



City of San Antonio

Agenda Memorandum

Agenda Item Number: Agenda

Date: September 15, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600044

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: August 10, 2022

Case Manager: Chris McCollin, Planning Coordinator

Property Owner: TTM Development, LLC.

Applicant: TTM Development, LLC.

Representative: Killen, Griffin & Farrimond, PLLC

Location: generally located at the northeast intersection of Hermosa Hill and Cielo Vista

Legal Description: 25.109 acres out of CB 4728

Total Acreage: 25.109

Notices Mailed

Owners of Property within 200 feet: 64

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Cielo Vista

Existing Character: Local Street

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”

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: “Urban Low Density Residential”

Urban Low Density Residential includes a range of housing types including single- family 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

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Residence, 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:

Vacant, Single Family Residence

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Residence

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Residence

FISCAL IMPACT:

There is no fiscal impact.

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.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The applicant seeks a Plan Amendment from "Low Density Residential" to "Urban Low Density Residential" for a paired-home (duplex) style community. The applicant is proposing a density of 5 units per acre with park space. The proposed "Urban Low Density Residential" is compatible with the existing development in the area. Properties to the south and east are part of a Planned Unit Development (PUD) with large homes situated on smaller lots. "Urban Low Density Residential" would permit a higher density of residential and multi-family with neighborhood commercial uses. The Planning Department reviewed the proposed land use change and recommended Approval. 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.

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.