



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5266

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**Agenda Item Number:** Z-16.

**Agenda Date:** 9/17/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

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

**SUMMARY:**

**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

**Requested 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)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 18, 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

### **Property Details**

**Property History:** The subject property was annexed into the city by Ordinance 88824, dated December 31, 1998 and was originally zoned “R-8” Single-Family Residential District. The previous “R-8” district converted to “R-20” Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned to “MF-25” Multi-Family District by Ordinance 2006-01-26-0145, dated January 26, 2006. The property was then rezoned to the current “C-2” Commercial District by Ordinance 2008-01-17-0046, dated January 17, 2008.

**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:** North

**Current Base Zoning:** “C-2 CD”

**Current Land Uses:** Attorney’s office, Audi dealership

**Direction:** East

**Current Base Zoning:** “UZROW”

**Current Land Uses:** Interstate 10

**Direction:** South

**Current Base Zoning:** “C-2” and “C-3”

**Current Land Uses:** Vacant, car dealer

**Direction:** West

**Current Base Zoning:** “C-2” and “MF-25”

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

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

**"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.

**"GC-1"**

The Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

**“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.

### **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.

**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 minimum parking requirement for motor vehicle sales is one space per 500 square feet of gross floor area of the sales and service building.

**ISSUE:** None.

### **ALTERNATIVES:**

**Current:** The current “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

**Proposed:** The proposed “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

The proposed “CD” would allow for consideration of Motor Vehicle Sales (Full Service).

**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 and Zoning Commission (11-0) recommend Approval, pending Plan Amendment.

**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 “Rural Estate Tier.” The requested “C-2 CD” is not consistent with the future land use designation. The applicant is seeking a plan

amendment to “Suburban Tier.” Staff recommends Approval. Planning Commission recommendation is pending the August 12, 2020 hearing.

**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. The surrounding zoning is also “C-2” Commercial District.

**3. Suitability as Presently Zoned:**

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” would allow “C-2” Commercial District uses in addition to the one use of Motor Vehicle Sales. This use is typically permitted by right in the “C-3” General Commercial District. The proposed Motor Vehicle Sales use is an established land use along Interstate 10 in this area.

**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

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.

**6. Size of Tract:**

The subject property is 2.422 acres, which could reasonably accommodate motor vehicles sales.

**7. Other Factors:**

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.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.