



City of San Antonio

Agenda Memorandum

Agenda Date: November 7, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600062
(Associated Zoning Case Z-2024-10700208 CD)

SUMMARY:

Comprehensive Plan Component: Ingram Hills Neighborhood Plan

Plan Adoption Date: May 2009

Current Land Use Category: “Low Density Residential Estate”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 25, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Jose Mendoza

Applicant: Brown & McDonald, PLLC

Representative: Brown & McDonald, PLLC

Location: 4300 block of Parkway Drive.

Legal Description: 0.833 acres out of NCB 11543

Total Acreage: 0.833

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Ingram Hills

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: Parkway Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There is VIA public transit within walking distance of the subject property.

Routes Served: 88, 288

Comprehensive Plan

Comprehensive Plan Component: Ingram Hills Neighborhood Plan

Plan Adoption Date: May 2009

Plan Goals:

- Goal 3: Economic Development - Support a healthy mix of commercial uses that serve the needs of the neighborhood
 - o Objective 3.1 Continue to encourage area businesses to increase their participation in neighborhood activity.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential Estate”

Description of Land Use Category: “Low Density Residential Estate” category includes large lot Single Family Residential uses which will allow an individual lot not less than 10,000 square feet.

This type of development is preferred to be located on low volume traffic streets. Certain non-residential uses such as schools, places of worship, and parks can be located in this category.

Permitted Zoning Districts: “RE”, “R-20”, “NP-15”, “NP-10”

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category: “Community Commercial” allows for offices, professional services and moderate intensity retail uses. A grocery store, gas station (without car wash), pawn shop, paint store or nursery can be located in this category. These types of uses can be located along arterials and can serve as a buffer between residential uses or between an arterial and low density residential.

Permitted Zoning Districts: “C-1”, “C-2”

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential Estate”

Current Land Use Classification:

Oversized Vehicle Storage

Direction: North

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Drainage Easement, Botanical Distributor, Spring Supplier, Commercial Buildings

Direction: East

Future Land Use Classification:

“Low Density Residential Estate”, “Parks Open Space”, “Neighborhood Commercial”

Current Land Use Classification:

Drainage Easement, Automotive Product Research and Development

Direction: South

Future Land Use Classification:

“Low Density Residential Estate”

Current Land Use Classification:

Assisted Living, Single Family Residential

Direction: West

Future Land Use Classification:

“Parks and Open Space” and “Community Commercial”

Current Land Use Classification:

Vacant

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not within a Regional Center but is within ½ a mile of the Bandera Premium Transit Corridor and the Looper Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed land use amendment from “Low Density Residential Estate” to “Community Commercial” is requested to rezone the property to "C-2 CD" Commercial District with a Conditional Use for Oversized Vehicle Storage. The subject property is located near existing “Community Commercial”, aligning with surrounding land uses. Thus, the proposed “Community Commercial” is not out of character for the property and surrounding area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700208 CD

Current Zoning: "MF-33 NCD-3 MLOD-2 MLR-2 AHOD" Multi-Family Ingram Hills Neighborhood Conservation Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "C-2 CD NCD-3 MLOD-2 MLR-2 AHOD" Commercial Ingram Hills
Neighborhood Conservation Overlay Lackland Military Lighting Overlay Military Lighting
Region 2 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage.
Zoning Commission Hearing Date: October 1, 2024