



# City of San Antonio

## Agenda Memorandum

**File Number:**16-3536

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**Agenda Item Number:** 13.

**Agenda Date:** 6/22/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 16049

(Associated Zoning Case Z2016178)

**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:** June 22, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Unobtanium Property Solutions, LLC

**Applicant:** Unobtanium Property Solutions, LLC

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

**Location:** 23011 West Interstate Highway 10

**Legal Description:** 0.704 acres out of NCB 18338

**Total Acreage:** 0.704

### **Notices Mailed**

**Owners of Property within 200 feet:** 14

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

**Applicable Agencies:** San Antonio Aviation Department

### **Transportation**

**Thoroughfare:** Interstate Highway 10

**Existing Character:** Freeway

**Proposed Changes:** None known

**Public Transit:** There are no nearby VIA transit bus stops near the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

#### **Plan Goals:**

**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

**LU-3.3** Promote job growth to achieve economic diversity.

### **Comprehensive Land Use Categories**

#### **Rural Estate Tier:**

**RESIDENTIAL:** Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

**NON-RESIDENTIAL:** Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.

**RELATED ZONING DISTRICTS:** RP, RE, R-20, O-1, NC, C1, RD

### **Comprehensive Land Use Categories**

#### **Suburban Tier:**

**RESIDENTIAL:** Low to Medium Density

Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

**NON-RESIDENTIAL:** Neighborhood and Community Commercial

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

**RELATED 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 (Conservation Subdivision), UD

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Rural Estate Tier

#### **Current Use**

Commercial Use

North

**Future Land Use Classification**

Rural Estate Tier

**Current Use**

Commercial Use

East

**Future Land Use Classification**

None

**Current Use**

Freeway

South

**Future Land Use Classification**

Natural Tier

**Current Use**

Vacant

West

**Future Land Use Classification**

Rural Estate Tier

**Current Use**

Residential Use

**Land Use Analysis**

**Sector Plan Criteria for review:**

- 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 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 applicant requests this plan amendment to change the land use classification from Rural Estate Tier to Suburban Tier. The property is currently developed with a commercial building and parking lot and was developed prior to the adoption of the North Sector Plan. The owner of the property proposes to conduct motor vehicle sales, full service on the subject property within the current office building. The proposed amendment meets the North Sector Plan's goal and is compatible with the existing surrounding pattern of development of locating retail and commercial uses along the IH-10 highway corridor.

**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.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed amendment will be compatible with the existing land use pattern and will appropriately locate

commercial and retail uses along the freeway and therefore, will not change the existing land use pattern nor adversely affect the existing character of the of immediate area. The proposed amendment is an existing commercial building with associated parking lot adjacent to the freeway and will not create an activity that is incompatible with Camp Bullis or the adjacent neighboring uses. The subject property will not affect any recreational amenities such as open space, parks, and trails.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the North Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The proposed amendment to Suburban Tier land use classification is compatible with the North Sector Plan's goal of development of locating retail and commercial uses along the IH-10 highway corridor.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016178**

Current Zoning: "R-6 GC-1 MSAO-1 MLOD" Residential Single-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District

Proposed Zoning: "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

Zoning Commission Hearing Date: July 5, 2016