



City of San Antonio

Agenda Memorandum

Agenda Date: November 17, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600099

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: November 17, 2021

Case Manager: Chris McCollin, Planning Coordinator

Property Owner: VEP Lemon Creek, LP

Applicant: Killen, Griffin, Farrimond, PLLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located east of the intersection of IH-10 West along Dietz Elkhorn Road

Legal Description: Lot 2, Block 5, CB 4708G (Barney Carroll)

Total Acreage: 5.5910

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Dietz Elkhorn Road

Existing Character: Secondary Arterial

Proposed Changes: None known

Public Transit: None

Routes Served: None

COMPREHENSIVE PLAN

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

Plan Adoption Date: September 19, 2019

Plan Goals: 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: includes 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 C-2.

Land Use Category: “Urban Mixed Use”

Description of Land Use Category: 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: “Urban Mixed Use”

Current Land Use Classification: Vacant

Direction: East

Future Land Use Classification: “Urban Mixed Use and Agricultural”

Current Land Use Classification: Vacant and Church

Direction: South

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Retail (Javalina Harley – Davidson)

Direction: West

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Vacant

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial.
2. Make an Alternate Recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from “Community Commercial” to "Urban Mixed Use."

The proposed "Urban Mixed Use" is compatible with other land uses in the area and along Dietz Elkhorn Road, a secondary arterial. "Urban Mixed Use" would permit a higher density of residential and multi-family with commercial uses. 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. 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.