

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center, nor is it located along a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Extraterritorial Military Protection Area Land Use Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The applicant seeks a Plan Amendment from "Low Density Residential" & "Community Commercial" to "Community Commercial to adjust the land use category of a small portion of a larger lot for a fire station and dentist office. The proposed " Community Commercial " is compatible with other land uses in the area. " Community Commercial " is generally applied to areas adjacent to major intersections or throughways and includes uses that are intended to support multiple neighborhoods.

Joint Base San Antonio, having reviewed for conditions detrimental to their ongoing mission, does not object to the proposed plan amendment, but have provided the following comments:

- a. Development within MLOD. Developer must comply with lighting ordinances.
- b. Any construction plans, equipment (cranes), or towers (communication or water), will require and FAA aeronautical study.
- 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.