



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.