



City of San Antonio

Legislation Details (With Text)

File #: 21-1886
Type: Plan Amendment
In control: Planning Commission
On agenda: 3/24/2021
Title: PLAN AMENDMENT CASE PA-2021-11600001 (ETJ - Closest to Council District 8): A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from "Agricultural" to "Community Commercial" on CB 4612 P-3, P-4A ABS 653, located at 21880 Scenic Loop Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Military Response, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

SUBJECT:
Plan Amendment PA-2021-11600001

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

Plan Adoption Date: September 19, 2019

Current Land Use Category: "Agricultural"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: March 24, 2021

Case Manager: Daniel Hazlett, Planning Coordinator

Property Owner: Amina Living Trust

Applicant: Wessam Aldeeb

Representative: Brown & Ortiz, PC

Location: 22010 Scenic Loop Road

Legal Description: CB 4612 P-3, P-4A ABS 653

Total Acreage: 4.821

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Scenic Loop Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Transportation

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no VIA bus routes near the subject property.

Routes: None

ISSUE:

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: “Agricultural”

Description of Land Use Category:

Agricultural includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, bed and breakfasts are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks,

increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.

Permitted Zoning Districts: RP and FR

Land Use Category: “Community Commercial”

Description of Land Use Category: Community commercial includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted Zoning Districts: O-1.5, NC, C-1, and C-2

Land Use Overview

Subject Property

Future Land Use Classification:

“Agricultural”

Current Land Use Classification:

House

Direction: North

Future Land Use Classification:

“Agricultural”

Current Land Use Classification:

House

Direction: East

Future Land Use Classification:

“Agricultural”

Current Land Use Classification:

Stables / Restaurant/Event Venue

Direction: South

Future Land Use Classification:

“Agricultural”

Current Land Use Classification:

Residential / Restaurant/Event Venue

Direction: West

Future Land Use Classification:

“Low Density Residential”, “OCL”

Current Land Use Classification:

Residential

FISCAL IMPACT:

None

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 recommends Approval.

The applicant seeks a Plan Amendment from "Agricultural" to "Community Commercial" for a high-end self-storage facility for vehicles. The proposed "Community Commercial" is consistent with existing commercial use to the east and south of the property. In addition, the property is located near the intersection of Scenic Loop and Babcock Road which are secondary arterials. "Community Commercial" is intended to be located near major intersections where commercial uses have already been established. 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.

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.