



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 14, 2022

In Control: Planning Commission Meeting

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: Interstate 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:

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 recommends 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.