



City of San Antonio

Agenda Memorandum

File Number:13-655

Agenda Item Number: Z-1.

Agenda Date: 10/17/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2013148 S

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "O-1 AHOD" Office Airport Hazard Overlay District on Lots 5, 6, 7, 8 and 9, Block 10, NCB 2021 and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Meeting Facility on Lots 10, 11 and 12, Block 10, NCB 2021

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2013

Case Manager: Brenda V. Martinez, Planner

Property Owner: St. Ann Catholic Church & Archdiocese of San Antonio (by Father Jim J. Rutkowski and Most Reverend Gustavo Garcia Siller, M.Sp.S., Archbishop of San Antonio)

Applicant: Felipe Hinojosa

Representative: Felipe Hinojosa

Location: 1310, 1318, 1322, 1326 and 1334 West Ashby Place

Legal Description: Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, NCB 2021

Total Acreage: 1.3287

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Beacon Hill Neighborhood Association is located within 200 feet.

Planning Team Members: 11 (Midtown Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1997 City-initiated large-area case, the property was rezoned to “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. Lots 10, 11, and 12 are currently developed with a commercial structure measuring 7,410 square feet that was built in 1950. A detached garage measuring 1,320 square feet was later added to the site in 1995. Lots 7, 8 and 9 are currently undeveloped. Lots 5 and 6 are currently utilized as a playground.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6” and “C-3NA”

Current Land Uses: Elementary School, Church and Retail Centers

Direction: West and South

Current Base Zoning: “R-6” and “RM-4”

Current Land Uses: Single-Family, Two-Family, Three-Family, and Four-Family Residences and Vacant Land

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Parking Lot, Paint Store and Restaurant

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: West Ashby Place, St. Ann and Cincinnati

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type B Street; 2 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 96, 97, 289 and 296 lines, which operate along Fredericksburg Road.

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

Parking Information: The UDC does not list parking requirements specifically for meeting facilities. The closest listing similar to a meeting facility would be Clubhouse - Private including Lodges and Meeting Halls (Minimum: 1 per 3 persons; Maximum: N/A).

The requisite site plan indicates that a total of 40 parking spaces will be provided on the subject property, and indicates the property owner's intent to utilize an adjacent property to fulfill the parking requirement.

ISSUE:

None

ALTERNATIVES:

A denial of the zoning request will result in the subject properties retaining the current residential zoning classification.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend 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 properties are located within the Midtown Neighborhoods Plan and are currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" Commercial District and "O-1" Office District are not consistent with the future land use designation. A plan amendment has been initiated to change the land use designation to Public Institutional. Planning Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The subject properties are located in an area with a mix of commercial, single-family, two-family and four-family dwellings. Although the subject properties currently have residential zoning, they are developed or are utilized as nonresidential, church-related uses. The subject property is in close proximity to Fredericksburg Road. The existing transportation infrastructure can support any additional demand, if any, generated by the requested zoning change. Additionally, there is a 15-foot wide alley that will mitigate the impact of the proposed development on the residential neighborhood located south of the subject properties.

3. Suitability as Presently Zoned:

The existing zoning district may be suitable for the property's location; but the existing nonresidential structure and uses make future residential development unlikely. Further, being that the current use of the properties are not residential, the proposed use will not result in loss of existing housing stock.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties are 1.3287 acres and appear to be of sufficient size to accommodate the proposed uses.

7. Other Factors:

None.