



City of San Antonio

Agenda Memorandum

Agenda Date: July 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600059

(Associated Zoning Case Z-2022-10700166)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 13, 2011

Plan Update History: April 21, 2011

Current Land Use Category: Suburban Tier and Natural Tier

Proposed Land Use Category: General Urban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 13, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: DCI Developers LLC

Applicant: DCI Developers LLC

Representative: Killen, Griffin, and Farrimond

Location: Generally located in the 10000 Block of Ingram Road

Legal Description: Lot 3, Block 28, NCB 15849

Total Acreage: 12.634 acres

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: El Sendero Homeowners Association

Applicable Agencies: Lackland Airforce Base, Planning Department

Transportation

Thoroughfare: Lakeside Parkway

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Ingram Road

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA bus routes in proximity into the subject property.

Routes Served: 618

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 13, 2011

Update History: April 21, 2011

Plan Goals:

- Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
 - HOU-1.1 Promote quality design and construction for new housing
 - HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

Comprehensive Land Use Categories

Land Use Category: Suburban Tier

Description of Land Use Category:

- Residential: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums
- Nonresidential: 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: Natural Tier

Description of Land Use Category:

- Residential: None.
- Nonresidential: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses
- **Permitted Zoning Districts:** RP, G

Land Use Category: General Urban Tier

Description of Land Use Category:

- Community commercial uses in the General Urban Tier, which serve medium and high-density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible

by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

- Residential: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)
- Nonresidential: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics, and other small businesses are appropriate

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification:

Suburban Tier and Natural Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Multi-Family Residential Dwellings

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Single-Family Residential Dwellings

Direction: South

Future Land Use Classification:

Suburban Tier and Natural Tier

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

Suburban Tier and Natural Tier

Current Land Use:

Vacant, Single-Family Residential Dwellings

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” and “Natural Tier” to “General Urban Tier” is requested to rezone the property to “MF-33” Multi-Family District. The proposed “General Urban Tier” is appropriate future land use designation for the residential development pattern of the surrounding area and is consistent with existing surrounding land use. The subject property is at the intersection of Lakeside Parkway and Ingram Road, making it a suitable land use and zoning for multi-family development. It will also provide additional housing options for the area.

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 Airforce Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700166

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

Proposed Zoning: "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: July 19, 2022