



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 29

Agenda Date: May 19, 2022

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600006

SUMMARY:

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

Plan Adoption Date: September 19, 2019

Current Land Use Category: "Low Density Residential" and "Community Commercial"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 27, 2022

Case Manager: Chris McCollin, Planning Coordinator

Property Owner: Toga, LLC

Applicant: Toga, LLC

Representative: Brown & Ortiz, PC

Location: generally located at the northeast intersection of Dietz Elkhorn Road and Old Fredericksburg Road

Legal Description: 30.422 acres out of CB 4708
Total Acreage: 30.422

Notices Mailed

Owners of Property within 200 feet: 11
Registered Neighborhood Associations within 200 feet: None.
Applicable Agencies: Joint Base San Antonio – Camp Bullis

Transportation

Thoroughfare: Dietz Elkhorn Road
Existing Character: Primary Arterial Type A
Proposed Changes: None Known
Public Transit: There are no VIA bus routes near the subject property.
Routes Served: None.

ISSUE: None.

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. **Permitted zoning districts:** R-4, R- 5, R-6, NP-8, NP-10, and NP-15.

Land Use Category: “Community Commercial”

Description of Land Use Category: “Community Commercial” includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood

commercial uses, and attract patrons from the neighboring residential areas. All off- street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. **Permitted Zoning Districts:** O-1.5, NC, C-1, and C-2.

Land Use Category: “Medium Density Residential”

Description of Land Use Category: “Medium Density Residential” accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain 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. **Permitted zoning districts:** R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP.

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”, “Community Commercial”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Horse Training Center, Single-Family Residential

Direction: East

Future Land Use Classification:

“Low Density Residential”, “Agricultural”

Current Land Use Classification:

Vacant, Single-Family Residential

Direction: South

Future Land Use Classification:

“Community Commercial”, “Low Density Residential”, “OCL”

Current Land Use Classification:

Retail Strip Mall, Vacant, Single-Family Residential

Direction: West

Future Land Use Classification:

“Community Commercial”, “Agricultural”, “Urban Mixed Use”

Current Land Use Classification:

Retail Strip Mall, Church, Vacant

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:**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 and Planning Commission Recommend Approval.

The applicant seeks a Plan Amendment from "Low Density Residential" and "Community Commercial" to "Medium Density Residential" for a multi-family development. The proposed "Medium Density Residential" is compatible with other land uses in the area and along Dietz Elkhorn Road, a secondary arterial. The surrounding properties include a mix of land uses to include "Low Density Residential", "Community Commercial", and "Urban Mixed Use". The introduction of "Medium Density Residential" would permit a higher density of residential and multi-family 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. Developer must comply with Military Lighting Ordinance District (MLOD) guidelines.
- b. 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.