



City of San Antonio

Agenda Memorandum

Agenda Date: October 20, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600056

SUMMARY:

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

Plan Adoption Date: September 19, 2019

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 14, 2022

Case Manager: Chris McCollin, Planning Coordinator

Property Owner: Legacy Dealership Ltd.

Applicant: Legacy Dealership Realty GP, LLC

Representative: Brown & Ortiz, P.C.

Location: generally located at the southwest intersection of Old Fredericksburg Road and Mission Ledge

Legal Description: Lots 6, 7 and 8, Block 36, CB 4711E

Total Acreage: 5.04 acres

Notices Mailed

Owners of Property within 200 feet: 5
Registered Neighborhood Associations within 200 feet: None.
Applicable Agencies: Joint Base San Antonio (JBSA)

Transportation

Thoroughfare: West Interstate 10 Frontage Road
Existing Character: Frontage Road
Proposed Changes: None known

Thoroughfare: Old Fredericksburg Road
Existing Character: Local Road
Proposed Changes: None known

Public Transit: There are no VIA bus routes near the subject property.
Routes Served: None.

ISSUE: None.

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

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial include offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted Zoning Districts: O-1.5, NC, C-1, and C2.

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:

“Community Commercial”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Landscape Wholesale Distributors, Motorcycle Rental, Vacant

Direction: East

Future Land Use Classification:

“Community Commercial”, “Low Density Residential”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Medical Building

Direction: West

Future Land Use Classification:

No Future Land Use

Current Land Use Classification:

Frontage Road, Interstate Highway 10

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. Support staff's alternate recommendation.
3. Deny the request.
4. Continue to a future date.

RECOMMENDATION:

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

The applicant seeks a Plan Amendment from "Community Commercial" to "Regional Commercial" for a car dealership. The proposed "Regional Commercial" is compatible with other land uses in the area with "Regional Commercial" to the south of the property. Uses typical with "Regional Commercial" can be found all along the Interstate 10 West corridor. The request would permit high-intensity commercial and light industrial uses on the subject property.

This request is also 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 does not object to the proposed plan amendment and has provided the following comment:

- a. Development within MLOD, the developer must comply with lighting ordinances.
- b. In order 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.