



City of San Antonio

Agenda Memorandum

Agenda Date: April 2, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2024-10700037

(Associated Plan Amendment PA-2024-11600012)

SUMMARY:

Current Zoning: "R-20 CD NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation District Airport Hazard Overlay District with a Conditional Use for multi-family dwellings not exceeding 10 units per acre or a total of 33 units

Requested Zoning: "C-2 NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation District Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 2, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Agrawala Jahid S

Applicant: Agrawala Jahid S

Representative: Patrick Christensen

Location: 2279 Bandera Road

Legal Description: 3.218 acres of NCB 11538

Total Acreage: 3.218 acres

Notices Mailed**Owners of Property within 200 feet:** 14**Registered Neighborhood Associations within 200 feet:** Ingram Hills Neighborhood Association**Applicable Agencies:** Planning Department, TxDOT**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and was originally zoned “A” Single-Family Residence District. The property was rezoned by Ordinance 67964, dated September 22, 1988, from “A” Single-Family Residence District to “R-2A” Three and Four Family Residence District. The property was rezoned by Ordinance 76028, dated June 25, 1992, from “R2-A” Three and Four Family Residence District to “R-1” Single Family Residence District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned “R-1” Single-Family Residence District converted to “R-6” Residential Single-Family District. The property was rezoned by Ordinance 95919, dated June 13, 2002, from “R-6” Residential Single-Family District to “R-20” Residential Single-Family District. The property was rezoned by Ordinance 2008-05-01-0360, dated May 11, 2008, from “R-20” Residential Single-Family District to the current “R-20 CD” Residential Single-Family District with a Conditional Use for multi-family dwellings not exceeding 10 units per acre or a total of 33 units.

Code & Permitting Details:

There are no code or permitting details for the subject property.

Topography: The front portion of the subject property contains a slope.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "MF-33", "C-2", "C-3NA"**Current Land Uses:** Apartments, Parking lot, Vacant**Direction:** East**Current Base Zoning:** “R-20”**Current Land Uses:** Vacant**Direction:** South**Current Base Zoning:** “R-20”**Current Land Uses:** Single Family Dwellings**Direction:** West**Current Base Zoning:** “MF-33”, “R-20”**Current Land Uses:** Apartments, Single Family Dwellings**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 "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: Bandera Road

Existing Character: Principal Primary Arterial A

Proposed Changes: None

Thoroughfare: Wildflower Drive

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 88, 288

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for most retail oriented commercial uses is 1 parking space per 300 square feet of gross floor area.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-20 CD" Residential Single-Family District permits a single-family 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.

The current "CD" Conditional Use is for multi-family dwellings not exceeding 10 units per acre or a total of 33 units.

Proposed Zoning: "C-2" 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.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 May 2009, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff recommend Denial. Planning Commission recommendation pending March 27, 2024 hearing.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Properties directly to the east and west of the subject property are “R-20” Residential Single-Family and “MF-33” Multi-Family districts.
3. **Suitability as Presently Zoned:** The current “R-6 CD” Residential Single-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 10 units per acre or of a total of 33 units is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is not appropriate for the abutting properties and uses. The proposed “C-2” Commercial District has the potential to introduce incompatible commercial uses near the large lot low density residential to the south of the subject area. Even though there are commercial uses to the east of Bandera Road, they are in an established commercial corridor, away from residential neighborhoods.
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 appear to conflict with any public policy. 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 P2: Identify and support catalyst projects which include a mix of housing types for a range of income levels and which attract additional employment.

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

- Goal 2: Land Use – Maintain and preserve the large lot character of the neighborhood, keep existing medium and high-density residential uses to provide a housing mix, and discourage incompatible development.

6. **Size of Tract:** The subject property is 3.218 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-2” to allow for commercial development on the subject property.

No access may be allowed onto Bandera Rd, SH 16, due to spacing. TxDOT coordination would be required.