



City of San Antonio

Agenda Memorandum

File Number: 14-1901

Agenda Item Number: Z-3.

Agenda Date: 9/18/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014222

SUMMARY:

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family School of Aerospace Medicine Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 19, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Brooks Development Authority, (by Roland A. Lozano, Chief Operating Officer)

Applicant: Brooks Development Authority, (by Roland A. Lozano, Chief Operating Officer)

Representative: Andrew C. Guerrero

Location: A portion of the 7800 Block of Dave Erwin Drive

Legal Description: 16.102 acres out of Parcel 111, NCB 10879

Total Acreage: 16.102

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: Hot Wells Neighborhood Association is located

within 200 feet of contiguous property owned by the subject property owner.

Planning Team: Stinson Airport Vicinity Land Use Plan (16)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “MR” Military Reservation. The area was previously Brooks Air Force base and is now a non-active military facility known as Brooks City Base. The subject property is not platted and is undeveloped except for an office building located within the School of Aerospace Medicine Historic District. The zoning change request will not change the boundary of the historic district.

The rezoning request for these 16.102 acres is to allow development of multi-family residences.

Topography: A small portion of the property is located within the 100 year floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4” and “C-3”

Current Land Uses: State school, professional office and food service establishment

Direction: East

Current Base Zoning: “C-3”, “MF-33 IDZ” and “MR”

Current Land Uses: Vacant land and multi-family

Direction: South

Current Base Zoning: “MR”

Current Land Uses: Professional office and vacant

Direction: West

Current Base Zoning: “C-2”, “C-3” and “MF-25”

Current Land Uses: Apartments 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.

A portion of the subject property and surrounding properties are located in the School of Aerospace Medicine Historic District. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Southeast Military Drive

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

Proposed Changes: None known

Thoroughfare: Old Corpus Christi Road; Sidney Brooks and Dave Erwin Drive

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 36, 242 and 551 operate along Southeast Military Drive

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: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to proposed multi-family residences.

Dwelling - attached apartments/condos: Minimum Parking Requirement: 1 space per unit; Maximum Parking Requirement: 1.9 units per space.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (10-0) recommend approval pending the plan amendment.

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 future land use component of the plan. The requested “MF-33” base zoning district is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the future land use designation to High Density Residential, which encourages multi-family residences. Staff and Planning Commission recommend approval of the plan amendment request.

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 Brooks City Base campus is transitioning from the former military base and related uses to a regional residential and commercial mixed use hub.

3. Suitability as Presently Zoned:

The current “MR” base zoning district is no longer appropriate for the subject property. Both the uses and development standards permitted in the district are the same as the “O-1” district, severely limiting redevelopment of the former military installation.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy

Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 16.102 acres in size, which should reasonably accommodate the uses permitted in “MF-33”.

7. Other Factors:

The zoning change request does not include any changes to the existing historic district boundaries.