



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 27, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICT:** San Antonio ETJ – Closest to Council District 8

**SUBJECT:**  
PLAN AMENDMENT CASE PA-2023-11600053

**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:** “Urban Low Density Residential”

**BACKGROUND INFORMATION:**  
**Planning Commission Hearing Date:** September 27, 2023

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

**Property Owner:** Emil Suiugan

**Applicant:** Emil Suiugan

**Representative:** Vasile Suiugan

**Location:** 8810 Tonkawa Trail

**Legal Description:** Lot 8, Block 6, CB 4334

**Total Acreage:** 0.81

### **Notices Mailed**

**Owners of Property within 200 feet:** 14

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

**Applicable Agencies:** Camp Bullis

### **Transportation**

**Thoroughfare:** Tonkawa Trail

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Boerne Stage 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:** “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. Typical densities in this land use category would range from 3 to 12 dwelling units per acre. IDZ and PUD 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-4, R- 5, R-6, NP-8, NP-10, and NP-15

**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:**

“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:**

“Low Density Residential”

**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.
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 "Urban Low Density Residential" for an Elder Care Home. The proposed "Urban Low Density Residential" is compatible with other land uses in the area and along Tonkawa Trail, a local street. "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.