



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 27, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ nearest District 8

**SUBJECT:**

PLAN AMENDMENT PA-2021-11600085

**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:** "Urban Low Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 27, 2021

**Case Manager:** Chris McCollin, Planning Coordinator

**Property Owner:** Stonebrick, LLC

**Applicant:** Victoria Tejada

**Representative:** Bryan Smith

**Location:** 8602 Flint Rock Drive

**Legal Description:** Lots 19 and 20, Block 3, CB 5936A

**Total Acreage:** 0.8977

**Notices Mailed**

**Owners of Property within 200 feet:** 17

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

**Applicable Agencies:** Camp Bullis

### **Transportation**

**Thoroughfare:** Flint Rock Drive

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes near the subject property.

**Routes Served:** None.

### **COMPREHENSIVE LAND USE PLAN**

**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:** "Urban Low Density Residential"

### **LAND USE CATEGORIES**

**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, R5, R-6, NP-8, NP-10, and NP-15.

**Urban Low Density Residential** – includes a range of housing types including singlefamily 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. 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**

Direction: North

**Future Land Use Classification:** "Low Density Residential"

**Current Land Use Classification:** Single-Family Dwelling

Direction: East

**Future Land Use Classification:** "Low Density Residential"

**Current Land Use Classification:** Single-Family Dwelling

Direction: South

**Future Land Use Classification:** "Low Density Residential"

**Current Land Use Classification:** Single-Family Dwelling

Direction: West

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single-Family Dwelling

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

The applicant seeks a Plan Amendment from “Low Density Residential” to “Urban Low Density Residential” for a memory care home. The proposed “Urban Low Density Residential” is not compatible with other land uses in the area. “Urban Low Density Residential” would permit a higher density of residential and multi-family uses and small-scale retail. The aforementioned uses are not compatible with the existing uses in this established neighborhood. The neighborhood is comprised of single-family residences. The existing “Low Density Residential” permits up to six (6) residents for the memory care home. The land use change to “Urban Low Density Residential” would permit more than six (6) residents. Joint Base San Antonio does not object to the proposed plan amendment and has provided the following comment:

- In order to mitigate potential interference with existing JBSA operational systems, 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 by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.