



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-2533

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 4/19/2016

**Title:** ZONING CASE # Z2016115 (Council District 9): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 17, Block 1, NCB 13197, located at 123 West Rhapsody. Staff recommends Approval. (Associated Plan Amendment 16031)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-115 Location Map

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2016115  
(Associated Plan Amendment 16031)

**SUMMARY:**

**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Requested Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 19, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Donald J. Kuyrkendall Living Trust c/o Donald J. Kuyrkendall

**Applicant:** Donald J. Kuyrkendall

**Representative:** Patrick W. Christensen, Attorney at Law

**Location:** 123 West Rhapsody

**Legal Description:** Lot 17, Block 1, NCB 13197

**Total Acreage:** 0.3394

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Greater Harmony Hills Neighborhood Association

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio in 1963 and was originally zoned "L" First Manufacturing District. Upon adoption of the 1965 Unified Development Code, the zoning district converted to the current "I-2" Heavy Industrial District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-5, I-1

**Current Land Uses:** Office Buildings

**Direction:** South

**Current Base Zoning:** I-1, C-2

**Current Land Uses:** Office Uses, Light Industrial Uses

**Direction:** East

**Current Base Zoning:** R-5, I-2

**Current Land Uses:** Office Uses, Light Industrial Uses

**Direction:** West

**Current Base Zoning:** I-1, I-2

**Current Land Uses:** Office Uses, Light Industrial Uses

**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:** West Rhapsody

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus stop is located at East Rhapsody and Rendezvous Drive to the southeast of the 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:** The zoning application refers to the development of an office/warehouse.

Warehouse - Minimum: 1 per 5,000 square feet of Gross Floor Area, Maximum - 1 per 350 square feet of Gross Floor Area.

Office - 1 per 300 square feet of Gross Floor Area, Maximum - 1 per 140 square feet Gross Floor Area.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the proposed zoning will result in the subject property retaining the “I-2” base zoning district.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Business Park” in the land use component of the plan. The requested “L” base zoning district is not consistent with the adopted land use designation. The applicant submitted a plan amendment to change the land use classification to “Light Industrial.” Staff and Planning Commission recommend approval.

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

Staff has found no evidence of likely adverse impacts to neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current zoning of “I-2” is not suitable for the property. The surrounding character of development is office and light industrial uses. The proposed “L” zoning district will allow the property to be developed with compatible uses to the surrounding neighborhood.

**4. Health, Safety and Welfare:**

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

**5. Public Policy:**

The requested zoning is appropriate and supports the San Antonio International Airport Vicinity Land Use Plan’s objective of redeveloping major commercial corridors to serve the needs of the airport neighborhoods and patrons.

**6. Size of Tract:**

The 0.3394 acre site is of sufficient size to accommodate the proposed use.

**7. Other Factors:**

None.