



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 27, 2022

In Control: Planning Commission Meeting

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: July 14, 2021

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: N/A

ISSUE:

FISCAL IMPACT:

There is no fiscal impact.

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 recommends 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. 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.