



City of San Antonio

Agenda Memorandum

Agenda Date: November 16, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2021-10700238 CD
(Associated Plan Amendment PA-2021-11600078)

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "C-2 CD" Commercial District with a Conditional use for a Human Service Campus

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 16, 2021

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Serenity Star, Inc

Applicant: Brown & Ortiz, PC

Representative: Brown & Ortiz, PC

Location: 4891 Gus Eckert Road

Legal Description: 2.9798 acres out of NCB 14697

Total Acreage: 2.9798

Notices Mailed**Owners of Property within 200 feet:** 26**Registered Neighborhood Associations within 200 feet:** 165 Association, Inc**Applicable Agencies:** None**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 41426, dated December 26, 1972, and zoned TEMP “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned TEMP “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family 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:** MF-33**Current Land Uses:** Multi-Family Apartment Complex**Direction:** South**Current Base Zoning:** R-4**Current Land Uses:** Single-Family Residence neighborhood**Direction:** East**Current Base Zoning:** R-6**Current Land Uses:** Residences and Mobile Homes**Direction:** West**Current Base Zoning:** MF-33**Current Land Uses:** SAWS Water Tank**Overlay District Information:**

None.

Special District Information:

None.

Transportation**Thoroughfare:** Gus Eckert Road**Existing Character:** Local**Proposed Changes:** None**Thoroughfare:** Fredericksburg Road**Existing Character:** Secondary Arterial A**Proposed Changes:** None

Public Transit: There are VIA bus routes are within walking distance of the subject property.
Routes Served: 603

Traffic Impact: ROW dedication and improvement may be required along Gus Eckert.

Parking Information: The minimum parking requirement for a Human Services Campus is 0.3 spaces per bed.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” 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.

Proposed Zoning: 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.

The “CD” Conditional Use would allow for a Human Services Campus.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Medical Center Regional Center and within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 and is currently designated as Medium Density Residential in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Urban Mixed Use. Staff recommends Approval. The Planning Commission recommendation is pending the November 17, 2021 hearing.

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 existing “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for a Human Services Campus is appropriate due to the large tracts of land found in this area. There are several commercial uses found in the area, including a transitional rehabilitation center located a short distance from the subject site. Additionally, the site is surrounded by multi-family zoning districts and residential single-family districts are only found to the South of the property. The property is also in close range to Fredericksburg Road, where more intensive commercial uses are commonly found.
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 Medical Center Area Regional Center Plan.

The Medical Center Area Regional Center Plan classifies the subject property as “Medium Density Residential” in the adopted future land use map. The applicant is requesting a plan amendment to Urban Mixed Use and a zoning change to “C-2 CD” for a Human Services Campus.

The Urban Mixed-Use category contains a mix of residential, commercial and institutional uses at a medium scale density, and allows for the C-2 CD zoning. The surrounding area is designated as Multi-Family and Urban Mixed Use. The request to change the Urban Mixed use is consistent with the area nearby.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan and the Medical Center Area Regional Center could include:

- SA Tomorrow: GCF 5: Growth and city form support improved livability in existing neighborhoods.
- Economic Development Recommendation #2: Create a wider variety of uses, amenities and attractions in the Medical Center Area to support and attract a greater diversity of residents, employees, and visitors.

6. **Size of Tract:** The 2.97-acre site is of sufficient size to accommodate the proposed commercial development including a Human Services Campus with associated parking.
7. **Other Factors:**

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Applicant seeks to rezone the property to develop a Human Services Campus specializing in the recovery process. The applicant has submitted a site plan in accordance with the requirements of the code.