



City of San Antonio

Agenda Memorandum

Agenda Date: July 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2022-10700160

SUMMARY:

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

Requested Zoning: "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: 81 Potranco LLC and Potranco RE Investment Group LLC

Applicant: The Kaufman Group

Representative: The Kaufman Group

Location: 10322 Potranco Road

Legal Description: Lot 7, Lot 8, Lot 9, and Lot 13, Block 1, NCB 19603

Total Acreage: 26.36

Notices Mailed

Owners of Property within 200 feet: 58

Registered Neighborhood Associations within 200 feet: Park Place Homeowners Association

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

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 92902, dated December 13, 2000 and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the "R-6" Residential Single-Family District. The property was rezoned by Ordinance 100694, dated April 14, 2005 to "C-2 CD" Commercial District with a Conditional Use for Home Improvement Center.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 CD, C-2 S, C-2

Current Land Uses: Thrift Store, Tire Shop, Auto Repair

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant Buffer land, Residential Dwellings

Direction: East

Current Base Zoning: C-2 NA, R-6

Current Land Uses: Church, Vacant Land

Direction: West

Current Base Zoning: C-2

Current Land Uses: Vacant Land

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
Proposed Changes: None Known

Public Transit: There is Public Transit within Walking Distance of the Subject Property.
Routes Served: 620

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

A TIA Report will be required.

Parking Information: The minimum parking for multi-family dwelling is 1.5 spaces per unit. At 474 units, this is a minimum requirement of 711 spaces.

ISSUE:
None.

ALTERNATIVES:

Current 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.

Proposed Zoning: “MF-18” Limited Density Multi-Family Districts allows multi-family development to a maximum density of 18 units per acre.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Far West Regional Center but is not within ½ a mile from 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 and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “MF-18” 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 corridor is largely developed as “C-2” Commercial.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family District is also appropriate zoning for the property and surrounding area. The “MF-18” Limited Density Multi-Family development is proposed along a highly trafficked commercial corridor of Potranco Road and would bordering an established residential neighborhood. The proposed “MF-18” would provide a transition between existing commercial and single-family homes. It is also an alternate housing type for the area at a limited density.
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 objective of the West/ Southwest Sector Plan.
 - Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
 - o HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
 - Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments
 - o HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure
6. **Size of Tract:** The 26.36 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant is rezoning to build a multi-family development at a density of 18 units per acre. At 26.36 acres, there could potentially be development of 474 units. The applicant is requesting to build 474 units.

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.