



City of San Antonio

Agenda Memorandum

File Number:16-2192

Agenda Item Number: Z-8.

Agenda Date: 4/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016097

(Associated Plan Amendment 16029)

SUMMARY:

Current Zoning: "MF-33" Multi-Family District

Requested Zoning: "RM-4" Residential Mixed District on 27.031 acres of land out of NCB 14862 and 6.142 acres of land out of NCB 17204 and to "C-2" Commercial District on 2.6800 acres of land out of NCB 14862

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 15, 2016

Case Manager: Logan Sparrow, Senior Planner

Property Owner: Babcock Riverwalk, LLC & United States of America c/o IRS per BCAD as of April 20, 2016

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 6400 block of Babcock Road and the 6300 block of Melissa Ann Street

Legal Description: 6.142 acres of land out of NCB 17204 and 29.711 acres of land out of NCB 14862

Total Acreage: 35.853

Notices Mailed

Owners of Property within 200 feet: 109

Registered Neighborhood Associations within 200 feet: Tanglewood Residents Association and Jade Oaks Homeowners Association

Applicable Agencies: None.

Property Details

Property History: The subject property is currently vacant. The area was annexed into the City of San Antonio on December 26, 1972, following the adoption of Ordinance 41426. The property was assigned “Temp R-1” Temporary Residence District zoning after annexation. Ordinance 43327, dated September 21, 1973 rezoned a portion of the property from “Temp R-1” to “R-3” Multiple Residence District. Ordinance 44860, dated January 28, 1975, rezoned approximately 18 acres of the property from “Temp R-1” to “R-3”. Following the adoption of the 2001 Unified Development Code, the property converted to “R-6” and “MF-33”. On December 04, 2008 City Council passed Ordinance 2008-12-04-1119 which rezoned the remaining portion of the property from “R-6” Residential Single-Family District to “MF-33” Multi-Family District.

Topography: Huebner Creek is located to the immediate east of the subject property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4

Current Land Uses: Single-Family Homes, Duplexes

Direction: East

Current Base Zoning: R-4 PUD

Current Land Uses: Single-Family Homes, Huebner Creek

Direction: South

Current Base Zoning: R-4 PUD

Current Land Uses: Single-Family Homes

Direction: West

Current Base Zoning: C-2, C-2NA, C-3NA, MF-33

Current Land Uses: Church, Single-Family Homes, Plant Nursery, Animal Shelter

Overlay and Special District Information: None.

Transportation

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial Type A, two lanes in each direction without sidewalks

Proposed Changes: None known.

Thoroughfare: Melissa Ann Street

Existing Character: Local Street, one lane in each direction without sidewalks

Proposed Changes: None known.

Public Transit: VIA Bus Route 602 operates north of the subject property at the intersection of Babcock Road and Springtime Road.

Parking Information: Any development must comply with the parking requirements for that use. Residential Single-Family dwellings must provide a minimum of one parking space per unit. Triplexes and quadplexes must provide a minimum of 1.5 parking spaces per unit and a maximum of two parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning change would result in the property retaining the present “MF-33” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment. Zoning Commission (8-2, 1 Abstain) recommends Denial.

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

1. Consistency:

The property is within the North Sector plan and designated as Suburban Tier and Civic Center in the future land use component of the plan. The proposed “C-2” Commercial District is consistent with the current future land use designation of Suburban Tier. The remainder of the property has a land use classification of Civic Center which is not appropriate as these are reserved for church and educational organizations. The proposed “RM-4” is not consistent with the Civic Center land use designation. A Plan Amendment for Suburban Tier is more appropriate with adjacent land uses and potential development. Staff recommends approval. Planning Commission recommends denial.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning is consistent with adjacent and nearby development, and is unlikely that there will be adverse impacts on adjacent properties. The rezoning will create conditions where nearby properties are less affected by traffic. The proposed “C-2” zoning district for the property along Babcock Road is consistent with other commercially zoned and developed properties along Babcock Road. The proposed “RM-4” zoning district is more appropriate adjacent to other “RM-4” zoning and development to the north and the PUD single family residential zoning and development to the south.

3. Suitability as Presently Zoned:

The current “MF-33” zoning is not consistent with the current future land use designation. The density and development standards for “MF-33” would permit density at a scale that is incompatible with adjacent land uses.

4. Health, Safety and Welfare:

Staff has been unable to identify any negative effects on the public health, safety, or welfare in relation to this rezoning case.

5. Public Policy:

The proposed rezoning does not appear to conflict with any stated public policy objective.

6. Size of Tract:

The 35.853 acre parcel of land is of sufficient size for the proposed rezoning.

7. Other Factors:

None.