



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2897

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 4/15/2021

**Title:** PLAN AMENDMENT CASE PA-2021-11600002 (ETJ - Closest to Council District 8): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from "Low Density Residential" to "Employment/Flex Mixed Use" on Lot 8, Block 1, CB 4704A, located at 25225 Boerne Stage Road. Staff and Planning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Military Response, 3. Signed Resolution, 4. Draft Ordinance, 5. Ordinance 2021-04-15-0270

Date	Ver.	Action By	Action	Result
4/15/2021	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**SUBJECT:**

Plan Amendment PA-2021-11600002

**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"

**Proposed Land Use Category:** "Employment Flex/Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 24, 2021

**Case Manager:** Daniel Hazlett, Planning Coordinator

**Property Owner:** Sanchez Distributors, Inc.

**Applicant:** Keith Norman

**Representative:** Patrick Christensen

**Location:** 25225 Boerne Stage Road

**Legal Description:** Lot 8, Block 1, CB 4704A

**Total Acreage:** 2.39

**Notices Mailed**

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

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

**Applicable Agencies:** Camp Bullis

**Transportation**

**Thoroughfare:** Boerne Stage Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Transportation**

**Thoroughfare:** Broad Oak Lane

**Existing Character:** Local Road

**Proposed Changes:** None known

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

**Routes:** None

**ISSUE:**

**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:** “Low Density Residential”

**Description of Land Use Category:** Low Density Residential includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-4, R-5, R-6, NP-8, NP-10, and NP-15

**Land Use Category:** “Employment Flex/Mixed Use”

**Description of Land Use Category:** Employment Flex/Mixed Use provides a flexible live/work environment with an urban mix of residential and light services industrial uses. Uses include smaller-scale office, retail, art studio warehouse, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site

**Permitted Zoning Districts:** RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, and AE-4.

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Veterinary Clinic, Residential, Vacant

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant, Residential

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Residential

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Veterinary Clinic

**FISCAL IMPACT:**

None

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center, nor is it located along a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff and Planning Commission (10-0) recommend Approval.

The applicant seeks a Plan Amendment from “Low Density Residential” to “Employment Flex/Mixed Use” for a warehouse and small office. The proposed “Employment Flex/Mixed Use” is consistent with existing commercial use to the north of the property. In addition, the property is located on Boerne Stage Road which is a secondary arterial. “Employment Flex/Mixed Use” would permit commercial uses and light industrial uses that are more appropriate for property fronting on a secondary arterial than the current “Low Density Residential.” 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.

**ALTERNATIVES:**

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.