



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3662

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 6/16/2015

**Title:** ZONING CASE # Z2015202 ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD AHOD ERZD" Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MF-18 MLOD AHOD ERZD" Multi-Family Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on a 0.148 acre portion of Lot 14, Block 4, NCB 17851, located at 14811 Huebner Road . Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**  
Zoning Case Z2015202 ERZD

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

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** June 16, 2015

**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:** None

**Applicable Agencies:** Aviation

**Property Details**

**Property History:** 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

**Current Land Uses:** Apartments

**Direction:** East

**Current Base Zoning:** MF-25

**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

**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.

**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:**

This zone change request is a city initiated rezoning of the C-2 strip since it was an administrative error that occurred as a result of a rezoning of a tract of land. This will not require a SAWS report.