



City of San Antonio

Agenda Memorandum

File Number:21-4721

Agenda Item Number: 14.

Agenda Date: 7/28/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

SUBJECT:

Plan Amendment PA-2021-11600039

SUMMARY:

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

Plan Adoption Date: September 19, 2019

Current Land Use Category: "Agricultural"

Proposed Land Use Category: "Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 28, 2021

Case Manager: Daniel Hazlett, Development Services Manager

Property Owner: Fox Fall Trust

Applicant: Meritage Homes

Representative: Patrick Christensen

Location: Generally located at 29300 Boerne Stage Road

Legal Description: 62.446 acres out of CB 4680

Total Acreage: 62.446

Notices Mailed

Owners of Property within 200 feet: 8

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

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: “Agricultural”

Description of Land Use Category:

Agricultural includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, bed and breakfasts are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.

Permitted Zoning Districts: RP and FR

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 Overview

Subject Property

Future Land Use Classification:

“Agricultural”

Current Land Use Classification:

Single-Family Residential

Direction: North

Future Land Use Classification:

“Agricultural”

Current Land Use Classification:

Single-Family Residential

Direction: East

Future Land Use Classification:

“Agricultural”, “Urban Mixed Use”, “Heavy Industrial”

Current Land Use Classification:

Single-Family Residential, Airfield

Direction: South

Future Land Use Classification:

“Agricultural”, “Heavy Industrial”

Current Land Use Classification:

Single-Family Residential, Airfield

Direction: West

Future Land Use Classification:

“Agricultural”

Current Land Use Classification:

Single-Family Residential

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 recommends Approval.

The applicant seeks a Plan Amendment from “Agricultural” to “Low Density Residential” for a single-family subdivision. The proposed “Low Density Residential” is compatible with other land uses in the area. There is a mix of “Agricultural”, “Low Density Residential”, “Urban Mixed Use” and “Heavy Industrial.” In addition, the property is located on Boerne Stage Road which is a secondary arterial. The property currently has agricultural exemptions. 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 comments:

- a. Developer must comply with applicable Military Lighting Overlay 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.

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.