



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-2022-11600056

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:

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 "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 JB SA 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.