



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** September 11, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Plan Amendment PA-2024-11600052

**SUMMARY:**

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

**Plan Adoption Date:** September 19, 2019

**Current Land Use Category:** “Low Density Residential” & “Community Commercial”

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 11, 2024

**Case Manager:** Clayton Wallace, Planning Coordinator

**Property Owner:** Bexar County Emergency Services District 4 & Alina Holdings LLC

**Applicant:** Killen, Griffin & Farrimond

**Location:** 27413 Interstate 10

**Legal Description:** CB 4709 LOTS 251-252

**Total Acreage:** 5.586

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Joint Base San Antonio

**Transportation**

**Thoroughfare:** Interstate Highway 10

**Existing Character:** Interstate

**Proposed Changes:** None known

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

**Routes:** 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.
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 "Community

Commercial to adjust the land use category of a small portion of a larger lot for a fire station and dentist office. The proposed " Community Commercial " is compatible with other land uses in the area. " Community Commercial " is generally applied to areas adjacent to major intersections or thoroughways and includes uses that are intended to support multiple neighborhoods.

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.