



# City of San Antonio

## Agenda Memorandum

**File Number:**13-649

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**Agenda Item Number:** P-1.

**Agenda Date:** 10/17/2013

**In Control:** City Council A Session

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**DEPARTMENT:** Department of Planning and Community Development

**DEPARTMENT HEAD:** John Dugan

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 13037

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **Midtown Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 1.66 acre tract of land located at 1310, 1316, 1322, 1326, 1334 West Ashby Place and 329 Cincinnati Avenue from **Mixed Use** and **Low Density Residential** to **Public Institutional**.

The Department recommends approval. Public/Institutional is consistent with the existing use of the property and adjacent educational facilities and places of worship. The proposed use is consistent with the Midtown Neighborhoods Neighborhood Plan's focus on providing community-oriented uses and facilities throughout the planning area.

**BACKGROUND INFORMATION:**

**Applicant:** St. Ann Catholic Church

**Owner:** St. Ann Catholic Church

**Property Location:** 1310, 1316, 1322, 1326, 1334 West Ashby Place and 329 Cincinnati Avenue

**Acreage:** 1.66

**Current Land Use of site:** Vacant Low Density Residential and a Community Center

**Adjacent Land Uses:**

- N: designated Low Density Residential and Mixed Use; occupied by a church
- E: designated Low Density Residential and Mixed Use; currently occupied by a multi-tenant commercial use and a single-family home
- S: designated Low Density Residential; occupied by single family residential
- W: designated Low Density Residential; occupied by single family residential

**ISSUE:**

The proposed zoning is not consistent with the neighborhood plan, and requires that the applicant file a plan amendment.

**Comprehensive Plan Analysis**

**Comprehensive Plan Component:** Midtown Neighborhoods Neighborhood Plan  
**Plan Adoption Date:** October 12, 2000  
**Update History:** None

The proposed amendment is for St. Ann’s Catholic Church which is an established religious facility in the area. The church conducts an array of community-oriented programs and activities on the subject property, including a community center and school, which would be more appropriately accommodated by the Public Institutional land use classification. The proposed amendment, and its accommodation of the community oriented uses are supported by **Objective 1.3: Recreational and Community Programs: Increase awareness and usage of public recreation facilities and programs** and **Objective 1.4 New Community Center: Acquire property and construct a community center to support multiple community-oriented programs and activities for the residents of the Midtown Neighborhoods planning area.** Although these objectives focus on the provision of publicly funded facilities the proposed amendment is consistent with the plan’s intent to facilitate access to community-oriented facilities.

The subject properties are located on West Ashby, between Fredericksburg Road and St. Ann Street, immediately south of St. Ann’s Catholic Church. The subject property is classified as Mixed Use and Low Density Residential in the Midtown Neighborhoods Neighborhood Plan. A community center is currently in place on the subject properties. The proposed amendment is intended to facilitate the renovation and rehabilitation of the existing community center located on the subject properties. The civic orientation of the proposed amendment is supported by the Midtown Neighborhoods Neighborhood Plan as specified in Objectives 1.3 and 1.4.

**Transportation:** West Ashby Place and Cincinnati Avenue are local streets. The size and configuration of the subject properties would allow redevelopment to occur in such a configuration that ingress and egress points would be focused on West Ashby Place. The non-residential development along West Ashby Place, as well as proximity to Fredericksburg Road would minimize potential negative traffic impacts to adjacent residential properties. There is a VIA bus stop at the intersection of West French Place and Fredericksburg Road.

**Community Facilities:** The subject property is a community center which is owned and operated by St. Ann’s Catholic Church. The subject properties are approximately 50 feet south of St. Ann’s Catholic Church, 90 feet south of Beacon Hill Elementary School, and approximately 200 feet south of the KIPP Aspire Academy.

**ALTERNATIVES:**

No action will maintain the current land use designation of Low Density Residential and Mixed Use.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

**RECOMMENDATION:**

**DEPARTMENT RECOMMENDATION:**

Approval. Public/Institutional is consistent with the existing use of the property and adjacent educational facilities and places of worship. The proposed use is consistent with the Midtown Neighborhoods Neighborhood Plan's focus on providing community-oriented uses and facilities throughout the planning area.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: September 11, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: 8/9/2013

No. Notices mailed 10 days prior to Public Hearing: 35 to owners of property within 200 feet; 11 to planning team members; 1 to applicant/ representative/ property owner; 1 to neighborhood associations Registered Neighborhood Association(s) Notified: Beacon Hill Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2013148 S**

Current zoning district: R-6

Proposed zoning district: C-2, C-2S (Specific Use Authorization for a Meeting Facility)

Zoning Commission Public Hearing Date: September 17, 2013

Approval.