



# City of San Antonio

## Agenda Memorandum

**File Number:**21-1886

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**Agenda Item Number:** 14.

**Agenda Date:** 3/24/2021

**In Control:** Planning Commission

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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.