



City of San Antonio

Legislation Details (With Text)

File #: 16-2335

Type: Plan Amendment

In control: Planning Commission

On agenda: 4/13/2016

Title: PLAN AMENDMENT # 16031 (Council District 9): A request by Donald J. Kuyrkendall, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.3394 acres, Lot 17, Block 1, NCB 13197, located at 123 West Rhapsody from "Business Park" to "Light Industrial." Staff recommends Approval.(Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16031, 2. PA 16031_Aerial, 3. PC Resolution - PA 16031

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment 16031
(Associated Zoning Case Z2016115)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 20, 2010

Current Land Use Category: Business Park

Proposed Land Use Category: Light Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 13, 2016

Case Manager: Mary Moralez-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

Transportation

Thoroughfare: West Rhapsody

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus stop is located at East Rhapsody and Rendezvous Drive to the southeast of the property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 20, 2010

Update History: None

Goal 2: Encourage economic growth that enhances airport operations and surrounding development

Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Comprehensive Land Use Categories

Business Park: Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.

Example Zoning Districts:

BP, C-2, C-3, O-1, O-1.5

Comprehensive Land Use Categories

Light Industrial: A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

Example Zoning Districts:

L, BP, C-3, O-1, O-1.5, I-1

Land Use Overview

Subject Property

Future Land Use Classification

Business Park

Current Use

Vacant Building

North

Future Land Use Classification

Business Park

Current Use

Industrial Use Offices

East

Future Land Use Classification

Business Park

Current Use

Industrial Uses and Offices

South

Future Land Use Classification

Business Park

Current Use

Industrial Uses and Offices

West

Future Land Use Classification

Business Park

Current Use

Industrial Uses and Offices

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to allow the development of office/warehouse use. The subject property is classified as Business Park and zoned “I-2” Heavy Industrial District. The proposed office/warehouse use is not allowed by right under this land use classification and zoning designation. In order to accommodate this development the applicant requires the “L” Light Industrial zoning district, which accommodates a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial uses. The proposed change supports the goals of the San Antonio International Airport Vicinity Land Use Plan of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible uses.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The proposed amendment to the Light Industrial land use classification will allow the applicant to develop an office/warehouse and seek the appropriate zoning classification.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016115

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

Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 19, 2016