



City of San Antonio

Agenda Memorandum

File Number: 18-2399

Agenda Item Number: Z-16.

Agenda Date: 4/5/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018103

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 6, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Leo Gomez

Applicant: Emil R. Moncivais

Representative: Emil R. Moncivais

Location: 2510 Sidney Brooks

Legal Description: 0.809 acres out of NCB 10879

Total Acreage: 0.809

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115. It 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Vacant Lot, Brooks School of Aerospace Medicine

Direction: East

Current Base Zoning: MR

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: MR

Current Land Uses: Vacant Land, Public Park

Direction: West

Current Base Zoning: MR

Current Land Uses: Vacant Land, Public Park

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 Street

Proposed Changes: None known

Thoroughfare: Dave Erwin Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop within walking distance on Sidney Brooks along Bus Route 36.

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

Parking Information: A Restaurant requires a minimum of one (1) parking space per 100 square feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per forty (40) square feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “MR” base zoning 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 located within the Brooks Regional Center. The subject property is located within a half (½)-mile from the Rockport Subdivision Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval.

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

1. Consistency:

The subject property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as “Regional Commercial” in the land use component of the plan. The requested “C-3” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The subject property is located in an area that is experiencing commercial growth.

3. Suitability as Presently Zoned:

The existing “MR” base zoning district is not appropriate for the surrounding area. The land nearby previously was used as a military base, but has since been redeveloped to include commercial and residential uses.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is commercial zoning to the north of the property and commercial uses in the general vicinity.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The subject property is designated as “Regional Commercial” and the proposed use is consistent with the future land use designation.

6. Size of Tract:

The 0.81 acre site is of sufficient size to accommodate the proposed development. There is an existing structure on the property which would accommodate the proposed restaurant use.

7. Other Factors:

None.

