



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** August 10, 2022

**In Control:** Planning Commission Meeting

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**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:**

**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.