



City of San Antonio

Agenda Memorandum

Agenda Date: January 25, 2023

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

SUBJECT:
PLAN AMENDMENT PA-2023-11600001

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"

Proposed Land Use Category: "Employment / Flex Mixed Use"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: January 25, 2023

Case Manager: Chris McCollin, Development Services Manager

Property Owner: BSV LLC

Applicant: Joel Huehn and Jeff Huehn

Representative: Joel Huehn and Jeff Huehn

Location: 25239 Boerne Stage Road

Legal Description: Lot 7, Block 1, CB 4704A

Total Acreage: 2.42 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Joint Base San Antonio (JBSA)

Transportation

Thoroughfare: Boerne Stage Road

Existing Character: Secondary Arterial Type A

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.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, and NP-15.

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:

“Low Density Residential”

Current Land Use Classification:

BSV LLC – Veterinary Medical Office

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

The Church of Jesus Christ of Latter Day Saints

Direction: East

Future Land Use Classification:

Boerne Stage Road

Current Land Use Classification:

Boerne Stage Road

Direction: South

Future Land Use Classification:

“Employment / Flex Mixed-Use”

Current Land Use Classification:

SDI Holdings, LLC - Storage Warehouse

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

The Church of Jesus Christ of Latter Day Saints

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 "Employment / Flex Mixed-Use " for an expansion to an existing Veterinary Medical Office. The proposed "Employment / Flex Mixed-Use" is compatible with other land uses in the area and along Boerne Stage Road. The proposed plan amendment would permit a varied type of uses to include office, commercial, residential and multi-family.

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, the developer must comply with lighting ordinances.
- 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.

Additionally, the property to the south was approved for a plan amendment to Employment / Flex Mixed-use since the adoption of the underlying plan.