



City of San Antonio

Agenda Memorandum

File Number: 15-3522

Agenda Item Number: Z-15.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2015202 ERZD

SUMMARY:

Current Zoning: "C-2 MLOD AHOD ERZD" Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "MF-18 MLOD AHOD ERZD" Limited Density Multi-Family Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015. This case is expedited to the June 18, 2015 City Council hearing.

Case Manager: Logan Sparrow, Senior Planner

Property Owner: Shavano Oak Delta OHWC, LLC (John C White, Governing Person)

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 14811 Huebner Road

Legal Description: 0.148 of an acre a portion of Lot 14, Block 4, NCB 17851

Total Acreage: 0.148

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Oak Meadows Neighborhood Association

Planning Team: San Antonio International Airport Vicinity

Applicable Agencies: Aviation

Property Details

Property History: The property is currently zoned “C-2 ERZD MLOD AHOD” Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District. This “C-2” base zoning district was established by Ordinance 2012-01-19-0060, dated January 19, 2012.

Topography: None

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2” Commercial District

Current Land Uses: Apartments

Direction: East

Current Base Zoning: “MF-25” Multi-Family District

Current Land Uses: Apartments

Direction: South

Current Base Zoning: UZROW

Current Land Uses: Northwest Military Highway and Huebner Road Intersection

Direction: West

Current Base Zoning: “C-3” General Commercial

Current Land Uses: Pharmacy

Overlay and Special District Information: The subject property, and all surrounding properties, carry the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

The subject property is also located within the “ERZD” Edwards Recharge Zone District. As such, any development on the subject property must comply with several regulations including a limitation of uses and impervious cover limitations.

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial A

Proposed Changes: None known

Thoroughfare: Northwest Military Highway

Existing Character: Primary Arterial A

Proposed Changes: None known

Public Transit: VIA bus route 97 operates at the Northwest Military Highway and Huebner Road intersection

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Multi-family complexes must provide a minimum of 1.5 parking spaces per unit and a maximum of two parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zone change request will result in the subject property retaining its current “C-2” Commercial base zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the June 16, 2015 hearing.

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 San Antonio International Airport Vicinity Plan and designated Mixed-Use in the future land use component of the plan. The requested “MF-25” Multi-Family district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts in relation to this zone change request. The proposed use is consistent with the established development pattern of the surrounding area. Additionally, the apartment has operated for several years and the zone change request seeks only to make the property conforming to current zoning regulations.

3. Suitability as Presently Zoned:

The current “C-2” Commercial base zoning district does not permit the operation of an apartment complex on the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

As the request is consistent with the San Antonio International Airport Vicinity Plan, staff finds that the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.148 acre tract is of sufficient size for the requested zone change.

7. Other Factors:

None.