



City of San Antonio

Legislation Details (With Text)

File #: 20-4002

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/7/2020

Title: ZONING CASE Z-2020-10700108 (Council District 3): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 H AHOD" General Commercial Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zoning with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre on 5.77 acres out of NCB 10879, located in the 2500 block of Sidney Brooks. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700108

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 H AHOD" General Commercial Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Historic Brooks School of Aerospace Medicine Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Brooks Development Authority

Applicant: K/T TX Holdings, LLC.

Representative: John T. Cooley

Location: Kennedy Hill Drive and Sidney Brooks

Legal Description: 5.77 acres out of NCB 10879

Total Acreage: 5.77

Notices Mailed

Owners of Property within 200 feet: 1

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115 and was zoned "MR" Military Reserve District. The property was rezoned to "C-3" Commercial District by Ordinance 201409180718 date September 18, 2014.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Multifamily Residential

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Park

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Office Park

Direction: South

Current Base Zoning: "MF-33", "C-3"

Current Land Uses: Park, restaurant

Overlay and Special District Information:

"AHOD"

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.

"H"

The surrounding properties are located in the Brooks School of Aerospace Medicine Historic District, which was adopted in 2014. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"IDZ"

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 or 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.

Transportation

Thoroughfare: Sidney Brooks

Existing Character: Local

Proposed Changes: None

Thoroughfare: Kennedy Hill

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 6, 20, 36, 102, 242

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking minimum for a multifamily development is 1.5 spaces per unit. Parking minimums under "IDZ-2" are reduced by 50%.

ISSUE:

None.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Brooks Regional Center and is within a premium transit corridor.

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 Brooks Regional Center Plan and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “IDZ-2” is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed changes would reduce potential impacts from “C-3” uses.

3. Suitability as Presently Zoned:

The current “C-3” zoning is appropriate for the property and surrounding area. The proposed “IDZ-2” is also an appropriate zoning for the surrounding area with good access to transit, employment, and retail.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Brooks Regional Center Plan:

Recommendation #2:

Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels

Recommendation #1:

Create mixed-use community destinations that increase residential, employment and recreational opportunities throughout the Brooks Area Regional Center.

The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.

- The applicant’s request meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.

6. Size of Tract:

The subject property is 5.77 acres, which could reasonably accommodate the requested mixed use development.

7. Other Factors:

This property is designated historic and located in the School of Aerospace Historic District. Any proposed exterior alterations or new construction associated with the proposal will require approval from the Historic and Design Review Commission. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Historic and Design Review Commission for this project.