



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** April 27, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600006

**SUMMARY:**

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

**Plan Adoption Date:** September 19, 2019

**Current Land Use Category:** "Low Density Residential" and "Community Commercial"

**Proposed Land Use Category:** "Medium Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 27, 2022

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

**Property Owner:** Toga, LLC

**Applicant:** Toga, LLC

**Representative: Brow & Ortiz, PC**

**Location: generally located at the northeast intersection of Dietz Elkhorn Road and Old Fredericksburg Road**

**Legal Description: 30.422 acres out of CB 4708**

**Total Acreage: 30.422**

**Notices Mailed**

**Owners of Property within 200 feet: 11**

**Registered Neighborhood Associations within 200 feet: None.**

**Applicable Agencies: Joint Base San Antonio – Camp Bullis**

**Transportation**

**Thoroughfare: Dietz Elkhorn Road**

**Existing Character: Primary Arterial Type A**

**Proposed Changes: None Kown**

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

**Routes Served: None.**

**ISSUE:**

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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1. Recommend Denial 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:** The applicant seeks a Plan Amendment from “Low Density Residential” and “Community Commercial” to “Medium Density Residential” for a multi-family development. The proposed “Medium Density Residential” is compatible with other land uses in the area and along Dietz Elkhorn Road, a secondary arterial. The surrounding properties include a mix of land uses to include “Low Density Residential”, “Community Commercial”, and “Urban Mixed Use”. The introduction of “Medium Density Residential” would permit a higher density of residential and multi-family 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. Developer must comply with Military Lighting Ordinance District (MLOD) guidelines.**
- 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.**