



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4538  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 7/14/2021  
**Title:** PLAN AMENDMENT CASE PA-2021-11600027 (ETJ - Closest to Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend 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" and "Community Commercial" to "Urban Mixed Use" on 10.7154 acres out of CB 4710 and CB 4710A, generally located at 26737 IH 10 W. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Military Location Map, 3. Military Response Letter, 4. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**SUBJECT:**  
Plan Amendment PA-2021-11600027

**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:** "Urban Mixed Use"

**BACKGROUND INFORMATION:**  
**Planning Commission Hearing Date:** July 14, 2021

**Case Manager:** Daniel Hazlett, Development Services Manager

**Property Owner:** Margaret Lee and David Wu

**Applicant:** CTC Residential, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 26737 IH 10 W

**Legal Description:** 10.7154 acres out of CB 4710 and CB 4710A

**Total Acreage:** 10.7154

**Notices Mailed**

**Owners of Property within 200 feet:** 18

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

**Applicable Agencies:** Camp Bullis

**Transportation**

**Thoroughfare:** Interstate 10 W Frontage Road

**Existing Character:** Access Road

**Proposed Changes:** None known

**Transportation**

**Thoroughfare:** Buckskin Drive

**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:** “Community Commercial”

**Description of Land Use Category:** Community Commercial includes offices, professional services, and retail uses that are accessible to bicyclists and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, and medical clinics.

**Permitted Zoning Districts:** O-1.5, NC, C-1, and C-2

**Land Use Category:** “Urban Mixed Use”

**Description of Land Use Category:** Urban Mixed Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2m AE-3, and AE-4

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”, “Community Commercial”

**Current Land Use Classification:**

Vacant, Single-Family Residential

Direction: North

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Vacant, Commercial Uses

Direction: East

**Future Land Use Classification:**

“Low Density Residential”, “Community Commercial”

**Current Land Use Classification:**

Vacant, Single-Family Residential

Direction: South

**Future Land Use Classification:**

“Low Density Residential”, “Community Commercial”

**Current Land Use Classification:**

Single-Family Residential

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant, 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 “Low Density Residential” and “Community Commercial” to “Urban Mixed Use” for an apartment complex. The proposed “Urban Mixed Use” is compatible with other land uses in the area and along Interstate 10 West. “Urban Mixed Use” would permit residential, residential mixed, multi-family, office and commercial 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 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.