



City of San Antonio

Agenda Memorandum

Agenda Date: August 16, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2022-10700180

(Associated Plan Amendment PA-2022-11600066)

SUMMARY:

Current Zoning: “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting District Military Lighting District 2 Airport Hazard Overlay District

Requested Zoning: “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Ingram Park Asset Management, LLC

Applicant: Jonathon Sternbach

Representative: Caylea Pogue

Location: 7127 Ingram Road

Legal Description: 33.095 acres out of NCB 18083

Total Acreage: 33.095

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Pipers Meadow Neighborhood Association

Applicable Agencies: Parks Department, Planning Department, Lackland Air Force Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 61624, dated December 29, 1985 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 65068, dated May 21, 1987 to "B-3" Business District and "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District, and the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

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: MF-33 and R-6

Current Land Uses: Vacant

Direction: South

Current Base Zoning: C-3

Current Land Uses: Multi-family Apartment Complex

Direction: East

Current Base Zoning: R-6

Current Land Uses: Salado Creek Greenway

Direction: West

Current Base Zoning: MF-33 and C-3

Current Land Uses: Multi-family Apartment Complex

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: N/A.

Transportation

Thoroughfare: Ingram Road

Existing Character: Secondary Arterial Minor

Proposed Changes: None Known

Thoroughfare: Mabe Road

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 620, 610, 82, 92, 282

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 requirement for a Multi Family Dwelling is 1.5 spaces per unit.

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.

“C-3” General 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.

Proposed Zoning: “MF-33” Multi-Family District allows multi-family development to a maximum of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The Subject property is located within the West Northwest Regional Center and within ½ mile from the Looper Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 “MF-33” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “General Urban Tier”. 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. There is existing “MF-33” to the north and west of the subject site.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District and “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The requested “MF-33” Multi-Family District is also an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District aligns with the West/Southwest Sector Plan goals of providing for a variety of housing types and is also consistent with the Strategic Housing Implementation Plan which seeks to address San Antonio’s growing population and to provide alternate housing options for all socio-economic income levels.
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 objective of the West/ Southwest Sector Plan.
 - H Goal 2- A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

- H Policy 11- Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.
- H P18: Encourage housing to be built with, near or adjacent to retail uses.
- Goal HOU-1- Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
- Strategy HOU-1.2- Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.
- Goal HOU-2- New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.
- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

6. **Size of Tract:** The 33.095 acre site is of sufficient size to accommodate the proposed residential development.
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 property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 33.095 acres, there could potentially be development of approximately 1,092 units.