



City of San Antonio

Agenda Memorandum

Agenda Date: May 14, 2025

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Closest to Council District 8

SUBJECT:
Plan Amendment PA-2025-11600010

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: May 14, 2025

Case Manager: Clayton Wallace, Planning Coordinator

Property Owner: MMG RE, LLC

Applicant: MMG RE, LLC

Representative: KGF, PLLC

Location: 28286 Boerne Stage Road

Legal Description: 1.039 acres out of CB 4680

Total Acreage: 1.039

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Joint Base San Antonio

Transportation

Thoroughfare: Boerne Stage Road

Existing Character: Secondary Arterial Type A, 86'

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-1.5, NC, and C-1.

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Residential

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Residential

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Residential

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

No Classification

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 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.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from "Low Density Residential" to "Neighborhood Commercial" for a medical office. The proposed "Neighborhood Commercial " is compatible with other land uses in the area. "Neighborhood Commercial" is intended to be located within walking distance of neighborhood residential areas. The property is located along Boerne Stage Road, a secondary arterial road, and is adjacent to mostly residential areas.

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.