



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2364

---

**Agenda Item Number:** 22.

**Agenda Date:** 3/20/2018

**In Control:** Zoning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2018126

**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:** March 20, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Brooks City Base, Leo Gomez, President and CEO

**Applicant:** Emil R Moncivais

**Representative:** Emil R Moncivais

**Location:** 3005 Sidney Brooks Drive

**Legal Description:** 2.92 acres out of NCB 10879

**Total Acreage:** 2.92

**Notices Mailed**

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

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

**Applicable Agencies:** Stinson Airport, Planning Department

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and 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 floodplain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MR

**Current Land Uses:** Residential units

**Direction:** East

**Current Base Zoning:** MR

**Current Land Uses:** Residential Units

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Parking Lot, Health Care Services

**Direction:** West

**Current Base Zoning:** MR, C-3

**Current Land Uses:** Vacant Lot

**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 Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 34 is across the street from the subject property.

**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:** Minimum Vehicle Spaces: 2 per seat.

**ISSUE:**

None.

### **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. “MR” Military Reserve 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 within the Brooks Regional Center, and is within ½ mile of the Looper Premium Transit Corridor.

**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 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 “C-3” Commercial 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 applicant proposes to use reuse the current vacant church for a microbrewery.

**3. Suitability as Presently Zoned:**

The current “C-3” base zoning district is appropriate for the subject property’s location.

**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 rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 2.922 acres in size, which reasonably accommodates the uses permitted in “C-3” Commercial District.

**7. Other Factors:**

None.