



City of San Antonio

Legislation Details (With Text)

File #: 15-2889

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/5/2015

Title: ZONING CASE # Z2015162 (Council District 3): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-111D, out of NCB 10879 and Lot P-101C, out of NCB 10921 located in the 8200 Block of City Base Landing. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015162 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015162

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Brooks Development Authority

Applicant/Prospective Buyer: Vantage at Brooks City Base, LCC

Representative: John Condit

Location: 8200 Block of City Base Landing

Legal Description: Lot P-111D, out of NCB 10879 and Lot P-101C, out of NCB 10921

Total Acreage: 20.550

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: Stinson Stakeholders -14

Applicable Agencies: Aviation Department

Property Details

Property History: The subject used to be part of the Brooks Air Force Base. In 2002 the property was conveyed to Brooks Development Authority. The airbase, according to history records, served as an aviation training camp from 1918. No records were obtained as to when the property was annexed in the San Antonio City Limits. On December 23, 2007, the subject property was rezoned from “MR” Military Reserve District to “C-3” General Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: East and South

Current Base Zoning: “C-3”, and “MR”

Current Land Uses: Vacant

Direction: West, North

Current Base Zoning: “C-3”, and “MR”

Current Land Uses: Vacant, Mega Retail Stores

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: City Base Landing

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: Research Plaza

Existing Character: Local Street.

Proposed Changes: None known

Public Transit: There is a VIA bus stop located at the intersection of City Base Landing at Sidney Brooks (Route 20 and 34), one city block from the subject property.

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

Parking Information: Dwelling - Multi-Family: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “C-3 AHOD” General Commercial Airport Hazard Overlay District zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 Stinson Airport Vicinity Land Use Plan and is designated as “Regional Commercial” land use. The requested “MF-25 AHOD” Multi-Family Airport Hazard Overlay base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “High Density Residential” land use. Staff and the Planning Commission recommend approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The applicant requests this zoning change in order to build an apartment complex. The zoning designation is appropriate for this location. The requested zoning designation is consistent with the existing development pattern.

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 property is 20.550 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.