



City of San Antonio

Legislation Details (With Text)

File #: 20-6982
Type: Zoning Case
In control: Zoning Commission
On agenda: 12/1/2020
Title: ZONING CASE Z-2020-10700260 (Council District 3): A request for a change in zoning from "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 to "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 on 2.565 acres out of NCB 10879, generally located in the 2500 block of Sidney Brooks. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. HDRC Action

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2020-10700260

SUMMARY:

Current Zoning: "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

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 (to remove the Historic Designation)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Brooks Development Authority

Applicant: Marques Mitchell

Representative: Marques Mitchell

Location: Generally located in the 2500 block of Sidney Brooks

Legal Description: 2.565 acres out of NCB 10879

Total Acreage: 2.565 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation, Planning Department

Property Details

Property History: The property was annexed into the city by Ordinance 18115, dated September 25, 1952 and was originally zoned "MR" Military Reserve District. The property was rezoned to "C-3" General Commercial District by Ordinance 2014-09-18-0718, dated September 18, 2014. The property was rezoned again to "IDZ-2" with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre by Ordinance 2020-08-20-0575, dated August 20, 2020.

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" and "C-3"

Current Land Uses: Apartments, university

Direction: East

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

Current Land Uses: Walking trails, apartments

Direction: South

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

Current Land Uses: Walking trails, vacant

Direction: West

Current Base Zoning: "C-2," "C-3" and "I-1"

Current Land Uses: University, steel company

Overlay and Special District Information:

"H"

The surrounding properties are located in the Brooks School of Aerospace Medicine Historic District, which was adopted in 2003. 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.

"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.

Transportation

Thoroughfare: Sidney Brooks

Existing Character: Local

Proposed Changes: None

Thoroughfare: Kennedy Hill

Existing Character: Local

Proposed Changes: None

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

Routes: 6, 20, 36, 242

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: There is no minimum parking requirement for the removal of a historic district overlay.

ISSUE: None.

ALTERNATIVES:

Current: The current "IDZ-2" Medium Intensity Infill Development Zone District provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

Proposed: The proposed "IDZ-2" Medium Intensity Infill Development Zone District provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and 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 Area Regional Center Plan and is currently designated as “Regional Mixed Use.” The requested “IDZ-2” base zoning district 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 requested rezoning will not change the base zoning district. The purpose is to remove the historic district designation which was approved by the Historic Design and Review Commission.

3. Suitability as Presently Zoned:

The current “IDZ-2” Medium Intensity Infill Development Zone District is an appropriate zoning for the property and surrounding area. The base zoning will remain the same with the requested zoning.

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 Area Regional Center Plan:

Goal 1.4: Support a healthy and desirable community, social and dining options which provide opportunity for meaningful interactions, and strengthen the cohesive Brooks Area identity; welcoming, pioneering, innovative, and resilient.

Goal 2.1: Build in impactful and equitable ways to encourage authentic attachment between people and places.

Goal 3.4: Retain and invest in innovation and creativity to dissuade migration of talent, youth, and economic resources to other geographies.

6. Size of Tract:

The subject property is 2.565 acres, which could reasonably accommodate the removal of a historic district.

7. Other Factors:

The purpose of the rezoning is to remove the historic district designation which was approved by the Historic Design and Review Commission.