



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 22, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Plan Amendment PA-2024-11600025

SUMMARY:

Comprehensive Plan Component: Lackland Extraterritorial Jurisdiction Military Protection Area Land Use Plan

Plan Adoption Date: September 19, 2019

Current Land Use Category: "Residential Estate"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 22, 2024

Case Manager: Clayton Wallace, Planning Coordinator

Property Owner: Rudolfo Santoscoy

Applicant: Jose Villagomez

Representative: Jose Villagomez
Location: 12020 Portanco Road
Legal Description: Lot 5-7, Block 1, CB 4360A
Total Acreage: 1.859

Notices Mailed

Owners of Property within 200 feet: 16
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Joint Base San Antonio

Transportation

Thoroughfare: Potranco Road
Existing Character: Primary Arterial
Proposed Changes: None known

Public Transit: There are no VIA bus routes near the subject property.

Routes: None

ISSUE:

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment from "Residential Estate" to "Regional Commercial" for an auto/light truck repair shop. The proposed "Regional Commercial" is incompatible with other land uses in the area. "Regional Commercial" permits the highest intensity commercial and light industrial uses. The "Regional Commercial" land use category is applied to land uses with a regional draw and include automotive sales (full service), big-box retailers, shopping malls, and movie theaters. In this case, the applicant seeks to expand an existing, non-conforming auto and light truck repair shop that is adjacent to large-lot single-family dwellings. Without any meaningful

separation, staff does not find the request to adhere to the guiding principles of the adopted plan.

Generally, “Regional Commercial” land uses are sited at the intersection of two major highways, or a major highway and a primary arterial. This request is also not suitable to the goals of the Comprehensive Plan to ensure that future land use classifications adjacent to military installations are well-suited to the goals and objectives of the area. 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.