



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4648  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 9/1/2015  
**Title:** ZONING CASE # Z2015248 (Council Districts 3 and 4): A request for a change in zoning from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 384.431 acres out of NCB 18088, CB 4005, and CB 4283, generally located in 15200 Block of Southeast Loop 410. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**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 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 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 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.

