



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 19, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**  
ZONING CASE Z-2023-10700379 S

**SUMMARY:**

**Current Zoning:** "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "C-2NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 19, 2024

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** Jiju Thomas, Jipson Mathew, Shinto Thomas, Togimon Abraham

**Applicant:** Shinto Thomas

**Representative:** Somy Thomas

**Location:** 10803 Ingram Road

**Legal Description:** Lot 1, Block 1, NCB 17876

**Total Acreage:** 3.607 Acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 51

**Registered Neighborhood Associations within 200 feet:** N/A

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

## **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 61610, dated December 30, 1985, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 62682, dated April 10, 1986, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to "I-1" General Industrial District. The property was rezoned by Ordinance 100357, dated January 27, 2005, to "PUD R-5" Planned Unit Development Residential Single-Family District. The property was rezoned by Ordinance 2019-05-16-0424, dated May 16, 2019, to the current "C-2NA" Commercial Nonalcoholic Sales District.

## **Code & Permitting Details:**

COM-BLG-PMT21-40200806: Commercial New Building Permit

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-5 PUD," "C-2"

**Current Land Uses:** Single-Family, Auto, Apartments

**Direction:** South

**Current Base Zoning:** "R-4," "MI-1,"

**Current Land Uses:** Single-Family

**Direction:** East

**Current Base Zoning:** "C-2," "R-4"

**Current Land Uses:** School, Single-Family

**Direction:** West

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-Family

## **Overlay District Information:**

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.

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.

**Special District Information:** N/A

**Transportation**

**Thoroughfare:** Hunt Lane

**Existing Character:** Minor

**Proposed Changes:** None Known

**Thoroughfare:** Ingram Road

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.

**Routes Served:** 618, 613

**Traffic Impact:** 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.

A TIA Report is Not Required.

**Parking Information:** The minimum parking requirement for Dance Hall is 1 per 100 sf of GSF, and the maximum parking requirement is 1 per 75 sf GSF.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales District are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "C-2NA S" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The "S" Specific Use Authorization permits a Party House, Reception Hall, Meeting Facilities on the property.

**FISCAL IMPACT:**

None.

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

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

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**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, adopted in 2011, and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "C-2NA" 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. The property to the south of the subject site is zoned "C-2NA" Commercial Nonalcoholic Sales district.
3. **Suitability as Presently Zoned:** The existing "C-2NA" Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities is also an appropriate zoning. The subject property is maintaining the alcohol restricted base zoning district, therefore not introducing a new type of intensity to the area. The use provided by the Specific Use Authorization is limited by the specified site plan. Additionally, the easement provided by Old Hunt Lane allows for a substantial buffer between the commercial subject property and existing residential.
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 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.
    - LU-1.1 Limit encroachment of commercial uses into established low-density residential areas.
    - LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby.
6. **Size of Tract:** The 3.607-acre site is of sufficient size to accommodate the proposed commercial 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 purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Party House, Reception Hall, and Meeting Facilities.