



City of San Antonio

Legislation Details (With Text)

File #: 16-1134
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/19/2016
Title: ZONING CASE # Z2016024 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.04 acres of land out of NCB 10879 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 230.502 acres of land out of NCB 10879, generally located in the 3800 Block of Lyster Road at the intersection of Goliad Road and Lyster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16006)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-024 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016024
(Associated Plan Amendment 16006)

SUMMARY:

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

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.04 acres of land out of NCB 10879 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 230.502 acres of land out of NCB 10879

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Brooks Development Authority

Applicant: Emil Moncivais

Representative: Emil Moncivais

Location: Generally located in the 3800 Block of Lyster Road, near the intersection of Goliad Road and Lyster Road.

Legal Description: Approximately 254.542 acres of land out of NCB 10879

Total Acreage: 254.542

Notices Mailed

Owners of Property within 200 feet: 98

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property was first used as an airbase and served as an aviation training camp starting in 1918. The property was annexed by the City of San Antonio in 1952 and was originally zoned “MR” Military Reservation. In 2002, the property was conveyed to Brooks Development Authority, after the closure of the military base. The rezoning request is to allow development of industrial and commercial uses.

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: MF-25, C-3

Current Land Uses: Vacant, Retail, and Hotel

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: MH and Highway

Current Land Uses: Manufactured Homes and US Highway 37

Direction: West

Current Base Zoning: I-1, MR

Current Land Uses: Solar Company, Hospital, Laboratory Offices, 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.

Transportation

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Lyster Road

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus routes 20 and 34 are located to the north of the property at City Base Landing and Sidney Brooks Drive.

Traffic Impact: A new Traffic Impact Analysis (TIA) is not required; project has been approved under #2004-TIA-1001.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to proposed commercial and industrial uses and parking requirements will be determined at the time of building permitting.

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, pending 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.” The application includes a request to rezone a portion of the property to “C-3” Commercial District and a portion of the property to “I-1” General Industrial. The “C-3” base zoning district is consistent with the Plan.

The requested “I-1” base zoning is not consistent with the Regional Commercial land use classification. The applicant has submitted a Plan Amendment request to amend the future land use designation to “Light Industrial.” The proposed change supports the goals of the Stinson Airport Vicinity Land Use Plan of upgrading and enhancing air-front commercial properties that are declining, currently vacant, or are underutilized. Staff and Planning Commission recommended approval of the Plan Amendment.

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, commercial and industrial mixed use center which will provide many beneficial housing, retail shopping and employment opportunities for the south east side of San Antonio.

3. Suitability as Presently Zoned:

The "MR" district is meant to accommodate a range of land uses on military installations under federal authority. When ownership of the former Brooks Air Force Base transferred away from the military, the "MR" zoning district became inappropriate and rezoning has been needed to allow redevelopment of the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

In addition to the meeting the goals of upgrading and enhancing air-front commercial properties that are declining, currently vacant, or are underutilized within the Stinson Airport Vicinity Land Use Plan, the proposed rezoning request is consistent with the following Economic Development Goals within the City's Master Plan:

Goal 1: Encourage economic diversity and jobs creation which are compatible with San Antonio's natural and cultural resources.

Goal 3: Create an environment of entrepreneurship, productivity, and innovation in San Antonio that promotes business start-up and business growth.

Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.

6. Size of Tract:

The subject property is of sufficient size to accommodate the proposed commercial and industrial uses, as well as all parking, setback and buffer yard requirements.

7. Other Factors:

Brooks City Base, in the last few years has undergone a transition from a military campus to an area with bioscience, biomedical, academic, environmental, research and technology centers and industries which bring more economic growth and redevelopment to the area. Brooks Development Authority continues to develop Brooks City Base into an area that will offer more multi-family residential, retail, commercial, and industrial uses which are vital to achieving redevelopment goals.