



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 25, 2024

**In Control:** City Council

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** Closest to Council District 4

**SUBJECT:**  
Plan Amendment PA-2023-11600073

**SUMMARY:**  
**Comprehensive Plan Component:** Extraterritorial Jurisdiction Military Protection Area Land Use Plan

**Plan Adoption Date:** September 19, 2019

**Current Land Use Category:** "Community Commercial"

**Proposed Land Use Category:** "Urban Low Density Residential"

**BACKGROUND INFORMATION:**  
**Planning Commission Hearing Date:** December 13, 2023

**Case Manager:** Clayton Wallace, Planning Coordinator

**Property Owner:** John Muhich

**Applicant:** Mint Development LLC

**Representative:** Mint Development LLC

**Location:** 10625 Marbach Road

**Legal Description:** 13.080 acre tract out of William T Neil survey Number 62, Abstract 544, County Block 5197, also known as CB 5197 P-3K

**Total Acreage:** 13.08

**Notices Mailed**

**Owners of Property within 200 feet:** 18

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

**Applicable Agencies:** Joint Base San Antonio

**Transportation**

**Thoroughfare:** Marbach Road

**Existing Character:** Secondary Arterial

**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:** “Community Commercial”

**Description of Land Use Category:** Community Commercial includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off- street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Permitted zoning districts: O-1.5, NC, C-1, and C-2.

**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. IDZ, PUD, MXD, 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-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

“Urban Low Density Residential”

**Current Land Use Classification:**

Single-Family Residential

Direction: East

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Commercial Storage

Direction: South

**Future Land Use Classification:**

“Urban Low Density Residential”

**Current Land Use Classification:**

Vacant Lot

Direction: West

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Vacant Lot

**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 and Planning Commission recommends Approval.

The applicant seeks a Plan Amendment from "Community Commercial" to "Urban Low Density Residential" for an residential development. The proposed "Urban Low Density Residential" is compatible with other land uses in the area and along Marbach Road, a secondary arterial. "Urban Low Density Residential" would permit a higher density of residential and multi-family with neighborhood commercial uses. 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 and has provided the following comment:

- 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.