



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 20, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**  
ZONING CASE Z-2023-10700029 CD

**SUMMARY:**

**Current Zoning:** "R-20 NCD-3 MLOD-2 MLR-2 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation District Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "C-2NA CD NCD-3 MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Ingram Hills Neighborhood Conservation District Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 21, 2023

**Case Manager:** Adolfo Gonzalez

**Property Owner:** Jamie Vega

**Applicant:** Bexar Engineers & Associates

**Representative:** Bexar Engineers & Associates

**Location:** 4734 Callaghan Road

**Legal Description:** Lot 300, Block E, NCB 11553

**Total Acreage:** 0.730

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Ingram Hills and Thunderbird Hills Neighborhood Associations

**Applicable Agencies:** Lackland Airforce Base, Near Northwest Planning

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1953 and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to the current "R-5" Residential Single-Family District. The property was rezoned by Ordinance 95919, dated June 13, 2002 to "R-20" Residential Single-Family 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:** "C-2"

**Current Land Uses:** Thunderbird Hills Park

**Direction:** East

**Current Base Zoning:** "C-3 NA"

**Current Land Uses:** Auto repair

**Direction:** South

**Current Base Zoning:** "R-20"

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** "R-20"

**Current Land Uses:** Vacant Lot

**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:**

None.

**Transportation**

**Thoroughfare:** Callaghan

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known.

**Thoroughfare:** Woodside Drive

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There is public transit within walking distance.

**Routes Served:** 88, 288

**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 minimum parking requirement for Office Warehousing is one (1) per 2,000 sf GFA. The maximum parking requirement for Office Warehousing is one (1) per 200 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "R-20" Residential Single-Family Districts permits dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

Proposed Zoning: "C-2NA 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 "NA" adds a Nonalcoholic Sales Overlay and the "CD" Conditional Use would permit an Office/Warehouse.

**FISCAL IMPACT:**

None.

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

Subject property is not located within any Regional Centers or within ½ a mile from a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval, with Conditions.

The following Condition was recommended:

- Downward facing lighting directed away from residential zoning and/or uses.

**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 and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" 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. Surrounding properties are "C-2" Commercial and "C-3" General Commercial, with some residential zoning that is out of character for the area.
3. **Suitability as Presently Zoned:** The existing "R-20" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2NA" Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. Most of the properties along Callaghan, an arterial street, are being zoned and/or developed for commercial use. The requested "C-2NA CD" allows the development of an Office/Warehouse on the vacant lot and to a prescribed Site Plan. As part of a Conditional Use the Commission may also make considerations for hours of operation, buffering, signage, lighting and other similar factors if needed to protect any nearby residential zoning and/or 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 request does not appear to conflict with any public policy objectives of the Ingram Hills Neighborhood Plan. Relevant Goals and Policies of the Comprehensive Plan may include:  
GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.  
GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.  
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.

Relevant Goals and Objectives of the Ingram Hills Neighborhood Plan may include:

Goal 3: Economic Development - Support a healthy mix of commercial uses that serve the needs of the neighborhood.

6. **Size of Tract:** The 0.730 acre site is of sufficient size to accommodate the proposed office/warehouse development.
7. **Other Factors:** The applicant intends on developing an office/warehouse.

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.