



City of San Antonio

Agenda Memorandum

Agenda Date: November 13, 2024

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Amin Tohmaz

COUNCIL DISTRICTS IMPACTED: Closest to Council District 4

SUBJECT:
Plan Amendment PA-2024-11600069

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

Plan Adoption Date: September 19, 2019

Current Land Use Category: "Urban Low Density Residential"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: November 13, 2024

Case Manager: Clayton Wallace, Planning Coordinator

Property Owner: Laurel Mountain Apartments, LP

Applicant: The Kaufman Group

Location: 2513 Camplight Way

Legal Description: 15.02 acres out of CB 4338 and CB 4334

Total Acreage: 15.02

Notices Mailed

Owners of Property within 200 feet: 54

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Joint Base San Antonio

Transportation

Thoroughfare: Camplight Way

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: Marbach Road

Existing Character: Secondary Arterial Type A

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: “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.

Permitted zoning districts: R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

Proposed Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style

apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities.

Certain 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.

Permitted Zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP.

Land Use Overview

Subject Property

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Vacant Land

Direction: North

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

School

Direction: East

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single Family Residential

Direction: South

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single Family Residential

Direction: West

Future Land Use Classification:

NA

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 Lackland Extraterritorial Military Protection Area Land Use Plan.
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 "Urban Low Density Residential" to "Medium Density Residential" to accommodate their desired density of approximately 25 units per acre for a multi-family project. Currently, the property is allowed up to 18 units per acre. The proposed "Medium Density Residential" is compatible with other land uses in the area and is located along a secondary arterial road.

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.