



City of San Antonio

Agenda Memorandum

File Number: 15-4880

Agenda Item Number: Z-14.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3 and 4

SUBJECT:

Zoning Case Z2015248

SUMMARY:

Current Zoning: "FBZD AHOD" Form Based Zone Airport Hazard Overlay District

Requested Zoning: "MPCD AHOD" Master Planned Community Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2015

Case Manager: Logan Sparrow, Senior Planner

Property Owner: Verano Land Group, LP

Applicant: Verano Land Group, LP

Representative: Russell Yeager, P.E. (Big Red Dog Engineering)

Location: Generally located in the 15200 block of Southeast Loop 410

Legal Description: 384.431 acres of land out of NCB 18088, CB 4005, CB 4284, CB4285 and CB 4283

Total Acreage: 384.431

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Hunter's Pond Neighborhood Association

Planning Team: Heritage South Sector Planning Team-30

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on January 05, 2003 and zoned “MI-1” Mixed Industrial District. The property is currently zoned “FBZD” Form Based Zone District, which was established when zoning case Z2008008 was passed by City Council on December 06, 2007.

Topography: Portions of the subject property are located within a 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 & C-3

Current Land Uses: Vacant

Direction: East

Current Base Zoning: MI-1

Current Land Uses: Vacant

Direction: South

Current Base Zoning: FBZD

Current Land Uses: Vacant

Direction: West

Current Base Zoning: C-2 & UD

Current Land Uses: Vacant

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

Transportation

Thoroughfare: SE Loop 410

Existing Character: Highway, two lanes in each direction with frontage roads

Proposed Changes: None known.

Thoroughfare: University Way

Existing Character: Local Street, two lanes in each direction with sidewalks

Proposed Changes: None known.

Public Transit: VIA bus route 520 operates south of the subject property at the Texas A&M University San Antonio.

Traffic Impact: A TIA is required.

Parking Information: The proposed development will have to comply with all parking standards, established by Section 35-526.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zone change will result in the subject property retaining its current “FBZD” Form Based Zone District zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 Heritage South Sector Plan and currently designated General Urban Tier in the future land use component of the plan. The requested “MPCD” Master Planned Community District is consistent with the future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has not found any likely adverse impacts associated with this zone change request. The proposed use is consistent with the future land use plan.

3. Suitability as Presently Zoned:

The current “FBZD” Form Based Zone District is also consistent with the future land use plan.

4. Health, Safety and Welfare:

Staff has not found any likely adverse effects on the public health, safety, or welfare in relation to this zone change request.

5. Public Policy:

As the request is consistent with the future land use plan, staff finds that the request does not appear to conflict with any stated public policy objective.

6. Size of Tract:

The 384.431 acre tract of land is of sufficient size for the proposed project.

7. Other Factors:

None.