



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 7, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING-Z-2024-10700070

**SUMMARY:**

**Current Zoning:** "C-3R" General Commercial Restrictive Alcoholic Sales District

**Requested Zoning:** "MF-25" Low Density Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 7, 2024

**Case Manager:** Eradio Gomez

**Property Owner:** PAL Cinnamon Hill Owner, LP

**Applicant:** Killen, Griffin & Farrimond, PLLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 9203 and 9303 Cinnamon Hill

**Legal Description:** Lot 22 and Lot 23, Block 1, NCB 17195

**Total Acreage:** 7.48

**Notices Mailed**

**Owners of Property within 200 feet:** 59

**Registered Neighborhood Associations within 200 feet:** 165 Association  
**Applicable Agencies:** N/A

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41015, dated September 10, 1972 and originally zoned Temporary “R-1” Residence District. The property was rezoned by Ordinance 60224 dated February 07, 1985, from Temporary “R-1” Residence District to “B-3R” Restrictive Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the “B-3R” Restrictive Business District was converted into the current “C-3R” General Commercial Restrictive Alcoholic Sales 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 incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3R”, “C-2 CD”, “MF-33”, “R-6”,

**Current Land Uses:** Offices, Boat & RV Storage, Conditional Use Human Service Campus and Residential Single-Family

**Direction:** South

**Current Base Zoning:** “C-3R”, “R-4 PUD”

**Current Land Uses:** Offices and Residential

**Direction:** East

**Current Base Zoning:** “R-4 PUD”

**Current Land Uses:** Residential Single-Family

**Direction:** West

**Current Base Zoning:** “MF-33”, “C-3R”

**Current Land Uses:** Nursing Home

**Overlay District Information:**

NA

**Special District Information:**

NA

**Transportation**

**Thoroughfare:** Cinnamon Hill

**Thoroughfare:** Cinnamon Hill

**Existing Character:** Local Street  
**Proposed Changes:** None Known

**Thoroughfare:** Gus Eckert Road  
**Existing Character:** Local Street  
**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.  
**Routes Served:** 603

**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 minimum parking requirement for a food service establishment is 1.5 per unit.

**Existing Character:** Local Street  
**Proposed Changes:** None known

**Thoroughfare:** Gus Eckert Road  
**Existing Character:** Local Street  
**Proposed Changes:** None known

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.  
**Routes Served:** 603

**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 minimum parking requirement for Multi-Family is 1.5 spaces per unit, and the maximum parking requirement is 2 spaces per unit.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within the Medical Center Regional Center and within a ½ mile of the Fredericksburg Metro Premium Plus Transit Corridor.

**ISSUE:**  
None

**ALTERNATIVES:**

Current Zoning: C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

Proposed Zoning: Any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

**FISCAL IMPACT:**

None

**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 Medical Center Area Regional Center Plan, adopted in 2019, and is currently designated as Urban Mixed Use in the future land use component of the plan. The requested "MF-25" 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 "MF-25" use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing "C-3R" General Commercial Restrictive Alcoholic Sales District is an appropriate zoning district for the property and surrounding area. The "MF-25" Low Density Multi-Family District is also an appropriate zoning district. The zoning proposal is to convert an existing assisted living facility into multi-family development. The proposed zoning is consistent with the existing residential uses within proximity which include a mix of multi-family and single-family. Lastly, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of additional housing stock to accommodate the City's growing population.
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 conflict with any public policy objectives of the Medical Center Area Regional Center Plan: Goal 4: Foster Innovation • Foster an innovative economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.
  - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
  - H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.
  - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

Relevant Goals and Objectives of the Medical Center Area Regional Center Plan may include:

- Goal 4: Foster Innovation

- Foster an innovative economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.

**6. Size of Tract:** The 7.48 acres is of sufficient size to accommodate the proposed multi-family use.

**7. Other Factors:** None