



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 27, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600066  
(Associated Zoning Case Z-2022-10700180)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 13, 2011

**Current Land Use Category:** “Suburban Tier”

**Proposed Land Use Category:** “General Urban Tier”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 27, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Ingram Park Asset Management, LLC

**Applicant:** Jonathon Sternbach

**Representative:** Caylea Pogue

**Location:** 7127 Ingram Road

**Legal Description:** 33.095 acres out of NCB 18083

**Total Acreage:** 33.095

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Pipers Meadow Neighborhood Association

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

**Transportation**

**Thoroughfare:** Ingram Road

**Existing Character:** Secondary Arterial Minor

**Proposed Changes:** None Known

**Thoroughfare:** Mabe Road

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 620, 610, 82, 92, 282

**Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 13, 2011

**Plan Goals:**

- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.
- 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.

**Comprehensive Land Use Categories**

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category:**

- Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums
- Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly

**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:** “General Urban Tier”

**Description of Land Use Category:**

- Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)
- 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.

**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

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Salado Creek Greenway

Direction: South

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Multi-family Apartment Complex

Direction: West

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Multi-family Apartment Complex

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.
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 “General Urban Tier” is requested in order to rezone the property to “MF-33” Multi-Family District. This is consistent with the West/Southwest Sector Plan’s objective to improve the quality, variety, and accessibility of the private and public housing stock for individuals of all ages and economic levels.

The proposed Plan Amendment to “General Urban Tier is also compatible with the surrounding “Suburban Tier”, “Mixed Use Center”, and “General Urban Tier” land uses in the area. Additionally, the proposed “General Urban Tier” future land use classification will add diverse housing options to the area which supports the West/Southwest Sector Plan and the Strategic Housing Implementation Plan (SHIP).

**West/Southwest Sector Plan Criteria for review includes:**

- The recommended land use pattern identified in the West/Southwest Sector Land Use 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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700180**

**CURRENT ZONING:** “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting District Military Lighting District 2 Airport Hazard Overlay District

**PROPOSED ZONING:** “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military lighting Region 2 Airport Hazard Overlay District.

**Zoning Commission Hearing Date:** August 2, 2022