



City of San Antonio

Legislation Details (With Text)

File #: 16-5351
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/18/2016
Title: ZONING CASE # Z2016266 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for detached single-family residential up to 16 units per acre on 17.665 acres out of NCB 10879, generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer Drive and East of Old Corpus Christi Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16080)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016266 Location Map, 2. Z2016266 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016266
(Associated Plan Amendment 16080)

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for detached single-family residential up to 16 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016

Case Manager: Erica Greene, Planner

Property Owner: Brooks Development Authority

Applicant: Brooks Development Authority

Representative: Brown & Ortiz

Location: Generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer Drive and East of Old Corpus Christi Road.

Legal Description: 17.665 acres out of NCB 10879

Total Acreage: 17.665

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

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 property is currently vacant and is adjacent to a 28,800 square foot school.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Housing

Direction: West

Current Base Zoning: MR

Current Land Uses: Vacant

Direction: South

Current Base Zoning: MR

Current Land Uses: Texas A&M University-San Antonio

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Housing

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: Junkin Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Aeromedical Road
Existing Character: Local Street
Proposed Changes: None Known

Public Transit:

VIA bus route #36 within is walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "MR AHOD" Military Reservation Airport Hazard Overlay District.

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 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 “IDZ” Infill Development Zone base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Mixed Use. Staff and Planning Commission recommend approval.

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 surrounding properties around the subject property include multi-family dwellings. 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 southeast side of San Antonio.

3. Suitability as Presently Zoned:

The current “MR” base zoning districts is not appropriate for the subject property’s location. The requested zoning district of "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for detached single-family residential up to 16 units per acre and all residential uses is also appropriate for the subject property’s location because of the redevelopment taking place in the surrounding 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:

The proposed zoning change will not significantly alter the land use pattern and character of the immediate area. The zoning change supports the Stinson Airport Vicinity Land Use Plan objectives of urban design plan that denotes rehabilitation and infill potential and desirable aesthetic streetscape treatments.

6. Size of Tract:

The subject property totals 17.665 acres in size, which will reasonably accommodate the uses permitted in IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for detached single-family residential up to 16 units per acre and all residential uses.

7. Other Factors:

The applicant is proposing detached single-family residences. The properties that are located around the subject property include several multi-family residences. This subject property is near the Brooks City Base Campus, which has been transitioning from a 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 southeast side of San Antonio.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings of structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.