

JLUS Strategies Identified for the City of Seguin and the Seguin Auxiliary Airfield

Alternative Energy Development

- Amend UDC & Zoning Ordinances to Establish Height Limits, and Siting for Alternative Energy Development Structure

Inter-Agency Communication/Coordination

- Stakeholders to Provide JBSA an opportunity to review and comment on proposed developments with the MIAOD
- Response Time from JBSA
- Consider Public-Public or Public-Private (P-4) Partnerships for Cost Saving

Dust, Smoke, Steam

- Coordinate with JBSA regarding proposed developments that generate dust, smoke or steam within the approach and departure corridor

Infrastructure Extensions

- Coordinate Infrastructure Capacity planning with JBSA
- Coordination on Infrastructure Planning

Light and Glare

- Amend UDC and Zoning Ordinances to Incorporate Dark Sky Lighting Controls

Land Use

- Military Influence Area Overlay Zoning District (MIAOD) to include the 4 subzones: Safety, Noise, Vertical Obstruction, and BASH
- Update City Comprehensive Plans
- Establish a Joint Airport Zoning Board (JAZB)
- Transfer of Development Rights (TDR) Program
- Include Statement (Note) in Plats

Noise and Vibration

- Adopt Statewide building code requirements incorporating sound attenuation measures
- Educational materials on sound attenuation methods
- Amend UDCs, Building codes, and zoning ordinances to incorporate recommended land use guidelines and sound attenuation measures for properties within the 65 dB noise contour and greater
- Develop a voluntary sound attenuation retrofit program for noise sensitive uses
- Assess the viability of the dedication of avigation/noise easements for discretionary development approvals
- Require the dedication of avigation/noise easements and a note on the plat for discretionary development approvals

Roadway Capacity

- Transportation Improvements/Expansions
- Mass Transit options

Safety

- Amend UDCs and Zoning ordinances to incorporate MIAOD safety subzone and the associated AICUZ guidelines for CZs and AZs
- Create a JAZB for JBSA-Seguin to include a MIAOD safety subzone
- Amend UDCs and zoning ordinances to require CZ language on plats
- Amend UDCs and zoning ordinances to include BASH regulations

Vertical Obstructions

- Utility Infrastructure Coordination
- Site New Utility Lines within existing energy utility corridors/joint utility corridors

Water Quality/Quantity

- Develop ordinance reducing lawn landscaping area
- Coordinate infrastructure projects and apply for state funding
- Address military water concerns in agency plans
- Encourage and conduct outreach to developers to low impact storm water development practices