



City of San Antonio

Agenda Memorandum

Agenda Date: June 16, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2022-10700108
(Associated Plan Amendment PA-2022-11600035)

SUMMARY:

Current Zoning: "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: United Progressive Friends Group LLC

Applicant: United Progressive Friends Group LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 10218 Ingram Road

Legal Description: 0.860 acres out of NCB 15849

Total Acreage: 0.860 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 70435, dated December 30, 1989 and zoned Temporary "R-1" Single-Family Residential District. The property was rezoned to "I-1" Light Industry District by Ordinance 62841, dated May 8, 1986. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial 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: "MPCD"

Current Land Uses: Apartments

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant Land

Overlay District Information:

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: None.

Transportation

Thoroughfare: Ingram Road

Existing Character: Local

Proposed Changes: None Known.

Thoroughfare: Lakeside Parkway

Existing Character: Local

Proposed Changes: None Known.

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 618

Traffic Impact: Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting. The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

TIA Report is not required.

Parking Information: Parking requirements will vary based on the type of commercial use proposed.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "I-1" General Industrial accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: "C-3" Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted.

Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 West/Southwest Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Mixed Use". 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. The property to the west of the subject site is zoned “C-3” Commercial District.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed “C-3” Commercial District is an appropriate zoning for the property and constitutes a downzoning that is more favorable for the area. The subject property is abutting vacant land but the larger surrounding area is primarily residential and commercial districts. The proposed rezoning would allow for development that is more compatible with existing land uses.
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 West/Southwest Sector Plan:
 - Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
 - Goal LU-3 Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community

- LU-3.3 Support the use of the special zoning districts (e.g. form based zoning district and mixed-use district) and other innovative development and land use planning tools to enhance corridors and create pedestrian oriented nodes
- 6. Size of Tract:** The 0.602-acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The subject property is located within the Fort Sam Houston 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 applicant is rezoning for the development of a small multi-tenant retail center.