



City of San Antonio

Agenda Memorandum

File Number:14-873

Agenda Item Number: Z-14.

Agenda Date: 5/1/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Zoning Case Z2014114

SUMMARY:

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2014

Case Manager: Pedro Vega, Planner

Property Owner: Bethel United Methodist Church (Herbert Lacy, Trustee)

Applicant: Habitat for Humanity of San Antonio (by Natalie Griffith, President and CEO)

Representative: Brown & Ortiz, P.C. (James McKnight)

Location: 259 South Acme Road

Legal Description: 29.575 acres out of NCB 11379

Total Acreage: 29.575

Notices Mailed

Owners of Property within 200 feet: 67

Neighborhood Associations: Community Workers Council

Property Details

Property History: The subject property was annexed in 1966. In a 1988 City-initiated large-area case, the 29.575 acre tract was rezoned to “R-3” Multiple Family Residence District, “B-3NA” Nonalcoholic Sales District and “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “MF-33” Multi-Family District, “C-3NA” General Commercial Nonalcoholic Sales District and “I-1” General Industrial District, respectively. The 29.575 acre tract is not platted in its current configuration. The property is undeveloped.

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, South, West and east across South Acme Road

Current Base Zoning: “R-6”, “C-3NA” and “I-1”

Current Land Uses: Single-Family Dwellings, Church, San Antonio Fire Training Academy and Vacant Land

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: South Acme Road

Existing Character: Second Arterial Type A; two lanes in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: VIA bus line 75 operates along South Acme Road, while VIA bus line 76 operates along Old Highway 90, south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units. Single-family residences are required to provide a minimum of one parking space; there is no maximum parking allowance.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current multi-family, commercial and industrial zoning classifications.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (7-0) recommend approval, pending plan amendment.

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

1. Consistency:

The property is located within the West/Southwest Sector Plan and is currently designated as Civic Center in the future land use component of the plan. The Civic Center designation is meant to accommodate public, governmental, institutional, and religious uses. The zoning request and proposed use is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the plan to Suburban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

Suburban Tier land use includes a wide range of both residential and non-residential uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on the surrounding properties related to this zoning change request. Rezoning the 29.575-acre tract may spur development in the neighborhood.

3. Suitability as Presently Zoned:

The existing zoning districts may be appropriate for the 29.575-acre tract, given the surrounding zoning and pattern of development. However, the existing split-zoning on the property is the result of outdated zoning practices that created commercial buffers surrounding industrial uses. The practice is not widely used today as the split-zoning creates obstacles for cohesive development.

The requested zoning is appropriate for this location and is in character with the existing residential neighborhood to the north.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Single-family residential zoning districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family districts provide minimum lot size and density requirements in order to preserve neighborhood character.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood. HOU-3.1 Re-invest in existing residential neighborhoods.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The 29.575-acre tract is of sufficient size to accommodate single-family residential uses. The “R-4” district requires a minimum lot size of 4,000 square feet, limits single-family residential density to 11 units per acre, and does not include any specialized design standards.

7. Other Factors:

The subject property is located within the Lackland Military Influence Area requiring notification of the zoning request be sent to the United States Air Force. Comments issued by the Joint Base San Antonio indicate support for the zoning change request and proposed project.

