



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1902

---

**Agenda Item Number:** Z-4.

**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 Z2014221

**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:** "C-3 AHOD" General Commercial District Airport Hazard Overlay District and "C-3 H AHOD" General Commercial 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:** Portions of the 2400 - 2600 Blocks of Southeast Military Drive, the 2400 Block of Sidney Brooks, and the 7800 - 7900 Blocks of Dave Erwin Drive

**Legal Description:** 81.221 acres out of Parcel 111, NCB 10879

**Total Acreage:** 81.221

**Notices Mailed**

**Owners of Property within 200 feet:** 38

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

**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 in its current configuration. The subject property includes the site of the US Air Force School of Aerospace Medicine and is proposed to be the new home of the University of the Incarnate Word’s School of Osteopathic Medicine.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a 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 a proposed university and retail.

School - private university or college: Minimum Parking Requirement: 1 space per 4 students; Maximum Parking Requirement: 1 space per 2 students. Retail - food store: Minimum Parking Requirement: 1 per 300 square feet Ground Floor Area (GFA); Maximum Parking Requirement: 1 per 200 square feet GFA.

**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

**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 "C-3" base zoning district is consistent with the adopted 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 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**

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

**6. Size of Tract:**

The subject property totals 81.221 acres in size, which should reasonably accommodate the uses permitted in “C-3”. The large size of the property will appropriately serve the future university and retail uses.

**7. Other Factors:**

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