



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2025-10700109

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Red and Black Akaushi, LLC

Applicant: Red and Black Akaushi, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 7630 Potranco Road

Legal Description: Lot 21, Block 2, NCB 18287

Total Acreage: 1.7740

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 64024, dated December 30, 1986, and zoned Temporary "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned Temporary "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: C-2, MF-33

Current Land Uses: Warehousing and Distribution, Apartment Complex

Direction: East

Current Base Zoning: C-2, R-6

Current Land Uses: Gas Station, Residential Single-Family

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Overlay District Information:

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.

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.

Special District Information:

N/A

Transportation

Thoroughfare: Potranco Road

Existing Character: Principal, Primary Arterial

Proposed Changes: None known

Thoroughfare: Stedwick Drive

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 620

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family allows single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "C-2" Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center but is within ½ a mile from the Near Northwest Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation for “C-2NA” Commercial Nonalcoholic Sales District.

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-2" base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. There is existing “C-2” Commercial District across the street, but this subject property is located at a corner, abutting “R-6” Single-Family Residential on both sides.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District for the property is not appropriate. The subject property is located along Potranco Road, a principal primary arterial, which can reasonably accommodate commercial traffic, and the proposed commercial uses would provide services for surrounding residential uses. Since the property abuts established single-family residential uses and located at the entry to the neighborhood, staff recommends the alternate of “C-2NA” Commercial Nonalcoholic Sales District to prevent intense uses that may invite nuisances for the residents.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does appear to conflict with any public policy objective. Relevant Goals and Polices of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 5: Grown and city form support improved livability in existing and future neighborhoods.Relevant Goals and Objectives 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.
6. **Size of Tract:** The 1.7740 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.

Texas Department of Transportation has stated no access may be allowed onto FM 1957 (Potranco Road), due to spacing and access to city street.