



City of San Antonio

Agenda Memorandum

Agenda Date: November 18, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2021-10700254

SUMMARY:

Current Zoning: "C-3 MLOD-2 MLR-2 AHOD" General 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: October 19, 2021

Case Manager: Forrest Wilson, Planner

Property Owner: SAT Potranco Group, LLC

Applicant: SAT Potranco Group, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 7400 Block of Potranco Road

Legal Description: Lot 2, Block 3, NCB 17242

Total Acreage: 3.422

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Pipers Meadow

Applicable Agencies: Lackland

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41424, dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 55396, dated June 8, 1982 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to "C-3" General Commercial District.

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-3"

Current Land Uses: Multi-Family

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-3", "C-2"

Current Land Uses: Multi-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:

None.

Transportation**Thoroughfare:** Potranco Road**Existing Character:** Primary Arterial A**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 620

Traffic Impact: TIA report is not required. ROW dedication and improvement may be required along Potranco Rd. At time of building permit and platting a detail TIA review will be conducted which will require a status of mitigations from TIA and an up-to-date comparison of the PHT's and associated land uses between approved TIA, and development to-date.

Parking Information: The minimum parking requirement is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3" General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "MF-18" Limited Density Multi-family districts include dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center, but it is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 land use component of the plan. The requested “MF-18” Limited Density Multi-Family base zoning district is consistent with the existing 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. Surrounding properties are primarily zoned commercial.
- 3. Suitability as Presently Zoned:** The existing “C-3” General Commercial District is appropriate for the property and surrounding area. The requested “MF-18” Limited Density Multi-Family base zoning district is also appropriate for the property and surrounding area with good access to the Leon Creek Greenway for recreational activity and proximity to retail and employment. The rezoning also constitutes a downzoning from an intense commercial use to residential.
- 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 proposed change of zoning does not appear to conflict with the following goals and strategies of the West/Southwest Sector Plan.

Housing Goals and Strategies

- 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 neighborhoods

H Goal #2: A variety of housing types is available at a variety of price points and rent levels.

H Goal #3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, and recreational amenities.

Relevant Goals and Strategies include:

Transportation Strategy #1.4: Encourage high densities along transit corridors identified by VIA in order to make transit more cost effective and efficient.

- 6. Size of Tract:** The 3.422 acre site is of sufficient size to accommodate residential development.
- 7. Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 3.422 acres, there could potentially be development of 62 units. The applicant is proposing to construct 34 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.