



City of San Antonio

Agenda Memorandum

Agenda Date: October 1, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2024-10700208 CD
(Associated Plan Amendment PA-2024-11600062)

SUMMARY:

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

Requested 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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 1, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Jose Mendoza

Applicant: Brown & McDonald, PLLC

Representative: Brown & McDonald, PLLC

Location: generally located in the 4300 block of Parkway Drive

Legal Description: 0.833 acres out of NCB 11543

Total Acreage: 0. 833 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Ingram Hills

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned “R-3” Multiple-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property was converted into the current “MF-33” Multi-Family District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”, “I-1”

Current Land Uses: Air Conditioning Contractor, Spring Supplier

Direction: South

Current Base Zoning: “MF-33”, “C-3R”

Current Land Uses: Assisted Living, Single-Family Residential

Direction: East

Current Base Zoning: “R-20”

Current Land Uses: Vacant Land, Single-Family Residential

Direction: West

Current Base Zoning: “I-1”, “MF-33”, “C-3R”

Current Land Uses: Research and Product Development

Overlay District Information:

The Ingram Hills Neighborhood Conservation District (NCD-3) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

The "MLOD-2" Lackland 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.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

There is no special district information.

Transportation

Thoroughfare: Parkway Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA transit routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b. There is no minimum parking requirement for oversized vehicle storage.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

Proposed Zoning: "C-2 CD" Commercial District 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 Conditional Use would allow for Oversized Vehicle Storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not within a ½ mile of a 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 approval criteria below.

1. **Consistency:** The subject property is located within the Ingram Hills Neighborhood Plan adopted in 2009 and is currently designated as “Low Density Residential Estate” in the future land use component of the plan. The requested “C-2 CD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment “Community Commercial”. Staff and Planning Commission recommend Approval.
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. Surrounding properties are zoned “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is not an appropriate zoning for the property and surrounding area, considering the surround industrial and more intense commercial zoning. The proposed “C-2 CD” Commercial District with a Conditional Use for Oversized Vehicle Storage is more appropriate. Thus, the proposed zoning is consistent with the surrounding area. The property is adjacent to properties that are zoned “I-1” General Industrial and “C-3” Commercial District with active commercial and industrial uses. The applicant will have to adhere to the prescribed site plan required for Conditional Use zoning, and any deviation from the approved document could potentially warrant additional council consideration.
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 Ingram Hills Neighborhood Plan:
 - Goal 3: Economic Development - Support a healthy mix of commercial uses that serve the needs of the neighborhood
Relevant goals and objects of the Comprehensive Plan may include:
 - H P30: Ensure infill development is compatible with existing neighborhoods.
 - 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.
6. **Size of Tract:** The subject property is 0. 833 acres can reasonably accommodate the proposed commercial use.
7. **Other Factors:** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding,

JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The subject site is entirely inundated by the FEMA 100-year floodplain. It is recommended that any improvements to this property be coordinated with Public Works Department.

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 for Oversized Vehicle Storage.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.