



City of San Antonio

Agenda Memorandum

Agenda Date: March 20, 2025

In Control: City Council

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: Closest to Council District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600095

SUMMARY:

Comprehensive Plan Component: Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use Plan

Plan Adoption Date: September 19, 2019

Current Land Use Category: "Community Commercial" & "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 12, 2025

Case Manager: Clayton Wallace, Planning Coordinator

Property Owner: QT South, LLC

Applicant: QT South, LLC

Representative: KGF, PLLC

Location: 28295 Interstate 10 West

Legal Description: 2.216 acres out of CB 5996 and CB 4709

Total Acreage: 2.216

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Joint Base San Antonio

Transportation

Thoroughfare: Interstate 10

Existing Character: Interstate

Proposed Changes: None known

Thoroughfare: Waterview Drive
Existing Character: Local
Proposed Changes: None known

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

Routes: None

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

Current Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted zoning districts: R-4, R- 5, R-6, NP-8, NP-10, and NP-15.

Current 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 landscape buffers, lighting and signage controls. Examples of community commercial uses 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.

Proposed 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 landscape buffers, lighting and signage controls. Examples of community commercial uses 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:

“Low Density Residential” & “Community Commercial”

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

“Low Density Residential” & “Community Commercial”

Current Land Use Classification:

Gas Station

Direction: East

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Shopping Center

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

ISSUE:

None

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center, nor is it located along a Premium Transit Corridor.

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 and Planning Commission recommend Approval.

The applicant seeks a Plan Amendment from "Low Density Residential" & "Community Commercial" to "Community Commercial" for a car wash. The proposed "Community Commercial" is compatible with other land uses in the area. "Community Commercial" is intended to be located in proximity to major intersections and support multiple neighborhoods. The property is located along Interstate 10, a major interstate highway, which already supports multiple properties with this land use classification.

Joint Base San Antonio, having reviewed for conditions detrimental to their ongoing mission, does not object to the proposed plan amendment, but have provided the following comments:

- a. Development within MLOD. Developer must comply with lighting ordinances.
- b. Any construction plans, equipment (cranes), or towers (communication or water), will require and FAA aeronautical study.
- c. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: 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.