



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Plan Amendment PA-2024-11600045

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: "Business/Innovation Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 14, 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: CB 4710A BLK 1 LOT W IRR 103.7 FT OF 10 & NW IRR 4.59 FT OF A

Total Acreage: 0.672

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:

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval 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.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment from "Low Density Residential" to "Business/Innovation Mixed Use" for a self-storage/business warehouse. The proposed " Business/Innovation Mixed Use " is incompatible with other land uses in the area. " Business/Innovation Mixed Use " permits the highest intensity commercial and light industrial uses. The "Business/Innovation Mixed Use" land use category is applied to land uses with a large-scale industrial/business mix such as a warehouse park, office campus or other large-scale commercial/industrial developments. In this case, the applicant seeks to establish a warehouse/self-storage that is adjacent to large-lot single-family dwellings. Without any meaningful separation, staff does not find the request to adhere to the guiding principles of the adopted plan.

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.