



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 22, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Plan Amendment PA-2022-11600041

SUMMARY:

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

Plan Adoption Date: September 19, 2019

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Business/Innovation Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 22, 2022

Case Manager: Chris McCollin, Planning Coordinator

Property Owner: Wazeer Hameed

Applicant: Harun Rashid

Representative: Harun Rashid

Location: 10787 Marbach Road

Legal Description: CB 5197 P-24A, P-25A, P-31, & P-105 ABS 544

Total Acreage: 21.53 acres

Notices Mailed

Owners of Property within 200 feet: 80

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: JBSA Lackland

Transportation

Thoroughfare: Marbach 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 Served: None

ISSUE:

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

Land Use Category: "Employment/Flex Mixed Use"

Description of Land Use Category: 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.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff Analysis and Recommendation: Staff recommends Denial with an Alternate Recommendation of Approval for "Employment/Flex Mixed Use."

The applicant seeks a Plan Amendment from "Community Commercial" to "Business/Innovation Mixed Use" for a RV park resort. Joint Base San Antonio does not object to the proposed plan

amendment and has provided the following comment:

a. In order to mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (ie.: 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.

Although the applicant is seeking the plan amendment to allow for a Recreational Vehicle (RV) Park, which staff is not concerned with, staff is concerned that the requested “Business/Innovation Mixed Use” category introduces a land use district that would authorize dozens of high-intensity industrial uses that are inappropriate for the surrounding area. The “Business/Innovation Mixed Use” category would authorize “high tech fabrication, processing and assembly, and other industrial uses,” among others, none of which are appropriate for a parcel sharing a property line with nearly three dozen single-family homes, and with a middle school located across the street.

Staff’s alternative of “Employment/Flex Mixed Use” would permit the RV park, but would limit other uses to “smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces.” Additionally, the highest-intensity commercial zoning district deemed compatible with the “Employment/Flex Mixed Use” category is “C-2,” which matches the current “Community Commercial” land use category.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Extraterritorial Military Protection Area Land Use Plan, as presented above.
2. Support staff’s alternate recommendation.
3. Deny the request.
4. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: None (ETJ)

Proposed Zoning: None (ETJ)

Zoning Commission Hearing Date: None