



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 20, 2024

**In Control:** City Council

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** Closest to Council District 4

**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:** CB 4360A Block 1 Lot 5-7

**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:****Comprehensive Plan****Comprehensive Plan:** Extraterritorial Jurisdiction Military Protection Area Land Use Plan**Plan Adoption Date:** September 19, 2019

M Goal 1: Incompatible land uses in the vicinity of Joint Base San Antonio (JBSA) locations are minimized in order to safeguard operational mission requirements.

M Goal 3: Communication and coordination between San Antonio, adjacent jurisdictions, and the military engender a strong regional approach to compatibility issues.

M Goal 6: San Antonio invests and coordinates with the military to minimize potential future impacts that could be created as a result of sequestration or base closure or realignment initiatives.

**Comprehensive Land Use Categories****Current Land Use Category:** “Residential Estate”

**Description of Land Use Category:** Residential Estate includes large lot single-family detached houses on individual estate-sized lots or in conservation subdivisions. This form of development should be located away from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted zoning districts:** FR, R-20, RE, and RP.

**Proposed Land Use Category:** “Regional Commercial”

**Description of Land Use Category:** Regional Commercial includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional

commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

**Permitted Zoning districts:** O-1.5, O-2, C- 2, C-3, L, and BP.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Residential Estate”

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

“Neighborhood Mixed Use”

**Current Land Use Classification:**

Restaurant

Direction: East

**Future Land Use Classification:**

“Residential Estate”

**Current Land Use Classification:**

Grocery Store

Direction: South

**Future Land Use Classification:**

“Residential Estate”

**Current Land Use Classification:**

Single-Family Residential

Direction: West

**Future Land Use Classification:**

“Residential Estate”

**Current Land Use Classification:**

Auto Repair Shop

**FISCAL IMPACT:**

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 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. Planning Commission recommends Approval.

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.