



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** November 5, 2024

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2024-10700247 CD

**SUMMARY:**

**Current Zoning:** "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units

**Requested Zoning:** "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for Nursing Facility

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 5, 2024

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** RJ Meridian Care Realty Group of San Antonio III, LLC

**Applicant:** Cenikor Foundation

**Representative:** Patrick Christensen, PC

**Location:** 815 East Grayson Street

**Legal Description:** Lot 14, NCB 46

**Total Acreage:** 1.24 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 52

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance  
Neighborhood Association

**Applicable Agencies:** Fort Sam Houston

## **Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "E" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "E" Office District converted to "O-2" High-Rise Office District. The property was rezoned by Ordinance 2010-11-04-0971, dated November 4, 2010 to "MF-18" Limited Density Multi-Family District. The property was rezoned by Ordinance 2023-09-21-0699, dated Septemeber 21, 2023, to the current "IDZ-3" High Intensity Infill Development Zone with uses permitted for fifty (50) dwelling units.

### **Code & Permitting Details:**

Change of Zoning (ZONING-Z-2022-10700211) July 2022

Plan Amendment (ZONING-PA-2022-11600079) July 2022

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "O-2", "R-4"

**Current Land Uses:** Single Family Dwellings

**Direction:** East

**Current Base Zoning:** "MF-18", "IDZ"

**Current Land Uses:** Apartments

**Direction:** South

**Current Base Zoning:** "MF-25", "RM-5", "O-2", "MF-18", "R-6"

**Current Land Uses:** Vacant, Food Distribution Center, Pharmacy, Offices

**Direction:** West

**Current Base Zoning:** "MF-18", "RM-5"

**Current Land Uses:** Apartments, Single Family Dwellings

### **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.

**Special District Information:**

None

**Transportation**

**Thoroughfare:** East Grayson Street

**Existing Character:** Minor

**Proposed Changes:** None Known

**Thoroughfare:** East Josephine Street

**Existing Character:** Collector

**Proposed Changes:** None Known

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

**Routes Served:** 20, 9, 14, 209, 214

**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 a Nursing Facility is 0.3 spaces per bed. The minimum parking requirement for Multi-Family uses is 1.5 spaces per unit.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "IDZ-3" High Intensity Infill Development Zone 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" zone allows uses permitted for fifty (50) dwelling units.

Proposed Zoning: "MF-33 CD" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

The "CD" Conditional Use is for a Nursing Facility.

**FISCAL IMPACT:**

None

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

Subject property is located within the Midtown Regional Center and within ½ a mile from the New Braunfels Ave Metro Premium Plus 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 Midtown Area Regional Center Plan, adopted in 2019, and is currently designated as "High Density Residential" in the future land use component of the plan. The requested "MF-33" 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. Surrounding properties are zoned "O-2" High-Rise Office District, "R-4" Residential Single-Family District, "MF-18" Limited Density Multi-Family District, "RM-5" Residential Mixed District, and "MF-25" Low Density Multi-Family District.
3. **Suitability as Presently Zoned:** The existing "IDZ-3" High Intensity Infill Development Zone District with uses permitted for fifty (50) dwelling units is appropriate for the property and the surrounding area. The proposed "MF-33 CD" Multi-Family District with a Conditional Use for a Nursing Facility is also appropriate. The request to rezone is to develop a nursing facility in an existing structure. The property was previously used as a Nursing and Rehabilitation Center and is currently developed to accommodate the requested use. Additionally, the applicant will have to adhere to the prescribed site plan and any deviation from the approved document could potentially warrant additional council consideration.
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. Relevant Goals and Policies of the Midtown Area Regional Center Plan may include:
  - Goal 1: Preserve Midtown's Distinct Character
  - Goal 4: Support Unique, Mixed Activity Areas
  - Goal 7: Stimulate a Thriving Economy
6. **Size of Tract:** The 1.24-acre site is of sufficient size to accommodate the proposed development.
7. **Other Factors:** The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The property is proposed for development of multifamily and commercial uses. The property is currently zoned "IDZ-3", allowing for up to 50 units. The proposed rezoning would allow 41 units.

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.

The applicant is rezoning to develop a Nursing Facility.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.