



City of San Antonio

Legislation Details (With Text)

File #: 16-4375
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/16/2016
Title: ZONING CASE # Z2016202 (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 24.409 acres out of NCB 10879, located in the 7900 Block of Inner Circle Drive. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-202

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2016202

SUMMARY:
Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District
Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 16, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Brooks City Base

Applicant: Emil R. Moncivais

Representative: Emil R. Moncivais

Location: 7900 Block Inner Circle Drive

Legal Description: 24.409 acres out of NCB 10879

Total Acreage: 24.409

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None.

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 developed with a few vacant office buildings occupied office buildings located within the subject property boundaries. The zoning change request will not change the boundary of the historic district.

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, MR, C-3

Current Land Uses: Vacant, Community Church, Playground

Direction: East

Current Base Zoning: C-3, MF-25,

Current Land Uses: Retail Center, Vacant

Direction: South

Current Base Zoning: MR, C-3

Current Land Uses: Vacant, Hospital

Direction: West

Current Base Zoning: MR

Current Land Uses: Vacant

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, Research Plaza

Existing Character: Secondary Arterial, Type A

Proposed Changes: None known

Thoroughfare: Inner Circle Road

Existing Character: Collector

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the route 20 and 34 operating along City Base Landing and route 34 operating along Research Plaza.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Office Complex.

Minimum Parking Requirement: 1 per 00 square feet of Gross Floor Area;

Maximum Parking Requirement: 1 per 140 square feet of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 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 proposed “C-3” base zoning district is consistent with the future 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 "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. The “MR” district allowed uses permitted in “O-1”; however, the range of uses remains very limited and a 10,000 square-foot building size limit is imposed.

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 higher intensity of the residential and commercial uses should be located on, or at the intersection of arterials and collectors. The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 24.409 acres and is sufficient for the proposed development and parking requirements.

7. Other Factors:

None.