



City of San Antonio

Legislation Details (With Text)

File #: 15-3171

Type: Zoning Case

In control: City Council A Session

On agenda: 6/18/2015

Title: ZONING CASE # Z2015064 (Council District 3): An Ordinance amending the Zoning District Boundary of approximately 649 acres by applying one of the four Mission Protection Overlay zoning districts known as MPOD-1, MPOD-2, MPOD-3, and MPOD-4. The base zoning and overlay zoning districts to the property will remain unchanged. The area surrounding Mission Concepcion generally bound on the north by IH-10 E Access Road, on the east by Roosevelt Avenue, on the south by East Southcross Boulevard, and on the west by Probandt Street shall be rezoned by adding The Mission Protection Overlay District 1 "MPOD-1". The area surrounding Mission San Jose generally bound by on the north by East Southcross Boulevard, on the east by Padre Drive and Mission Parkway, on the south by SE Military Drive, and on the west by Quintard Street shall be rezoned by adding The Mission Protection Overlay District 2 "MPOD-2". The area surrounding Mission San Juan de Capistrano generally bound on the north by SE Military Drive, on the east by Old Corpus Christi Road, on the south by SE Loop 410/U.S. Highway 281, and on the west by Roosevelt Avenue shall be rezoned by adding The Mission Protection Overlay District 3 "MPOD-3". The area surrounding Mission Espada generally bound on the north by the west-bound SE Loop 410 Access Road, on the east by Villamain, on the south by Espada Road, on the west by Roosevelt Avenue shall be rezoned by adding The Mission Protection Overlay District 4 "MPOD-4". Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Mission Protection Overlay Summary, 2. Concepcion Location Map, 3. Espada Location Map, 4. San Jose Location Map, 5. San Juan Location Map, 6. Z2015064_Zoning Minutes, 7. Draft Ordinance, 8. Ordinance 2015-06-18-0608

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2015064

SUMMARY:

Current Zoning: Various Zoning Districts

Requested Zoning: Maintain base zoning district and apply the following Mission Protection Overlays: Mission Concepción "MPOD-1," Mission San José "MPOD-2," Mission San Capistrano "MPOD-3," and Mission Espada "MPOD-4"

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2015

Case Manager: Kristie M. Flores, Principal Planner

Property Owner: Multiple

Applicant: City of San Antonio

Representative: City of San Antonio

Locations:

The area surrounding Mission Concepción generally bound on the north by IH-10 E Access Road, on the east by Roosevelt Avenue, on the south by East Southcross Boulevard, and on the west by Probandt Street shall be rezoned by adding The Mission Protection Overlay District 1 “MPOD-1”.

The area surrounding Mission San José generally bound by on the north by East Southcross Boulevard, on the east by Padre Drive and Mission Parkway, on the south by SE Military Drive, and on the west by Quintard Street shall be rezoned by adding The Mission Protection Overlay District 2 “MPOD-2”.

The area surrounding Mission San Juan de Capistrano generally bound on the north by SE Military Drive, on the east by Old Corpus Christi Road, on the south by SE Loop 410/U.S. Hwy 281, and on the west by Roosevelt Avenue shall be rezoned by adding The Mission Protection Overlay District 3 “MPOD-3”.

The area surrounding Mission Espada generally bound on the north by the west-bound SE Loop 410 Access Road, on the east by Villamain, on the south by Espada Road, on the west by Roosevelt Avenue shall be rezoned by adding The Mission Protection Overlay District 4 “MPOD-4”.

Legal Description: 649 acres out of NCB 20 and NCB 20A, NCB 3975, NCB 3976, NCB 3977, NCB 3978, NCB 3979, NCB 3980, NCB 6513, NCB 6514, NCB 6515, NCB 6516 and NCB 6519, NCB 11040, NCB 11041, NCB 11173 and NCB 10933, NCB 7669, NCB 7670, NCB 7671, NCB 7658, NCB 7659, NCB 7675, NCB 7676, NCB 7668, NCB 7660, NCB 8618, NCB 8618, NCB 7661, NCB 11911, NCB 11912, NCB 11913, NCB 11914, NCB 11915, NCB 11916, and NCB 11917 NCB 7669, NCB 7670, NCB 7671, NCB 7658, NCB 7659, NCB 7675, NCB 7676, NCB 7668, NCB 7660, NCB 8618, NCB 8618, NCB 7661, NCB 11911, NCB 11912, NCB 11913, NCB 11914, NCB 11915, NCB 11916, and NCB 11917, NCB 10920, NCB 10922, NCB 10923, NCB 10924, and NCB 10933.

Total Acreage: Approximately 649 acres

Notices Mailed

Owners of Property within 200 feet: Multiple

Registered Neighborhood Associations within 200 feet: East Pyron-Symphony Lane/Mission San José Neighborhood Association, Villa Coronado Neighborhood Association, Mission San José Neighborhood Association and the Roosevelt Park Neighborhood Association

Planning Team: Heritage South and South Central

Applicable Agencies: N/A

Property Details

Property History: The San Antonio Missions have been nominated as a World Heritage Site. The Mission Protection Overlays regulate building height within a 1,500-foot buffer area of the San Antonio Missions: Mission Concepción, Mission San José, Mission San Juan Capistrano, and Mission Espada. Protecting the scenic quality of these Mission sites is imperative to the success of maintaining the World Heritage Site nomination.

Topography: The subject property does not include any abnormal physical features.

ISSUE:

None.

ALTERNATIVES:

A denial of the request may result in loss of the World Heritage Site Nomination. The subject properties will retain the current zoning classifications without the Mission Protection Overlays.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

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

1. Consistency:

There are four (4) Mission Protection Overlays. There are various zoning districts within each Mission area and the base zoning districts will remain unchanged. The proposed zoning action will apply the Mission Protection Overlays as follows: Mission Protection Overlay District-1 (MPOD-1) for Mission Concepción; Mission Protection Overlay District-2 (MPOD-2) for Mission San José; Mission Protection Overlay District-3 (MPOD-3) for Mission San Capistrano; and Mission Protection Overlay District-4 (MPOD-4) for Mission Espada. Additionally, this request is consistent with the Strategic Historic Preservation Plan adopted by City Council in 2009.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The Missions already exist within the designated areas and are zoned as Neighborhood Preservation (NP) and Historical (H) Districts. The application of the Mission Protection Overlay creates added protections for the San Antonio Missions.

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 Mission Protection Overlays are supported and directed by San Antonio Ordinance 2014-10-02-0742 and the 2009 Strategic Historic Preservation Plan.

6. Size of Tract:

The subject area is 649 acres.

7. Other Factors:

The City's World Heritage Site nomination is in jeopardy of being lost if the Mission Protection Overlays are not applied to the base zoning districts.