



City of San Antonio

Agenda Memorandum

Agenda Date: April 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2023-10700055

SUMMARY:

Current Zoning: "C-2 HS MLOD-2 MLR-2 AHOD" Commercial Historic Significant Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-3 HS MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Significant Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 61 dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: FishPond Living at Buena Vista, L.P

Applicant: FishPond Living at Buena Vista, L.P

Representative: Killen, Griffin and Farrimond, PLLC

Location: 1601 and 1615 Buena Vista Street

Legal Description: Lots 9, 10, 11, and 12, Block 3, NCB 2312

Total Acreage: 0.702

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association

Applicable Agencies: Lackland Military, Planning Department, and Office of Historic Preservation

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Law firms

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Church

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Photography studio

Overlay District Information:

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. 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 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: Buena Vista Street

Existing Character: None

Proposed Changes: None Known

Thoroughfare: South San Jacinto Street

Existing Character: None

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 75, 275

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

ISSUE:

None.

ALTERNATIVES:

Current 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.

Proposed 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 proposed “IDZ-3” would allow “C-2” Commercial uses and sixty-one (61) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within ½ a mile from the Downtown Regional Center and within ½ a mile from the Commerce – Houston 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 Guadalupe Westside Community Plan and is currently designated as “Mixed Use” in the future 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. Surrounding properties are zoned “C-3” General Commercial District, “C-2” Commercial District, and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The requested “IDZ-3” with uses permitted in “C-2” Commercial District and 61 dwelling units is also appropriate. The applicant is requesting a rezoning change to develop an affordable senior living facility with 61 dwelling units. “IDZ-3” High Intensity Infill Development District as a base zoning district requires a site plan which will hold the applicant to the proposed density and layout. The rezoning request aligns with the Strategic Housing Implementation Plan which encourages diversified housing types to meet the growing housing needs of the city at all income levels.
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 Guadalupe Westside Community Plan.

Relevant Goals and Policies of the Guadalupe Westside Community Plan include:

- Objective 19.2 Encourage Rehabilitation of buildings
 - Objective 20.1: Promote a diverse variety of housing stock in the community that sustains all ages and economic groups.
 - Objective 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.
6. **Size of Tract:** The 0.702-acre site is of sufficient size to accommodate the proposed 61 dwelling unit senior living facility development.
 7. **Other Factors:** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request. This property is designated a local historic landmark (HS). Any proposed exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. Approval of a site plan or renderings 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 this project. The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. The applicant is proposing to develop sixty-one (61) dwelling units.