



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



5 December 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 Z-2024-10700197

1. Zoning Case Z-2024-10700197 has been reviewed by JBSA- FSH organizations. JBSA requests the following items be addressed before moving forward in the planning and development process:
 - a. More information is requested before this case moves forward related to proposed building height and massing. Location is approximately 1,000 ft west of FSH Staff Post housing. The zoning request references multi-story development up to 100 units, while the exhibit included in the package depicts:

Parking: 4-story garage parking on site
Building Height: not to exceed 200'
Current Zoning: ""C-2 AHOD MNA""
Requested Zoning: "IDZ-3 AHOD MNA" with uses permitted in C-2, Bar/Tavern, and multifamily up to 40 dwelling units

The email exhibit dated 4 June 2024 between the Government Hill Alliance and applicant/owners' representative references project being '15 stories high'.
 - b. 15-story or 200' ft AGL massing/height at this location may provide unobstructed sight lines to FSH officer housing and present force protection concerns. Recommend engaging with JBSA to discuss potential modifications/adjustments during the facility design phase.
 - c. 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.

- d. 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>

- e. Further FAA guidance is also available here:

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

- 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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