



City of San Antonio

Agenda Memorandum

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600035
(Associated Zoning Case Z-2022-10700108)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: "Suburban Tier"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 11, 2022

Case Manager: Summer McCann, Planner

Property Owner: United Progressive Friends Group LLC

Applicant: United Progressive Friends Group LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 10218 Ingram Road

Legal Description: 0.860 acres out of NCB 15849

Total Acreage: 0.860 Acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: There is no Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: Ingram Road

Existing Character: Local
Proposed Changes: None Known.

Thoroughfare: Lakeside Parkway
Existing Character: Local
Proposed Changes: None Known.

Public Transit: There are VIA bus routes within walking distance of the subject property.
Routes Served: 618

COMPREHENSIVE PLAN

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: Relevant goals/recommendations/strategies of the West/Southwest Sector Plan may include:

- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
- Goal LU-3 Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community
 - LU-3.3 Support the use of the special zoning districts (e.g. form based zoning district and mixed-use district) and other innovative development and land use planning tools to enhance corridors and create pedestrian oriented nodes

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category:

RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Land Use Category: “Mixed Use”

Description of Land Use Category:

RESIDENTIAL: Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

Permitted Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, C-3, UD, FBZD, TOD, MXD, MPCD

Land Use Overview

Subject Property

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Apartments

Direction: East

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Vacant Land

Direction: South

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Vacant Land

Direction: West

Future Land Use Classification: “Suburban Tier”

Current Land Use: Vacant Land

ISSUE: None.

FISCAL IMPACT: There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Suburban Tier” to “Mixed Use” is requested in order to rezone the property to “C-3” General Commercial District. The proposed “Mixed Use” land use designation is appropriate and compatible with surrounding land uses. The subject property is vacant and is primarily abutting vacant land. The proposed plan amendment allows for “mixed Use” land use to allow for some commercial development to complement the existing “Suburban Tier” and “General Urban Tier” land uses. The development of “Mixed Use” is also appropriate in close proximity to Loop 410 and a Premium Transit Corridor.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

- The amendment must constitute an overall improvement to the West/Southwest Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.
- The amendment will not adversely impact a portion of, or the entire Planning Area by:
 - Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
 - Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
 - Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.
 - Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700108

Current Zoning: "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: May 17, 2022