



City of San Antonio

Agenda Memorandum

Agenda Date: January 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

PLAN AMENDMENT PA-2021-11600104

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: "Light Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 12, 2022

Case Manager: Christopher McCollin, Planning Coordinator

Property Owner: David Cloufier

Applicant: Patrick Christensen

Representative: Patrick Christensen

Location: generally located North of the intersection of Old Boerne Stage Road and Dos Cerros Drive

Legal Description: CB 4707 P-5 ABS 340

Total Acreage: 10.22

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Old Boerne Stage Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: None.

Routes Served: None.

ISSUE:

None.

Comprehensive Plan

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

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

- Typical densities in this land use category would range from 3 to 12 dwelling units per acre.
- IDZ and PUD 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.

Land Use Category: Light Industrial

Description of Land Use Category: Light Industrial – includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, food production, and warehousing.

Permitted zoning districts: L, I-1, MI-1, and BP. • IDZ, TOD, and MPCD 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.

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Residences

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Residences

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Fire Station, Single-Family Residences

Direction: West

Future Land Use Classification: “Low Density Residential”, “Heavy Industrial”

Current Land Use Classification: Road, Airport

FISCAL IMPACT:

There is no fiscal impact.

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 “Light Industrial.” The proposed “Light Industrial” is compatible with the adjacent “Heavy Industrial” future land use. “Light Industrial” would permit industrial uses that could be compatible with the existing industrial use of an airport. 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. 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.