



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 3, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**  
ZONING CASE Z-2022-10700242 CD

**SUMMARY:**

**Current Zoning:** "C-2 GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MXD GC 3 MLOD 1 MLR 2" Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** "C-2 CD GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 18, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Bass Properties, L.P.

**Applicant:** Bitterblue, Inc.

**Representative:** Bitterblue, Inc.

**Location:** generally located in the 27000 Block of US Highway 281 North

**Legal Description:** 12.939 acres out of NCB 18232

**Total Acreage:** 12.939

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** N/A

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

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 201612010899, dated November 30, 2016 and zoned "C-2" Commercial District and "MXD" Mixed Use District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MXD

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Collision Auto Repair

**Direction:** East

**Current Base Zoning:** C-2 and UZROW

**Current Land Uses:** Vacant and US Highway 281

**Direction:** West

**Current Base Zoning:** OCL

**Current Land Uses:** OCL

**Overlay District Information:**

The US 281 Gateway Corridor District ("GC-3") provides site development standards for properties within 4,000 feet along the US 281 north right-of-way. 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. The "MLOD-1" Camp Bullis Military Lighting Overlay District 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.

**Special District Information:** N/A

**Transportation**

**Thoroughfare:** United States Highway 281 North Access Road

**Existing Character:** Minor

**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance of the subject property.

**Traffic Impact:** The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report will be required.

**Parking Information:** The minimum parking for Motor Vehicle Sales is 1 per 500 sf GFA of sales and service building

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. “MXD” Mixed Use Districts are to provide a concentrated mix of residential, retail, service, and office uses.

Proposed Zoning: “C-2 CD” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The “CD” Conditional Use would allow Motor Vehicle Sales (Full Service).

**FISCAL IMPACT:**

None.

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

The Subject property is located within the Stone Oak Regional Center.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval.

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

1. **Consistency:** The subject property is located within the North Sector Plan and is currently designated as “General Urban and Suburban Tier” in the future land use component of the plan. The requested “C-2 CD” Commercial base zoning district is consistent with the future land use designation.
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 proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District and “MXD” Mixed Use District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with Conditional Use for Motor Vehicle Sales (Full Service) is also an appropriate zoning for the property and surrounding area. The request only allows one additional higher intensity use to be brought down to the currently allowed uses. The conditional use allows for conditions to be placed if needed to protect surrounding lands. The request utilizes the property’s location along the commercial corridor of US Highway 281.
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 request does not appear to conflict with any public policy objectives of the North Sector Plan.
  - GCF Goal 2: Priority growth areas attract jobs and residents.
  - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
  - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
  - Goal LU-5: All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards.
  - LU-5.1: Continue to implement the standards and guidelines of existing scenic corridors, gateway corridors and overlay districts to maintain and enhance a consistent design theme along North Sector principal and arterial roadways.
  - LU-6.5: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.
6. **Size of Tract:** The 12.939 acre site is of sufficient size to accommodate the proposed commercial development.
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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this 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.

The applicant is rezoning to develop a Motor Vehicle Sales (Full Service) business.