



City of San Antonio

Agenda Memorandum

File Number:21-1811

Agenda Item Number: Z-7.

Agenda Date: 3/4/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700283

(Associated Plan Amendment PA2020-11600077)

SUMMARY:

Current Zoning: "MR AHOD" Military Reserve Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2021

Case Manager: Justin Malone, Planner

Property Owner: Brooks Development Authority

Applicant: BOZ Investment II, LLC

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 3100 block of Southeast Military Drive

Legal Description: 66.436 acres out of NCB 10879

Total Acreage: 66.436

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Highland Hills

Applicable Agencies: Stinson Airport, Planning Department, Texas Department of Transportation

Property Details

Property History: The subject property annexed on September 25, 1952 by Ordinance 18115 and was originally zoned “MR” Military Reservation. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “MR” Military Reservation remained unchanged and remains “MR” Military Reservation.

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”, “MH”, “C-2”, “C-3R”

Current Land Uses: Multifamily Residential, Restaurants, Retail

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Restaurants and Retail

Direction: South

Current Base Zoning: “C-3”, “MR”

Current Land Uses: Offices, Health Campus

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Hotel

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.

Transportation

Thoroughfare: SE Military Drive

Existing Character: Arterial

Proposed Changes: None known

Thoroughfare: S New Braunfels

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Sidney Brooks Drive

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus routes are near the subject property.

Routes Served: 6, 20, 32, 34, 36, 242, 552

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. PHT’s summary and mitigations status from noted TIA will be required at time of platting or building permit.

Parking Information: The proposed development includes single-family dwellings, multi-family dwellings, and some office uses. Parking requirements are calculated on the use:

- Single-Family Residential - Minimum of 1 parking space per dwelling, no maximum
- Multi-Family Residential - Minimum of 1.5 parking spaces per unit, maximum of 2 parking spaces per unit
- Office- Minimum of 1 parking space per 300 sf of GFA of office space

ISSUE:

None.

ALTERNATIVES:

Current: The “MR” Military Reservation District is 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.

Proposed: The proposed zoning of “MXD” would allow Mixed Use development such as Residential and Commercial uses.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 in the Brooks Area Regional Center Plan and is currently designated for “Regional Mixed Use” land uses. The proposed “MXD” base zoning district is consistent with the current future land use plan, however the uses in “MF-18” and “O-1” are not. The applicant requested a Plan Amendment from “Regional Mixed Use” to “Urban Mixed Use”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impact on the neighboring lands in relation to this zoning change request. The proposed “MXD” is consistent with the surrounding area.

3. Suitability as Presently Zoned:

The existing “MR” base zoning district is an appropriate for the subject property. The proposed “MXD” Mixed Use District is better suited to the area for a mixed-use development comprised of commercial, single-family and multi-family uses. There are some existing “MF-33”, “C-2”, and “C-3” uses in the area that promote additional mixed uses. The “MXD” will complement these uses and enhance the character and feel of the area.

4. Health, Safety and Welfare:

Staff has found no negative impacts on the public health, safety, or welfare in relation to this rezoning request.

5. Public Policy:

The subject property is located within the Brooks City Base Boundary and the SA Tomorrow Brooks Area Regional Center Plan, generally located at the northeast intersection of S. New Braunfels and Sidney Brooks. The former Brooks Air Force Base has transformed into Brooks City Base, which contains a mixture of commercial and residential uses. Currently, the subject property has old military base housing located on it and is classified as "Regional Mixed Use" in the future land use map. The applicant is requesting a plan amendment to Urban Mixed Use and a zoning change to MXD AHOD (w/ MF-18 and O-1 uses).

Future land use classifications on surrounding parcels include Urban Mixed Use, Regional Commercial, and Business/Innovation Mixed Use. Zoning on surrounding properties to the west is C-3 & HS, C-2 & MH to the north, C-3 to the east, and C-3MR, C-3, & MR to the south. Existing land uses on surrounding parcels include undeveloped land and commercial uses.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers, and transit corridors.

GCF P11: Continue and bolster incentive programs for infill development in priority growth areas.

Relevant Brooks Area Regional Center Plan Recommendations and Strategies include:

Focus Area Recommendation #1 - Create mixed-use community destinations that increase residential, employment, and recreational opportunities throughout the Brooks Area Regional Center.

Strategy #1 - Apply mixed-use land use designations in Focus Areas to ensure residential, commercial, and recreation uses will be developed in close proximity to one another.

Land Use Recommendation #4:

The Planning Department should continue to work with the Brooks Development Authority and developers of the State Hospital Focus Area to provide land use and zoning designations that facilitate the growth, vitality, and economic prosperity.

Strategy #1

Regularly review land use and strategic plans with Brooks Development Authority and developers of large parcels disposed by the State Hospital to help identify policy, land use, and zoning changes necessary to facilitate desired developments that also fulfill SA Tomorrow goals.

6. Size of Tract:

The subject property totals 66.436 acres and is sufficient size for the proposed mixed-use development of multifamily and office uses.

7. Other Factors:

The applicant submitted an “MXD” site plan consistent with the Unified Development Code, Section 35-341.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of this zoning request does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.