codes (UDC) to protect military mission readiness and the public.	Pending	JBSA	The Lackland AICUZ Study has been delayed and is awaiting a new timeline from contractor. The schedule has shifted with the National Environmental Policy Act (NEPA) contractor changing computerized noise exposure models, the addition of Boeing operations, and Air Force Civil Engineer Center has added Boeing refurbishing of FA-18s and F-15s.
RJIS-9	Monitor the incorporation of Bird/Wildlife Air Strike Hazard (BASH) Guidelines for safety in impacted jurisdictions Zoning Ordinances/Unified Development Codes (UDC) to protect military mission readiness and the public.	Ongoing	JBSA	No legislative progress has yet been made though efforts have been made for outreach. Texas Legislative session opened January 8, 2019. A contract has been awarded for bird cannons to mitigate BASH issues at Randolph and Seguin. The Airport Hazard Overlay District (AHOD) in the UDC incorporates provisions for land use within the airport hazard area in such a manner as to not create bird strike hazards.
RJIS-10	Require a note or statement to be recorded on Plat for those properties that are impacted by one or more of the regional MIAs.	Complete	AACOG	House Bill (H.B) 890 implements a seller disclosure providing information to the public and purchasers of real property regarding the impact of military installations. Legislation only pertains to resale of existing homes and became effective Sept 1, 2017. Texas Legislative session reopened January 8, 2019.
RJIS-11	Monitor the Amendments of Unified Development Codes (UDC) and Zoning Ordinances of local impacted jurisdictions to maximize compatibility of development around the military bases.	Ongoing	CoSA Development Services	To further the military's mission, and as a part of the Dark Sky Initiative, the City of San Antonio's Development Services Department, in consultation with the Office of Sustainability, developed an ordinance to modify and modernize the Military Lighting Overlay Districts (MLOD). This ordinance also directed staff to initiate rezoning of properties within 5 miles of Lackland Air Force base to add the MLOD, and to rezone the existing MLOD-1 area within 5 miles of Camp Bullis.

RJIS-12	Monitor the amendments of UDCs, zoning ordinances, and building codes of impacted jurisdictions to incorporate Sound Attenuation Standards for noise sensitive land uses that are located in one of the regional noise MIAs.	Ongoing	CoSA Development Services	<p>The City of San Antonio implemented Military Sound Attenuation Overlay Districts for Camp Bullis and Martindale Army Airfield.</p> <p>JBSA-Lackland is working on an Air Installation Compatible Use Zones (AICUZ) Study to work with government planners on evaluating existing and future land use proposals.</p>
RJIS-13	Share information about mission critical flight paths and altitudes and height limitations/restrictions to promote a regional planning perspective.	Ongoing	JBSA	JBSA-Lackland is working on an AICUZ in an effort to better protect public health, safety and welfare.
RJIS-14	Adopt Federal Aviation Agency (FAA) Part 77 and any amendments as state law to ensure FAA Part 77 compliance by developing a Height Restrictions Zoning Ordinance/Order for each impacted jurisdiction.	Ongoing	CoSA Development Services	<p>The majority of surrounding cities have an ordinance regarding FAA Part 77. San Antonio has two existing regulatory and procedural tools currently in place at the San Antonio International Airport vicinity, the Airport Hazard Zoning District and the Airport Awareness Zone.</p> <p>The Airport Hazard Overlay District (AHOD) limits the height of structures or natural growth that obstructs airspace required for takeoff, landing and flight of aircraft (FAA Regulation 14 CFR Part 77). These are a part of the 2001-approved Airport Hazard Overlay District (AHOD) COSA regulations.</p>
RJIS-15	Coordinate utility, infrastructure, telecommunications and alternative energy development regionally.	Ongoing	AACOG	A pavements project Intergovernmental Support Agreement (IGSA) between Joint Base San Antonio (JBSA) and the City of San Antonio (CoSA) was reached in September 2018 with the IGSA's Pilot paving project currently underway. CPS Energy coordinates any work near or around JBSA installation airfields with 502 ABW Community Initiatives and 502nd Operations Support Squadron personnel at a minimum. The work can include but is not limited to: Routing & Siting of Electrical Facilities (Transmission, Distribution, and Distributed Energy), Routing and Siting of Electrical Substations, easements, etc. The overall objective of this coordination is to minimize or prevent any operational impact to JBSA.

RJIS-16	Provide review of agency plans to address military concerns/impacts.	Pending	AACOG	<p>The Environmental Protection Agency (EPA) announced non-attainment designation for Bexar County on July 28, 2018.</p> <p>Potential impact: More strict regulations on industrial facilities expanding or relocating to San Antonio – emissions offsets. Transportation projects could take an additional 12 to 24 months in development and planning.</p>
RJIS-17	Ensure review of agency plans to address military water concerns.	Complete	JBSA	<p>AACOG partnered with San Antonio Water System (SAWS) to secure \$5 million from the State of Texas to address new water connections for JBSA. The Defense Economic Adjustment Assistance Grant (DEAAG) funding application is in support of a plan to partner with various entities to support the development of water services to JBSA in support of military value due to increased and changed military missions and in support of existing and potential future additional military missions.</p>
RJIS-18	Develop mission informational brochures and materials, conduct community briefs to educate public about military mission-related impacts.	Complete	AACOG	<p>Informational brochures have been created for Drones, Ozone Pollution, Bird/Wild life Airstrike Hazards, Rain Gardens and Regional JLUS. Recent outreach events include RE/MAX Skylight Balloon Fest, Hondo ISD Resource Fair, and Bexar County Sheriff's Office Southwest substation open house.</p>
RJIS-19	Develop a regional, searchable Geospatial/Geographic Information Systems (GIS) Database that will benefit the military and communities in long-range compatibility planning.	Complete	AACOG	<p>Geographic Information Systems (GIS) and story maps are available on the AACOG website. https://aacogjbsajlus.maps.arcgis.com/apps/webappviewer/index.html?id=c54492f258044dfaa3f1d5e3f8c9b750</p>
RJIS-20	Develop outreach materials and conduct joint outreach to developers on low impact storm water practices.	Complete	AACOG	<p>AACOG JLUS and the San Antonio River Authority (SARA) have created and distributed outreach material.</p>

Glossary

A

AACOG	Alamo Area Council of Governments
AF	Air Force
AHOD	Airport Hazard Overlay District
AICUZ	Air Installation Compatible Use Zones

B

BASH	Bird/Wildlife Airstrike Hazards
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C

CoSA	City of San Antonio
CPS	City Public Service

D

DEAAG	Defense Economic Adjustment Assistance Grant
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E

EPA	Environmental Protection Agency
ESA	Endangered Species Act
ETJ	Extraterritorial Jurisdiction

F

FAA	Federal Aviation Agency
FAR	Federal Aviation Regulations

G

GIS	Geographic Information Systems
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H

H.B.	House Bill
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I

IGSA	Intergovernmental Support Agreement
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J

JBSA	Joint Base San Antonio
JLUS	Joint Land Use Study

M

MACA	Mid-Air Collision Avoidance
MIA	Military Influence Area
MILCON	Military Construction
MOA	Military Operating Areas
MOU	Memorandum of Understanding
MSAO	Military Sound Attenuation Overlay

N

NEPA	National Environmental Policy Act
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P

P4	Public-Public; Public-Private
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R

REPI	Readiness Environmental Protection Integration
RHCP	Regional Habitat Conservation Plan
RJIS	Regional Joint Implementation Strategies
RND	Randolph

S
SARA San Antonio River Authority
S.B. Senate Bill

T
TAR Texas Association of Realtors
U
UDC Unified Development Codes