



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5038

---

**Agenda Item Number:** 8.

**Agenda Date:** 9/1/2020

**In Control:** Zoning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2020-10700171

**SUMMARY:**

**Current Zoning:** “BP UC-1” Business Park IH-10/FM 1604 Urban Corridor District and “BP UC-1 MLOD-1 MLR-2” Business Park IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** “C-3 UC-1” General Commercial IH-10/FM 1604 Urban Corridor District and “C-3 UC-1 MLOD-1 MLR-2” General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 1, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Ken Batchelor Cadillac Company, Inc.

**Applicant:** Wintergreen Group, Inc..

**Representative:** Frank Burney

**Location:** 11600 Interstate Highway 10 West

**Legal Description:** 5.702 acres out of NCB 17386

**Total Acreage:** 5.702

**Notices Mailed**

**Owners of Property within 200 feet:** 6

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

**Applicable Agencies:** Camp Bullis

### **Property Details**

**Property History:** The property was annexed on December 26, 1972 by Ordinance 41426 and was originally zoned "B-3" Business District. The previous zoning district converted from "B-3" Business District to "C-3" General Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The subject property was then rezoned from "C-3" General Commercial District to "BP" Business Park District by Ordinance 95318 dated February 14, 2002.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** West

**Current Base Zoning:** "I-1" and "C-3"

**Current Land Uses:** Business Park

**Direction:** North

**Current Base Zoning:** "C-3"

**Current Land Uses:** Business Park

**Direction:** East

**Current Base Zoning:** None

**Current Land Uses:** Highway

**Direction:** South

**Current Base Zoning:** "I-1" and "C-3"

**Current Land Uses:** Business Park

### **Overlay and Special District Information:**

"UC"

The Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of "UC" serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

"MLOD-1"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

### **Transportation**

**Thoroughfare:** Interstate Highway 10 West

**Existing Character:** Highway

**Proposed Changes:** None Known

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

**Routes Served:** None

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The parking minimum for Motor Vehicle Sales is 1 space per 500 square feet of gross floor area of sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property maintaining its current zoning of "BP" Business Park District.

**Current:** The present zoning district designation of "BP" Business Park District may be located adjacent to any freeway, arterial, principal arterial or nonresidential collector street. All uses and development activities within a business park district shall conform to the regulations for an office or institutional campus.

**Proposed:** The "C-3" General Commercial districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**FISCAL IMPACT:**

None.

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

The property is not located within a SA Tomorrow Regional Center and but is within a SA Tomorrow premium transit corridor.

**RECOMMENDATION:**

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

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the North Sector Plan and is currently designated as "Regional Center" in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the land use designation and the neighboring properties.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change

request.

### **3. Suitability as Presently Zoned:**

The current “BP” zoning is appropriate for the property and surrounding area. The proposed “C-3” would be a more appropriate zoning for the subject property. It is a downzone from the existing “BP” and will promote retail, commercial uses, and services.

### **4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

### **5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

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

- Strategies: ED-1.1 Continue to locate higher density residential and compatible employment uses near the intersections of:
  - IH-10 / Loop 410
  - US 281 / Loop 1604
  - IH-10 / Loop 1604
  - IH-35 / Loop 410
  - Along Lone Star Rail in Selma and Garden Ridge
- ED-1.2 Continue to locate compatible employment uses at the intersections of US 281 and Loop 410.
- 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.
- ED-1.4 Work cooperatively with other incorporated and adjacent cities and counties, and other local and regional economic development entities to retain, expand, and improve the North Sector economic base.

### **6. Size of Tract:**

The subject property is 5.702 acres, which could reasonably accommodate motor vehicle sales (full service).

### **7. Other Factors:**

The applicant is rezoning for motor vehicle sales.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.