



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4354  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 8/12/2020  
**Title:** PLAN AMENDMENT CASE PA-2020-11600043 (Council District 8): A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on Lot P-38E and Lot P-38F, NCB 18333, located at 20865 West Interstate 10. Staff recommends Approval. (Associated Zoning Case Z-2020-10700159) (Lorianne Thennes, Planner 210 -207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Draft Resolutions

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA2020-11600043  
(Associated Zoning Case Z2020-10700159 CD)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** "Rural Estate Tier"

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 12, 2020

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Ultra 20/10 LTD

**Applicant:** I-10 Heuermann Land Venture, LTD

**Representative:** Brown & Ortiz, P.C.

**Location:** 20865 Interstate 10 West

**Legal Description:** Lots P-38E and Lot P-38F, NCB 18333

**Total Acreage:** 2.422 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** Friends of SA Natural Areas Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation, Camp Bullis

**Transportation**

**Thoroughfare:** Interstate 10 West

**Existing Character:** Interstate

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**ISSUE:** None

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:**

Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis

Goal ED-1.3: Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

Goal ED-2.3: Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.

**Comprehensive Land Use Categories**

**Land Use Category:** “Rural Estate Tier”

**Description of Land Use Category:** Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

**Permitted Zoning Districts:** RP, RE, R-20, O-1, NC, C-1, RD

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The

intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD, UD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Rural Estate Tier”

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Attorney’s office, Audi dealership

Direction: East

**Future Land Use Classification:** UZROW

**Current Land Use Classification:** Interstate 10

Direction: South

**Future Land Use Classification:** “Rural Estate Tier”

**Current Land Use Classification:** Vacant, car dealer

Direction: West

**Future Land Use Classification:** “General Urban Tier,” “Rural Estate Tier”

**Current Land Use:** Vision specialist, apartments

**FISCAL IMPACT:** None

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within a regional center or a premium transit corridor.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The applicant is seeking a Plan Amendment to “Suburban Tier” to rezone to “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales to operate a car lot that will support North Park Lexus, up the road. All of the established uses along Interstate 10 are commercial. The current “Rural Estate Tier” is not appropriate for this property or the surrounding area; the proposed “Suburban Tier” is much more appropriate.

The following Sector Plan Criteria are also applicable:

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the North Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the North Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2020-10700159 CD**

Current Zoning: "C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Proposed Zoning: "C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Motor Vehicle Sales (Full Service)

Zoning Commission Hearing Date: August 18, 2020