



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3880

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**Agenda Item Number:** 16.

**Agenda Date:** 7/8/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**SUBJECT:**

Plan Amendment PA2020-11600027

**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:** "Urban Low Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 8, 2020

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

**Property Owner:** Joan Huebner

**Applicant:** Chris Weigand

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

**Location:** 9135 Dietz Elkhorn Road

**Legal Description:** 21.918 acres out of CB 4708

**Total Acreage:** 21.918

**Notices Mailed**

**Owners of Property within 200 feet:** 3

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

**Applicable Agencies:** Camp Bullis

**Transportation**

**Thoroughfare:** Dietz Elkhorn Road

**Existing Character:** Primary 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:** “Urban Low Density Residential”

**Description of Land Use Category:** Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden- style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the

adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Typical densities in this land use category would range from 7 to 18 dwelling units per acre. PUD and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

**Permitted Zoning Districts:** R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP,

MXD, and NC

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Agricultural”

**Current Land Use Classification:**

House

Direction: North

**Future Land Use Classification:**

Agricultural

**Current Land Use Classification:**

Natural

Direction: East

**Future Land Use Classification:**

“OCL”, “Low Density Residential”

**Current Land Use Classification:**

Residential

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Natural

Direction: West

**Future Land Use Classification:**

“Agricultural”

**Current Land Use Classification:**

Natural

**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 “Urban Low Density Residential” to permit a multi-family development not to exceed 18 units per acre. The proposed “Urban Low Density Residential” is consistent with existing “Low Density Residential” land uses to the east and west of 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.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

**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.