



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-3193

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**Agenda Item Number:** 14.

**Agenda Date:** 6/8/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

Plan Amendment 16045  
(Associated Zoning Case Z2016163)

**SUMMARY:**

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

**Plan Adoption Date:** April 2, 2009

**Current Land Use Category:** Business Park

**Proposed Land Use Category:** Light Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 8, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Caspian Properties, LLC.

**Applicant:** Sassan Nejad

**Representative:** Mario Herrera

**Location:** 849 West Rhapsody Drive

**Legal Description:** Lot 8, 9, 10, Block 2, NCB 17261

**Total Acreage:** 5.609 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** West Rhapsody Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is #602 VIA bus stop within walking distance of the subject property

**ISSUE:**

**Plan Adoption Date:** April 2, 2009

**Update History:** None

Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

**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

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Business Park

**Current Use**

Vacant Lot

North

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Park / Greenway

East

**Future Land Use Classification**

Business Park

**Current Use**

Office Building

South

**Future Land Use Classification**

UZROW

**Current Use**

ROW

West

**Future Land Use Classification**

Business Park

**Current Use**

Park/Greenway

**LAND USE ANALYSIS:**

The subject property is undeveloped. The proposed use for the property is to serve as storage of cable equipment. The properties that are located around the subject property include several industrial uses which follow the current pattern for development of that area. The proposed amendment to Light Industrial is consistent with the surrounding areas and will allow the applicant to seek the appropriate "I-1 AHOD" Industrial Airport Hazard Overlay District. The proposed amendment to Light Industrial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**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 Light Industrial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016163**

Current Zoning: "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: June 21, 2016