



City of San Antonio

Agenda Memorandum

File Number:18-2921

Agenda Item Number: 3.

Agenda Date: 4/17/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018130

(Associated Plan Amendment 18040)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 57 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 17, 2018. This case is continued from the April 3, 2018 Zoning hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: Weinritter Realty, LP

Applicant: The Legacy at Buena Vista, LP

Representative: Henry Flores

Location: 1409 Buena Vista Street

Legal Description: 1.711 acres out of NCB 2310

Total Acreage: 1.711

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association

Applicable Agencies: None

Property Details

Property History: One half of the subject property was zoned “F” Local Retail District by Ordinance 7528, dated July 8, 1948. The other half was zoned “J” Commercial District by Ordinance OI-191, dated November 3, 1938. The property converted from “F” Local Retail District and “J” Commercial District to the current “C-2” Commercial District and “I-1” General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: A small portion of the northern part of the property is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”

Current Land Uses: Butcher Supply Shop and Food Retail Reseller

Direction: East

Current Base Zoning: “I-1” and “C-2”

Current Land Uses: Single-Family Residences and Fitness Studio

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Single-Family Residences and Office

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Bank

Overlay and Special District Information:

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Buena Vista St.

Existing Character: Principal

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property. Routes served: NA

Thoroughfare: West Commerce St.

Existing Character: Primary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property. Routes served: NA

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

The minimum parking requirement for multi-family dwellings is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “C-2” and “I-1”. “C-2” allows for uses such as liquor store, miniature gold 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. “I-1” allows for uses such as auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured home/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

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

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Guadalupe Westside Community Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “IDZ” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Community Commercial” to “High Density Mixed Use” to accommodate the proposed rezoning. Staff and Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The portion of the property zoned “I-1” General Industrial District is not an appropriate zoning for the property and the surrounding Multi-Family and Single-Family Residential uses in the area. The “I-1” base zoning district is also not compatible with the close proximity to Alazan Creek. The adjacent properties carry the “C-3”, “C-2” and “I-1” base zoning districts.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Guadalupe Westside Community Plan

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P1: Incentivize the development of housing and employment uses in the city's priority growth areas.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P10: Develop a plan to preserve and maintain affordable housing within revitalizing neighborhoods and along transit corridors.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P20: Incentivize high-density housing in regional centers and along major public transit routes where appropriate.

H P22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

H P30: Ensure infill development is compatible with existing neighborhoods.

The rezone request is consistent with several of the goals and policies of the SA Tomorrow Comprehensive Plan. Likewise, the proposal is generally consistent with the recommendations of the Guadalupe Westside Community Plan to promote neighborhood appropriate infill housing developments on abandoned or vacant lots.

6. Size of Tract:

The subject property is 1.711 acres, which would adequately support a multi-family development.

7. Other Factors:

The applicant's purpose is to construct a 4 story multi-family complex with 96 units and 98 parking spaces.