City of San Antonio

Agenda Memorandum

File Number:20-6378

Agenda Item Number: 9.

Agenda Date: 11/3/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2020-10700209

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 3, 2020. This case is expedited to the November 5, 2020 City Council meeting.

Case Manager: Victoria Castro, Planner

Property Owner: Linda C. Persyn

Applicant: Killen, Griffin & Farrimond, PLLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located behind the 8400 block of Potranco Road

Legal Description: 13.925 acres out of NCB 18288

Total Acreage: 13.925

Notices Mailed

Owners of Property within 200 feet: 54
Registered Neighborhood Associations within 200 feet: Tara Neighborhood Association
Applicable Agencies: Lackland Air Force Base and Texas Department of Transportation

Property Details

Property History: The property was annexed by Ordinance 81107 on December 8, 1994 and zoned Temporary "R-1" Single Family Residence District. The subject property was rezoned by Ordinance 84152, dated May 23, 1996, from Temporary "R-1" Single Family Residence District to "R-1" Single Family Residence District and "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" Residential Single Family District and the property zoned "B-2" Business District converted to the current "C-2" Commercial District

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

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "R-4" and "R-6"
Current Land Uses: Single-Family Residences and Vacant Land

Direction: East
Current Base Zoning: "TOD"
Current Land Uses: Vacant Land

Direction: South
Current Base Zoning: "C-3"
Current Land Uses: Vacant land and CARSTAR San Antonio Kelly - Auto body shop

Direction: West
Current Base Zoning: "C-2" and "R-6"
Current Land Uses: Vacant Land

Overlay and Special District Information:

"AHOD"
All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"MLOD-2"
All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" 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.

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 (Route 64)

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for Professional Office is 1 parking space per 300 square foot of Gross Floor Area.

ISSUE:
None.

ALTERNATIVES:
Current: The current zoning district designation of "R-6" is designed to allow a 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.

Current: The current zoning district designation of "C-2" is designed to 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: The proposed zoning district designation C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

C-2 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 REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a Regional Center and is not within 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 the approval criteria below.

1. Consistency:
The subject property is located within the West / Southwest Sector Plan and is currently designated as "General Urban Tier" and "Suburban Tier" in the land use component of the plan. The requested "C-2NA" zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has not found 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.

3. Suitability as Presently Zoned:
The existing "R-6" Residential Single-Family and "C-2" Commercial base zoning districts are appropriate for the surrounding area. The proposed "C-2 NA" is also appropriate and a good transition between the existing "R -4" Residential Single-Family development located to the north and the "C-3" General Commercial zoning located to the south of the property.

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, which encourages the following:

Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.

ED-1.1 Locate business offices near existing residential areas within the Sector

6. Size of Tract:
The 13.925 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.

The applicant is requesting to rezone from "R-6" and "C-2" to "C-2 NA", in order to develop Professional Offices.