



City of San Antonio

Agenda Memorandum

File Number: 15-3178

Agenda Item Number: 11.

Agenda Date: 6/2/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015196
(Associated Plan Amendment 15046)

SUMMARY:

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

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 02, 2015. This case is expedited to the June 4, 2015 Council Hearing.

Case Manager: Oscar Aguilera, Planner

Property Owner: Brooks Development Authority

Applicant: Roland A. Lozano

Representative: Pape-Dawson Engineers, Shauna Weaver

Location: 8200 Block of City-Base Landing

Legal Description: Approximately 34.766 acres of land out of NCB 10879

Total Acreage: 34.766

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Planning Team: Stinson Stakeholder - 14

Applicable Agencies: Aviation Department

Property Details

Property History: The property is currently zoned “MR” Military Reservation District. 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.

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, East

Current Base Zoning: “MR, C-3, I-2, MH”

Current Land Uses: Hotel (under construction), vacant lots, manufactured homes

Direction: West, South

Current Base Zoning: “MR”, “C2NA”

Current Land Uses: Public school, office building, vacant lots

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

Proposed Changes: None known

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B 86’

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: Manufacturing: 1 spaces per 1,500 sf. GFA. Maximum Parking Requirement: 1 spaces per 300 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “MR” Military Reservation 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. The requested "I-1" 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 Light Industrial. Staff and the Planning Commission recommended 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 proposed "I-1" zoning district is appropriate for the subject property. The applicant requests this zoning change in order to develop the property as a water bottling factory. The requested use 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 34.766 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.