



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 20, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600062

**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:** "Urban Mixed-Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 14, 2022

**Case Manager:** Chris McCollin, Planning Coordinator

**Property Owner:** IH10-Ralph Fair, Ltd.

**Applicant:** White-Conlee Builders, Ltd.

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** generally located at the southeast intersection of Lost Creek Gap and Interstate 10 West Frontage Road

**Legal Description:** CB 4733 P-2

**Total Acreage:** 4.10

**Notices Mailed****Owners of Property within 200 feet:** 7**Registered Neighborhood Associations within 200 feet:** None.**Applicable Agencies:** Joint Base San Antonio (JBSA)**Transportation****Thoroughfare:** Intestate 10 West Frontage Road**Existing Character:** Frontage Road**Proposed Changes:** None Known**Thoroughfare:** Lost Creek Gap**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: “Urban Mixed-Use”**

**Description of Land Use Category:** Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, MF- 25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Regional Commercial”, “Community Commercial”

**Current Land Use Classification:**

Overseas Parts Distributing, Caliber Collision

Direction: East

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Full Service Automotive, Storage Business

Direction: South

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Tree Service, Storage Business

Direction: West

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Overseas Parts Distributing

**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 "Urban Mixed-Use" for a multi-family development. The proposed "Urban Mixed-Use" is compatible with other land uses along Interstate Highway 10 West. The proposed plan amendment would permit a varied type of uses to include office, commercial, residential and multi-family. If approved, the proposed multi-family development would permit a maximum density of 40 units per acre. The subject property is 4.10 acres which could potentially accommodate up to 164 multi-family units.

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 (ie.: 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.