



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Plan Amendment PA-2024-11600069

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:

FISCAL IMPACT:

There is no fiscal impact.

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 22 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.