



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 27, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600012 (Associated Zoning Case Z-2024-10700037)  
(Associated Zoning Case Z-2024-10700037)

**SUMMARY:**

**Comprehensive Plan Component:** Ingram Hills Neighborhood Plan

**Plan Adoption Date:** May 2009

**Current Land Use Category:** “Medium Density Residential”

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 27, 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 out of NCB 11538

**Total Acreage:** 3.218 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Ingram Hills Neighborhood Association

**Applicable Agencies:** Planning Department, TxDot

**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

### **Comprehensive Plan**

**Comprehensive Plan Component:** Ingram Hills Neighborhood Plan

**Plan Adoption Date:** May 2009

#### **Plan Goals:**

Goal 1: Housing – Preserve and enhance the neighborhood’s housing stock

- Objective 1.1 Improve the quality and condition of housing within the neighborhood

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

- Objective 2.2 Monitor construction work in Neighborhood Conservation District

### **Comprehensive Land Use Categories**

**Land Use Category:** “Medium Density Residential”

#### **Description of Land Use Category:**

“Medium Density Residential” encompasses Single Family Residential homes, duplexes, triplexes, fourplexes and so on, on a single lot, up to 18 units/acre. This type of development is preferred to be located along collectors or residential roads and can serve as buffer between low density residential and more intense uses. Certain non-residential uses such as schools, places of worship, and parks can be located in this category.

**Permitted Zoning Districts:** “RM-4”, “RM-5”, “RM-6”, “MF-18”

### **Comprehensive Land Use Categories**

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** “Community Commercial” allows for offices, professional services and moderate intensity retail uses. A grocery store, gas station (without car wash), pawn shop, paint store or nursery can be located in this category. These types of uses can be located along arterials and can serve as a buffer between residential uses or between an arterial and low density residential.

**Permitted Zoning Districts:** “C-1”, “C-2”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“High Density Residential”

**Current Land Use Classification:**

Apartment Complex

Direction: East

**Future Land Use Classification:**

“Low Density Residential”, Community Commercial”

**Current Land Use Classification:**

Single Family Dwellings, Vacant, Retail

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Dwellings

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Dwellings

**ISSUE:**

None

**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.

**ALTERNATIVES:**

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff Recommends Denial.

The proposed land use amendment from “Medium Density Residential” to “Community Commercial” is requested to rezone the property to "C-2 NCD-3 AHOD" Commercial Ingram

Hills Neighborhood Conservation District Airport Hazard Overlay District. Given that the area is slated for residential uses, that transition to large estate residential lots to the south, with “Low Density Residential” land use classifications, staff considers the proposed plan amendment unsuitable. Although commercial uses are present in the area, they are concentrated across Bandera Road on land classified as “Community Commercial” and does not encroach onto any residential land use classifications.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700037**

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

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

Zoning Commission Hearing Date: April 2, 2024