



City of San Antonio

Legislation Details (With Text)

File #: 18-2666

Type: Zoning Case

In control: City Council A Session

On agenda: 4/19/2018

Title: ZONING CASE # Z2018126 (Council District 3): Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.92 acres out of NCB 10879, located at 3005 Sidney Brooks Drive. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-04-19-0315

Date	Ver.	Action By	Action	Result
4/19/2018	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018126

SUMMARY:

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 20, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Brooks City Base, Leo Gomez, President and CEO

Applicant: Emil R. Moncivais

Representative: Emil R. Moncivais

Location: 3005 Sidney Brooks Drive

Legal Description: 2.92 acres out of NCB 10879

Total Acreage: 2.92

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was zoned "MR" Military Reserve for Brooks Air Force Base.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MR

Current Land Uses: Residential units

Direction: East

Current Base Zoning: MR

Current Land Uses: Residential Units

Direction: South

Current Base Zoning: C-3

Current Land Uses: Parking Lot, Health Care Services

Direction: West

Current Base Zoning: MR, C-3

Current Land Uses: Vacant Lot

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: Sidney Brooks

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 34 is across the street 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: Minimum Vehicle Spaces: 2 per seat.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “MR” Military Reserve districts are used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon’s Texas Codes Annotated, Local Government Code Section 211.013, the city’s zoning regulations do not apply to buildings, other structures, or land under the control, administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Brooks Regional Center, and is within ½ mile of the Looper Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 currently designated as “Regional Commercial” in the future land use component of the plan. The requested “C-3” Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to use reuse the current vacant church for a microbrewery.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the subject property’s location.

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

6. Size of Tract:

The subject property totals 2.922 acres in size, which reasonably accommodates the uses permitted in “C-3” Commercial District.

7. Other Factors:

None.

