



# Del Rio Joint Land Use Study

## Fact Sheet #2

### What is a JLUS?

A Joint Land Use Study (JLUS) is a collaborative study that builds a team relationship with city, county and federal officials; residents; business and land owners; and the military to identify compatible land uses and growth management guidelines near military installations. A JLUS is implemented, essentially, to protect the residents' quality of life, the property owners' rights, and the mission of the base. Although primarily funded by the DOD Office of Economic Adjustment (OEA), a JLUS is produced by and for local communities. The primary objectives of the JLUS program are as follows:

#### Community

- Protect the health, safety, and welfare of residents and maintain quality of life
- Manage development in the vicinity of military installations that would interfere with the continued operations of these facilities
- Provide for sustainable growth in an economically, environmentally, and socially sustainable manner
- Maintain the economic vitality of the community

#### Military

- Promote the health, safety, and welfare of the military and civilian personnel living and working at or near the military installation
- Ensure the ability of the installation to achieve its mission, maintain military readiness, and support national defense
- Preserve the ability of the installation to expand or adapt its mission

### Del Rio JLUS—Implementation Actions

The Del Rio JLUS is designed to address all lands near Laughlin AFB that meet the following criteria.

- Land areas that have resources, activities, or land uses (existing or future) that may impact current or future military operations
- Land areas upon which military operations associated with the base may have an impact on resources, activities, or land uses (existing or future)

The result of a collaborative planning process, the recommendations within the draft Del Rio JLUS represent a true consensus plan; a realistic and coordinated approach to compatibility planning developed with the support of the stakeholders involved. The recommended strategies presented were developed to resolve the identified compatibility issues. In describing strategies, the Responsibility/Partners information identifies what agency or organization is responsible for implementing the strategy (Primary Responsibility) and which agencies and organizations are considered to be Partners in the strategy. The following strategies are recommended within the draft JLUS.

#### 1 Define and Establish an MIA for Laughlin AFB and Spofford Field

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years, Ongoing

**Partners:** Laughlin AFB

- Create a Military Influence Area for Laughlin AFB and Spofford Field that reflect the types and intensity of compatible land uses

#### 2 Identify Priority Locations for Acquisition

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County, Laughlin AFB

**Primary Responsibility Timeline:** 0-2 Years, Ongoing

**Partners:** Land Trust Organizations, DOD

- Laughlin AFB to work with local jurisdictions to identify locations requiring additional protections
- Identify locations that provide protections to sustaining the mission of the installation and also provide habitat values that can be used to identify properties acceptable under DOD Conservation Partnering opportunities
- Work with State congressional delegation to obtain necessary appropriations in the DOD budget for the purchase of critical parcels and conservation easements that protect current and future missions at Laughlin AFB

#### 3 Establish a Voluntary Acquisition Program / Purchase of Development Rights

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County

**Primary Responsibility Timeline:** 3-5 Years, Ongoing

**Partners:** Laughlin AFB, Land Trust Organizations, DOD

- Program should include provision of fee simple acquisition or acquisition of development rights
- Program should include transfer of property to a trust of property or conservation easement limiting future uses of the land
- Program should provide brochures that define the Voluntary Acquisition Program
- Program should investigate the use of a transfer development right (TDR) program
- Program should include development of an agricultural / ranching overlay district

**4 Develop and Implement a Conservation Easement Education Program**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County  
Val Verde County

**Primary Responsibility Timeline:** 3-5 years, Ongoing

**Partners:** Laughlin AFB, Land Trust Organizations

- The program should identify areas for potential inclusion
- The program should focus on the possible conservation partnering possibilities where easements would benefit the base, and protect the right of the landowner
- Pamphlets should be created with pertinent information and distributed to local landowners

**5 Leverage the DOD Encroachment Partnering Program**

**Primary Responsibility:** Laughlin AFB, DOD

**Primary Responsibility Timeline:** 0-2 Years, Ongoing

**Partners:** City of Del Rio, Kinney County, Maverick County, Val Verde County, Land Trust Organizations

- Pursue conservation opportunities near the base utilizing the DOD's Readiness and Environmental Protection Initiative (REPI) to identify priority locations for acquisition programs (property purchase, land deed transfer, or easement purchase). This should be done in addition to working with State Congressional delegation to obtain necessary appropriations in the DOD budget for the purchase of critical parcels and conservation easements to protect current and future missions at Laughlin AFB

**6 Implement AICUZ Recommendations**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years, Ongoing

**Partners:** Laughlin AFB

- Incorporate AICUZ policies and guidelines into City of Del Rio Comprehensive Plan and the proposed JAZB Joint Comprehensive Plan
- Amend the Laughlin AFB Compatible Land Use and Hazard Zoning Ordinance to include the recommendations from the updated Laughlin AFB AICUZ Studies
- Ensure height and obstruction ordinances reflect current Air Force and Federal Aviation Administration (FAA) Part 77 requirements
- Amend the JAZB's Laughlin AFB Airport Zoning Ordinance to reflect any changes within the updated AICUZ
- Modify building codes to ensure that new construction within the AICUZ area has the recommended noise level reductions incorporated into its design and construction
- Continue to coordinate with Laughlin AFB for planning and zoning actions that have the potential of affecting base operations. Develop a working group representing city planners and base planners to meet periodically, as needed, to discuss AICUZ concerns and major development proposals that could affect airfield operations

**7 Develop and Distribute BASH Educational Materials**

**Primary Responsibility:** Laughlin AFB

**Primary Responsibility Timeline:** 0-2 Years, Ongoing

**Partners:** City of Del Rio, Kinney County, Maverick County, Val Verde County, Joint Airport Zoning Board, US Fish and Wildlife

- Provide educational information program on reducing the potential for bird and wildlife attractions that may impede safe air operations to local jurisdictions and agencies in the region. The program should include a hotline to help the community identify key habitat areas

**8 Control Bird and Wildlife Attractions Near Laughlin AFB**

**Primary Responsibility:** Laughlin AFB

**Primary Responsibility Timeline:** Ongoing

**Partners:** City of Del Rio, Kinney County, Maverick County, Val Verde County, Joint Airport Zoning Board, US Department of Agriculture,  
US Fish and Wildlife

- Work directly with local jurisdictions and other appropriate agencies to explore various methods to control bird and wildlife attractions in the immediate vicinity of the base. Potential programs/actions may include the following:
  - Coordination with wildlife specialist to develop research programs to identify characteristics of bird and wildlife species and develop safe and effective methods of deterrence from the known information
  - Development of a Points of Contact list for the installation and local entities for BASH coordination
  - Development of MOUs or other agreements to allow Air Force personnel, such as an USDA BASH person, onto private property under designated conditions and agreed procedures to perform BASH actions (i.e. use of "bird busters")
  - Purchase a Bird Radar in joint efforts with Del Rio International Airport and Laughlin AFB

**9 Update Appropriate CIP and Master Infrastructure Plans**

**Primary Responsibility:** City of Del Rio, Texas Department of Transportation,  
School Districts

**Primary Responsibility Timeline:** Ongoing

**Partners:** Kinney County, Maverick County, Val Verde County, Laughlin AFB, Edwards Aquifer Authority, Texas Water Development Board

- Incorporate land use compatibility planning concepts into CIPs for infrastructure extensions and improvements
- Insert language to the CIP to notify the installation of any proposed new or expanding infrastructure plans
- Identify sources of funding for local road maintenance as development and population grows
- A Loop Road Corridor Study should be conducted to determine which area along the loop road would be compatible for development
- If public utilities are extended to a parcel in the unincorporated portion of the county, a deed restriction will be filed prior to connection that states service is only provided to the original parcel for one dwelling unit
- Prior to approval, the CIP should be reviewed for compatibility by Laughlin AFB

**27 Develop General MOU to Implement JLUS Process**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County, Laughlin AFB, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years

**Partners:** Del Rio Chamber of Commerce

- Member jurisdictions and agencies of the JLUS Coordinating Committee should develop a general MOU to be executed at the beginning stages of implementation of the recommendations adopted by each jurisdiction. This MOU will detail the expectations for coordination and agreement to establish and maintain the JLUS Coordinating Committee

**28 Develop Specific MOUs to Implement JLUS Recommendations**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County, Laughlin AFB, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years

**Partners:** US Border Patrol, Union Pacific Railroad

- Sign specific MOUs between individual jurisdictions and Laughlin AFB as tools are adopted. Examples include:
  - Official agreement between Union Pacific and Laughlin AFB to avoid unnecessary train stops along the boundary of Laughlin AFB
  - Develop a general MOU between Laughlin AFB and the US Border Patrol that implements the recommendations outlined in the JLUS in regards to frequency interference and air-to-air conflicts associated with border patrol operations

**29 Require Properties to Receive Full Disclosure at the Time of Advertisement**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County  
Val Verde County

**Primary Responsibility Timeline:** 0-2 Years, Ongoing

**Partners:** Laughlin AFB, Kinney County Tax Assessor, Maverick County Tax Assessor, Val Verde County Tax Assessor, State Real Estate Board, Title Companies

- Require that all purchasable property City-wide and within the MIA receive full real estate disclosures on the potential affects of noise, vibration, lighting, and other operational impacts by the base on the property at the time of advertisement to avoid any misunderstandings or conflicts. Work with local entities to incorporate these requirements into local codes and ordinances

**30 Modify Subdivision Regulations to Require Appropriate Real Estate Disclosures**

**Primary Responsibility:** City of Del Rio, Kinney County, Val Verde County,  
Joint Airport Zoning Board

**Primary Responsibility Timeline:** Ongoing

**Partners:** Laughlin AFB, Val Verde Tax Assessor

- Modify subdivision regulations to require a real estate disclosure is recorded as part of a property's deed upon sale of land and included as a Plat Note. Disclosure shall notify purchasing party of Laughlin AFB operations and potential compatibility issues

**31 Amend the Laughlin AFB Compatible Land Use and Hazard Zoning Ordinance and Zoning Map**

**Primary Responsibility:** Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years

**Partners:** Laughlin AFB

- Codify the MIAs established in Strategy #1
- Include the additional land use compatibility provisions recommended for MIA I into the regulations for the established Airport Noise Zones and Airport Hazard Abatement Zones
- Regulations shall include the unincorporated and incorporated areas located in the MIAs as defined in Strategy #1
- Develop a zoning map for the MIAs that support the MIAs Joint Comprehensive Plan

**32 Require Sound Attenuation for Buildings and Retrofit Existing Buildings**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years

**Partners:** None Identified

- Require sound attenuation for occupied buildings in or near the noise contours and the retrofitting of existing structures. The level of sound protection should be based on level of noise exposure and the type of land use

**33 Update or Develop Light and Glare Regulations**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years

**Primary Partners:** Laughlin AFB

- Develop light and glare controls to protect the operational environment near Laughlin AFB. These controls should be designed to reduce the amount of light that spills into surrounding areas and impacts regional ambient illumination

**34 Ensure Part 77 Compliance**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County,  
Val Verde County, Joint Airport Zoning Board

**Primary Responsibility Timeline:** Ongoing

**Partners:** Laughlin AFB

- For all structures, ensure compliance with FAA Part 77 requirements when establishing height regulations or restrictions. Review the City of Del Rio subdivision and zoning ordinances and county subdivision ordinances to ensure compliance. Ensure regulations remind applicants of the FAA requirement to prepare an Obstacle Evaluation (OE)

**35 Mitigate Frequency Spectrum Impediment and Interference Issues Associated with Development**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County, Val Verde County, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years

**Partners:** Laughlin AFB, FAA, FCC

- Work with the City of Del Rio, Kinney County, Maverick County, and Val Verde County to establish procedures to identify proposed projects that may potentially involve a source of frequency emissions (including WiFi)

**36 Develop and Adopt a Height Restrictions Ordinance**

**Primary Responsibility:** City of Del Rio, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years

**Partners:** Laughlin AFB

- Develop a Height Restrictions Ordinance that establishes guidelines for all structures including alternative energy generating facilities (wind generators, solar energy, etc.). Restrictions should be particularly stringent in critical military operations areas

**37 Require a Water, Utility and Environmental Resources Study for Large Developments**

**Primary Responsibility:** City of Del Rio, Kinney County, Maverick County

**Primary Responsibility Timeline:** 3-5 Years, Ongoing

Val Verde County, Joint Airport Zoning Board

**Partners:** None Identified

- For 10 acre or larger development projects, require a study of the quality and availability of wells and other utility resources be conducted, including an assessment of environmental and economic impacts in the pre-application process

**38 Promote Compatible Land Uses Along the Del Rio Relief Route**

**Primary Responsibility:** City of Del Rio, Val Verde County, Joint Airport Zoning Board

**Primary Responsibility Timeline:** 0-2 Years

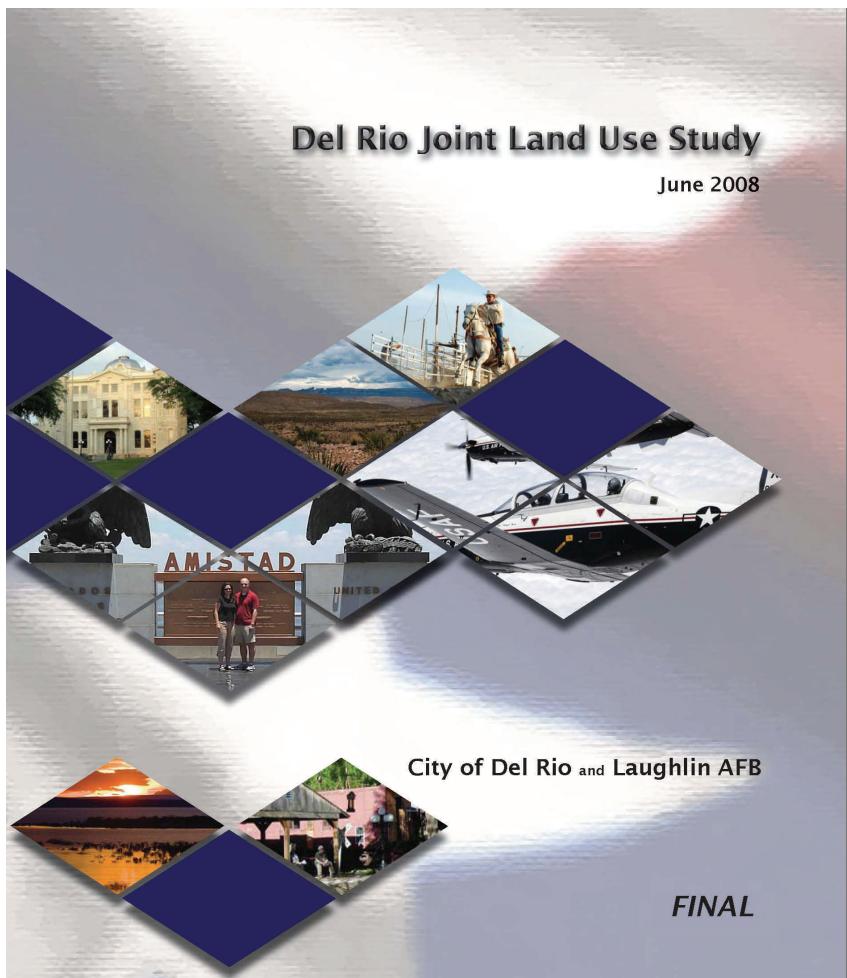
**Partners:** Laughlin AFB

- The City of Del Rio and Val Verde County shall work with Laughlin AFB and the local development community to promote a compatible pattern of land use along the Del Rio Relief Route. Development within this area shall adhere to the established guidelines developed for MIA I and II as proposed in Strategy #1

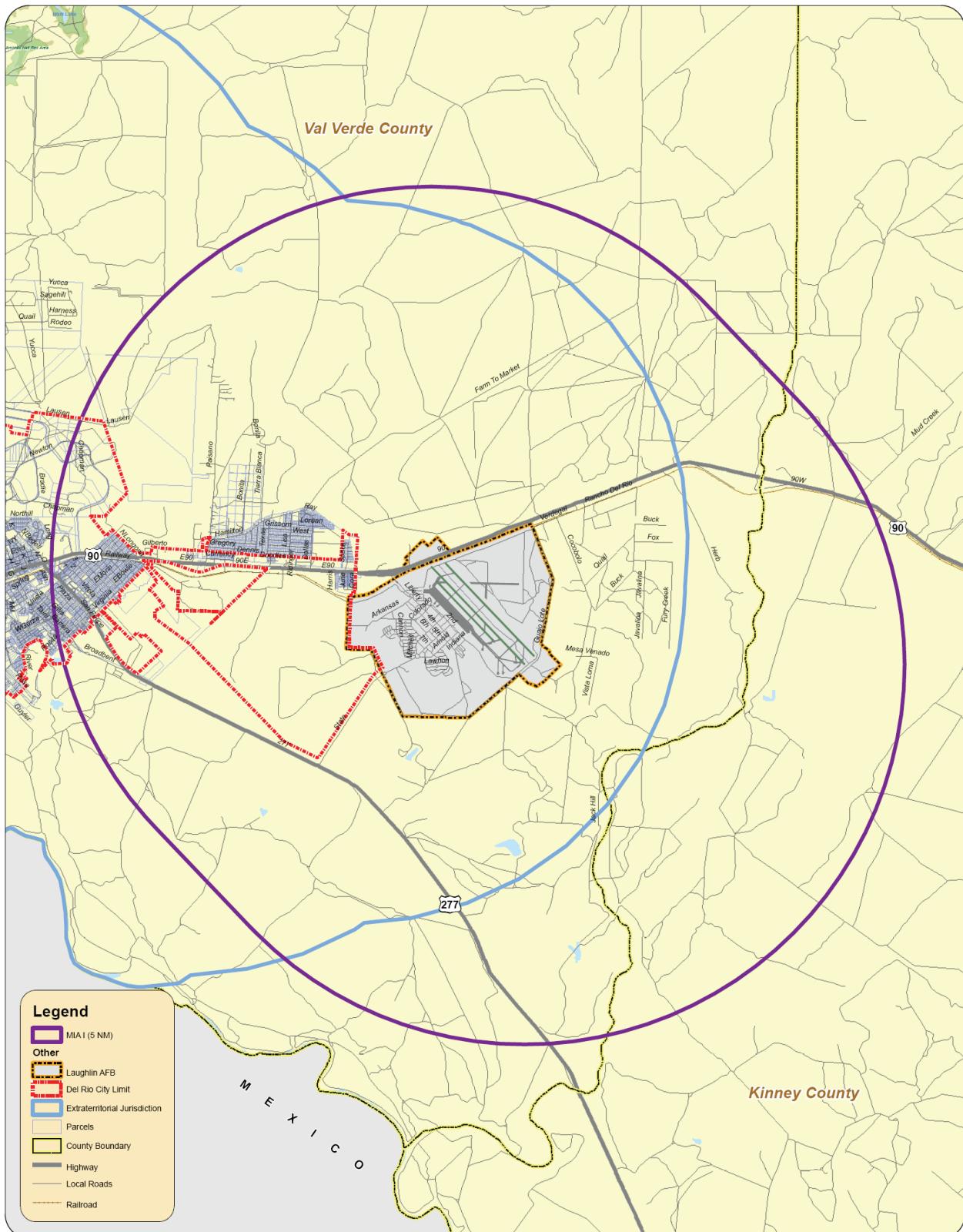
## Additional Information

A complete copy of the draft JLUS can be found on the project internet website at the following address:

[www.westplanning.com/docs/delrio](http://www.westplanning.com/docs/delrio)



## Proposed Laughlin AFB Military Influence Area I



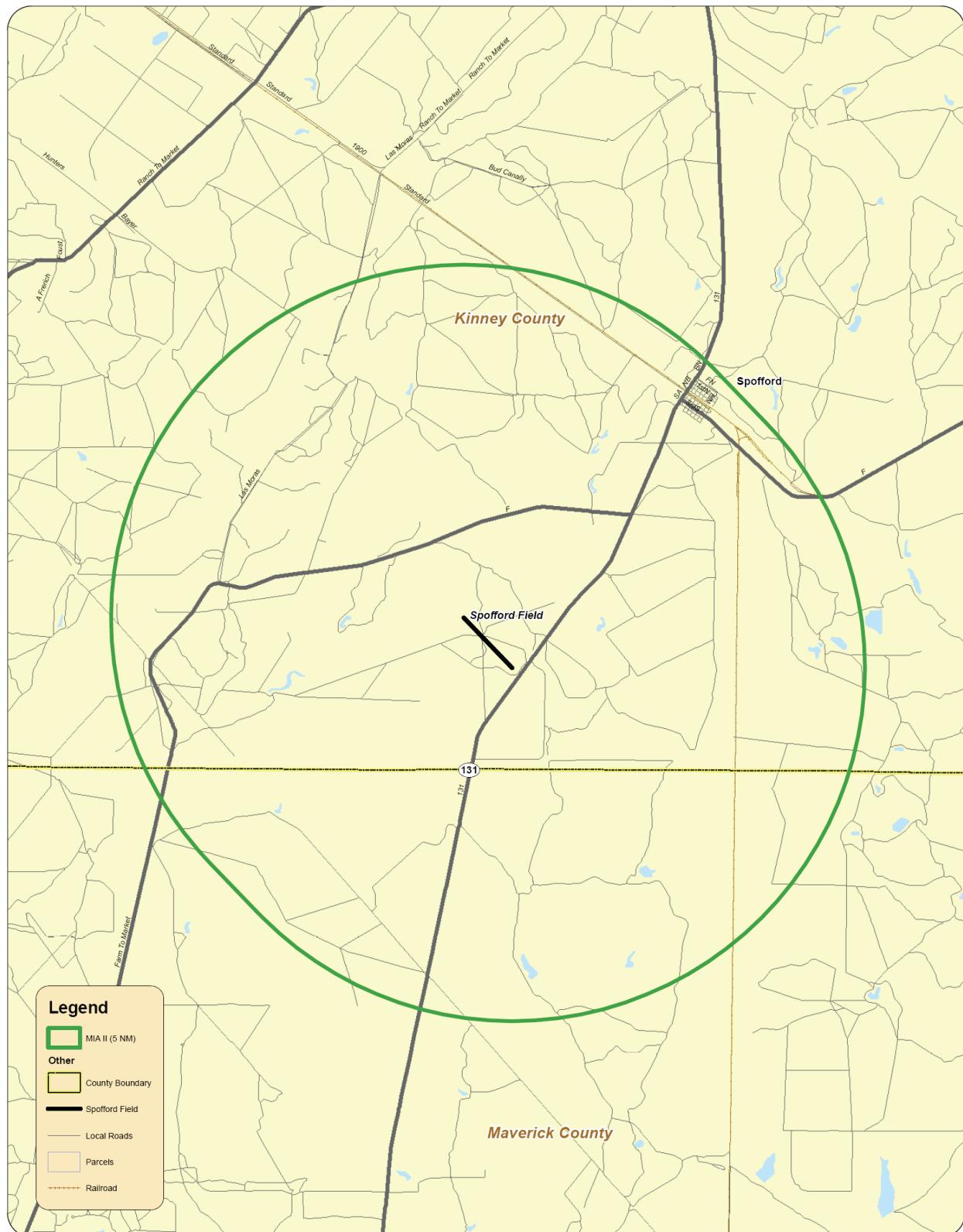
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 Matrix Design Group, Inc.  
Integrated Design Solutions



**Laughlin AFB  
Military Influence Area I  
Del Rio Joint Land Use Study**

## Proposed Spofford Field Military Influence Area II



0 1 2 Miles



**Spofford Field  
Military Influence Area II  
Del Rio Joint Land Use Study**