



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** May 14, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**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:**

**FISCAL IMPACT:**

There is no fiscal impact.

**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 in within walking distance of neighborhood residential areas. The property is located along Boerne Stage Road, a secondary arterial, 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.