



# City of San Antonio

## Agenda Memorandum

**File Number:**15-2889

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**Agenda Item Number:** 7.

**Agenda Date:** 5/5/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2015162

**SUMMARY:**

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

**Requested Zoning:** "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 5, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Brooks Development Authority

**Applicant/Prospective Buyer:** Vantage at Brooks City Base, LCC

**Representative:** John Condit

**Location:** 8200 Block of City Base Landing

**Legal Description:** Lot P-111D, out of NCB 10879 and Lot P-101C, out of NCB 10921

**Total Acreage:** 20.550

**Notices Mailed**

**Owners of Property within 200 feet:** 10

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

**Planning Team:** Stinson Stakeholders -14

**Applicable Agencies:** Aviation Department

**Property Details**

**Property History:** The subject used to be part of the Brooks Air Force Base. In 2002 the property was conveyed to Brooks Development Authority. The airbase, according to history records, served as an aviation training camp from 1918. No records were obtained as to when the property was annexed in the San Antonio City Limits. On December 23, 2007, the subject property was rezoned from “MR” Military Reserve District to “C-3” General Commercial District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** East and South

**Current Base Zoning:** “C-3”, and “MR”

**Current Land Uses:** Vacant

**Direction:** West, North

**Current Base Zoning:** “C-3”, and “MR”

**Current Land Uses:** Vacant, Mega Retail Stores

**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:** City Base Landing

**Existing Character:** Local Street.

**Proposed Changes:** None known.

**Thoroughfare:** Research Plaza

**Existing Character:** Local Street.

**Proposed Changes:** None known

**Public Transit:** There is a VIA bus stop located at the intersection of City Base Landing at Sidney Brooks (Route 20 and 34), one city block 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:** Dwelling - Multi-Family: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the “C-3 AHOD” General Commercial Airport Hazard Overlay District zoning.

**FISCAL IMPACT:**

None.

## **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 property is located within the Stinson Airport Vicinity Land Use Plan and is designated as “Regional Commercial” land use. The requested “MF-25 AHOD” Multi-Family Airport Hazard Overlay base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “High Density Residential” land use. Staff and the Planning Commission recommend approval of the Plan Amendment.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

### **3. Suitability as Presently Zoned:**

The applicant requests this zoning change in order to build an apartment complex. The zoning designation is appropriate for this location. The requested zoning designation is consistent with the existing development pattern.

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

### **6. Size of Tract:**

The subject property is 20.550 acres in size, which accommodates the proposed development with adequate space for parking.

### **7. Other Factors:**

None.