



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon DSD

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700347

SUMMARY:

Current Zoning: “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: “IDZ-3 MC-2 AHOD” High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District, “C-2” Commercial District and a Supportive Housing Campus

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 16, 2024. This item was continued from December 19, 2023.

Case Manager: Mark Chavez, Zoning Planner

Property Owner: Brooks Development Authority

Applicant: San Antonio Metropolitan Ministry, INC

Representative: Ortiz McKnight, PLLC

Location: 6000 Block of South Presa Street

Legal Description: Lot P-106, NCB 10934

Total Acreage: 55.727

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: Hot Wells Mission Reach

Applicable Agencies: Stinson Municipal Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio September 24, 1952, and originally zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B” Residence District converted to the current “R-4” Residential Single-Family District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: The property is relatively flat and a small portion of the subject property appears to be within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Texas State Hospital

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Texas State Hospital

Direction: South

Current Base Zoning: “MF-33”, “R-4”

Current Land Uses: Texas Center for Infectious Disease, Apartment Complex

Direction: West

Current Base Zoning: “UZROW”, “R-6”

Current Land Uses: South Presa Street, Single-Family Residential, Vacant

Overlay District Information:

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.

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.

Special District Information

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Old Corpus Christi Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes are within walking distance of the subject property.

Routes Served: 36 & 102

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirements for Multi-Family Dwellings is 1.5 spaces per unit. The maximum parking requirement for multifamily dwelling is 2 spaces per unit.

The minimum parking requirement for most retail and service-oriented uses is 1 parking space per 300 square feet of gross floor area.

Minimum parking requirements are determined by Sec. 35-526. – Parking and Loading Standards

“IDZ-3” waives the minimum parking requirement by 50%

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District accommodates a Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: “IDZ-3” High Intensity Infill Development Zoning allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The “IDZ-3” base zoning will permit uses in “MF-33” Multi-Family District, “C-2” Commercial District and a Supportive Housing Campus.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Brooks Regional Center and is within ½ a mile of 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 Brooks Area Regional Center Land Use Plan, adopted January 2019, and is current designated as “Urban Mixed-Use” in the land use component of the plan. The requested “IDZ-3” 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 property is surrounded by “R-4” Single Family Residential, “MF-33” Multi-Family District and “R-6” Single Family Residential.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family is an appropriate zoning for the property and surrounding area. The requested “IDZ-3” is also an appropriate zoning. The proposed uses of multi-family, commercial and Supportive Housing are compatible with existing uses within proximity, including Hospital campus, Texas Health Department Center, apartment developments and various restaurants, retail and services. The “IDZ-3” base zoning designation has prescribed site plan that will detail various development aspects like building size and height, parking, and setbacks. Deviation from the approved document could require another public process and consideration by City Council.
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. Relevant principles and goals of the Brooks Area Regional Community Plan:
 - Land Use Recommendation #4: The planning department should continue to work with the Brooks Development Authority and developers of the State Hospital Focus Area to provide land use and zoning designations that facilitate growth, vitality, and economic prosperity.
 - Strategy 4.1: Regularly review land use and strategic plans with Brooks Development Authority and developers of large parcels disposed by the State Hospital to help identify policy, land use, and zoning changes necessary to facilitate desired developments that also fulfill SA Tomorrow goals.

6. **Size of Tract:** The 55.727 -acre site is of sufficient size to accommodate the proposed commercial and residential development.
7. **Other Factors:** The applicant intends to rezone to “IDZ-3” to develop supportive housing, as well as commercial and multi-family development.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates both commercial and residential uses, along with supportive housing. The zoning request proposes a residential density not to exceed 33 units per acre.

The proposed rezoning proposes additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.