



City of San Antonio

Agenda Memorandum

File Number:21-1887

Agenda Item Number: 15.

Agenda Date: 3/24/2021

In Control: Planning Commission

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 recommends 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

-
2. Use Plan, as presented above.
3. Make an alternate recommendation.
3. Continue to a future date.