



City of San Antonio

Agenda Memorandum

Agenda Date: December 11, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services

DEPARTMENT HEAD: Amin Tohmaz

COUNCIL DISTRICTS IMPACTED: Closest to Council District 8

SUBJECT:
PLAN AMENDMENT CASE PA-2024-11600077

SUMMARY:
Comprehensive Plan Component: Camp Bullis 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: "Neighborhood Commercial"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: December 11, 2024

Case Manager: Clayton Wallace, Planning Coordinator

Property Owner: Maxcom Securities Inc.

Applicant: Maxcom Securities Inc.

Representative: Mark Enke

Location: 8489 Buckskin Drive

Legal Description: 0.673 acres out of CB 4710

Total Acreage: 0.673

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Joint Base San Antonio

Transportation

Thoroughfare: Buckskin Drive

Existing Character: Local Street

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

Current 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.

Proposed Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Neighborhood Commercial includes smaller intensity commercial uses such as small- scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes.

Permitted zoning districts: O-1, NC, and C-1.

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

“Urban Mixed Use”

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Propane Tank Refills

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

“Low Density Residential”

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.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment from "Low Density Residential" to "Neighborhood Commercial" for an office building. The proposed "Neighborhood Commercial " is incompatible with other land uses in the area. While "Neighborhood Commercial" allows smaller intensity commercial uses such as small-scale offices, professional services, and retail; Staff finds that continued integration of commercial uses off I-10 into an established Single-Family Residential neighborhood creates additional commercial encroachment and is inappropriate for the area.

Joint Base San Antonio, having reviewed for conditions detrimental to their ongoing mission, does not object to the proposed plan amendment, but have provided the following comments:

- a. Development within MLOD. Developer must comply with lighting ordinances.
- b. Any construction plans, equipment (cranes), or towers (communication or water), will require and FAA aeronautical study.
- c. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: 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.