



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 9, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**SUBJECT:**  
PLAN AMENDMENT PA-2023-11600034

**SUMMARY:**

**Comprehensive Plan Component:** 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:** "Employment/Flex Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 9, 2023

**Case Manager:** Nicole Salinas, Principal Planner

**Property Owner:** JD Blacklock

**Applicant:** Jose Villagomez

**Representative:** Jose Villagomez

**Location:** 3402 Groesenbacher Road

**Legal Description:** Lot P-2A, ABS 365, CB 4338 and Lot P-2A, ABS 594, CB 4334

**Total Acreage:** 5.825

**Notices Mailed**

**Owners of Property within 200 feet:** 23

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

**Applicable Agencies:** Lackland

**Transportation**

**Thoroughfare:** Groesenbacher Road

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** US Highway 90  
**Existing Character:** Highway  
**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:** “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. PUD 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-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, and NC

**Land Use Category:** “Employment/Flex Mixed Use

**Description of Land Use Category:** Employment/Flex Mixed-Use provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint

and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site.

**Permitted Zoning districts:** RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, and AE-4

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Urban 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:**

N/A

**Current Land Use Classification:**

Single Family Residential

### **FISCAL IMPACT:**

None

### **ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

### **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.

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from "Urban Low Density Residential" to "Employment/Flex Mixed Use" for a self-storage facility. The proposed "Employment/Flex Mixed Use" is compatible with other land uses in the area and along Groesenbacher 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.