



City of San Antonio

Agenda Memorandum

Agenda Date: August 1, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2023-10700167

SUMMARY:

Current Zoning: "C-2 RIO-5 MC-2 AHOD" Commercial River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 RIO-5 AHOD" Commercial River Improvement Overlay 5 Airport Hazard Overlay District

Requested Zoning: "MF-18 PUD RIO-5 MC-2 AHOD" Limited Density Multi-Family Planned Unit Development River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with a 10-foot reduced perimeter buffer along South Presa Street and Old Corpus Christi Road and "MF-18 PUD RIO-5 AHOD" Limited Density Multi-Family Planned Unit Development River Improvement Overlay 5 Airport Hazard Overlay District with a 10-foot reduced perimeter buffer along South Presa Street and Old Corpus Christi Road

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 1, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Corpus Christi Hwy Revocable Trust

Applicant: Tyler Schlinke

Representative: Killen, Griffin & Farrimond, PLLC

Location: 7303 Old Corpus Christi Road

Legal Description: Lot 19, NCB 10930

Total Acreage: 3.157 Acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Hot Wells Mission Reach
Neighborhood Association

Applicable Agencies: Stinson Field Airport, World Heritage Office for San Antonio, Office of
Historic Preservation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952, and was originally zoned "F" Local Retail District. The property was rezoned by Ordinance 60953 dated June 27, 1985 to "B-3" Business District. The property was rezoned by Ordinance 64129 dated December 4, 1986 to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, 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: "MF-33"

Current Land Uses: Apartments

Direction: South

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

Current Land Uses: Apartments, Restaurant

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Hospital

Direction: West

Current Base Zoning:

Current Land Uses: Church

Overlay District Information:

The "RIO-5" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

The "MC-2" South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and

preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

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:

The Planned Unit Development special district provides flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. A site plan is required for a rezoning to "PUD" that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

Transportation

Thoroughfare: South Presa

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Old Corpus Christi Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 36, 102

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for single-family development is 1 parking space per unit.

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: Multi-family 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 located within the Brooks Area Regional Center and is within a ½ mile of the Rockport Subdivision Premium Transit Corridor and the Looper 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 Brooks Area Regional Center Plan and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “MF-18 PUD” 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.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is appropriate for the property and surrounding area. The proposed “MF-18 PUD” Limited Density Multi-Family Planned Unit Development District is also appropriate. The surrounding area accommodates other multi-family residential developments that are compatible with the proposed development. Additionally, the request for the residential development provides an additional housing type for the area; this aligns with the goals and objectives of the Strategic Housing Implementation Plan, which aims to provide housing 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 appear to conflict with any public policy objectives of the Brooks Area Regional Center Plan:
 - Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.

- Incentivize equitable education, housing, and economic opportunities that re-invest in and build the community's prosperity while being socially and environmentally responsible.
6. **Size of Tract:** The subject property is 3.157 Acres, which can reasonably accommodate the proposed development.
7. **Other Factors** The applicant intends to rezone to "PUD MF-18" to accommodate the development of a residential neighborhood. The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 3.157 acres, there could potentially be development of 57 units. The applicant is requesting to build 42 units.

Planned Unit Developments require a 20-foot perimeter setback. The applicant is requesting a decreased perimeter setback of 10-feet along South Presa Street and Old Corpus Christi.

This property is located within RIO-5. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for work on this property.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The site plan indicates a total of 42 units.