



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2399

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 4/5/2018

**Title:** ZONING CASE # Z2018103 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.809 acres out of NCB 10879, located at 2510 Sidney Brooks. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes & Bounds, 5. Ordinance 2018-04-05-0243

Date	Ver.	Action By	Action	Result
4/5/2018	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2018103

**SUMMARY:**

**Current Zoning:** "MR AHOD" Military Reserve Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 6, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Leo Gomez

**Applicant:** Emil R. Moncivais

**Representative:** Emil R. Moncivais

**Location:** 2510 Sidney Brooks

**Legal Description:** 0.809 acres out of NCB 10879

**Total Acreage:** 0.809

**Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115. It was zoned "MR" Military Reserve for Brooks Air Force Base.

**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

**Current Land Uses:** Vacant Lot, Brooks School of Aerospace Medicine

**Direction:** East

**Current Base Zoning:** MR

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** MR

**Current Land Uses:** Vacant Land, Public Park

**Direction:** West

**Current Base Zoning:** MR

**Current Land Uses:** Vacant Land, Public Park

**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:** Sidney Brooks

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Dave Erwin Drive

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is a bus stop within walking distance on Sidney Brooks along Bus Route 36.

**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:** A Restaurant requires a minimum of one (1) parking space per 100 square feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per forty (40) square feet of the GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “MR” base zoning districts are used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon’s Texas Codes Annotated, Local Government Code Section 211.013, the city’s zoning regulations do not apply to buildings, other structures, or land under the control, administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within the Brooks Regional Center. The subject property is located within a half (½)-mile from the Rockport Subdivision Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and 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 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 has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The subject property is located in an area that is experiencing commercial growth.

**3. Suitability as Presently Zoned:**

The existing “MR” base zoning district is not appropriate for the surrounding area. The land nearby previously was used as a military base, but has since been redeveloped to include commercial and residential uses.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is commercial zoning to the north of the property and commercial uses in the general vicinity.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The subject property is designated as “Regional Commercial” and the proposed use is consistent with the future land use designation.

**6. Size of Tract:**

The 0.81 acre site is of sufficient size to accommodate the proposed development. There is an existing structure on the property which would accommodate the proposed restaurant use.

**7. Other Factors:**

None.