



City of San Antonio

Legislation Details (With Text)

File #:	16-3662
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	6/21/2016
Title:	ZONING CASE # Z2016163 (Council District 9): A request for a change in zoning from "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lots 8, 9, 10, Block 2, NCB 17261, located at 849 Rhapsody Drive. Staff recommends Approval, Pending Plan Amendment. (Associated Plan Amendment 16045)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2016163 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 Z2016163
(Associated Plan Amendment #16045)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2016

Case Manager: Erica Greene, Planner

Property Owner: Caspian Properties, LLC

Applicant: Sassan Nejad

Representative: Mario Herrera

Location: 849 Rhapsody Drive

Legal Description: Lots 8, 9, 10, Block 2, NCB 17261

Total Acreage: 5.609

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1972, per ordinance 41428. The property was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1983 case, the subject property was rezoned to "I-1" Light Industry District, which converted to "I-1" General Industrial District upon adoption of the 2001 Unified Development Code. A 2009 case, Ordinance 2009-04-02-0259 zoned the subject property as "C-3NA" General Commercial Non-Alcoholic Sales District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33

Current Land Uses: Parks/Open Space

Direction: West

Current Base Zoning: I-1

Current Land Uses: Office Building

Direction: South

Current Base Zoning: UZROW

Current Land Uses: ROW

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant Lot

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 Avenue

Existing Character: Local Road

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #2 within walking distance of the subject 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: Manufacturing: Storage requires a minimum of 1 per 600 sf GFA and a maximum of 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay 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 Airport Vicinity Land Use Plan, and is currently designated as Business Park in the future land use component of the plan. The requested "I-1" General Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Business Park to Light Industrial. Staff has recommended approval. Planning Commission continued the case until June 22, 2016.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is appropriate for the subject property's location. The requested zoning district of "I-1" is also appropriate for the subject property's location

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the San Antonio Airport Vicinity Land Use Plan that support commercial redevelopment through comprehensive rezoning and incentive zoning stimulate and support increased activity of existing businesses.

6. Size of Tract:

The subject property totals 5.609 acres in size, which should reasonably accommodate the uses permitted in "I-1" General Industrial District.

7. Other Factors:

The applicant proposes storage of cable equipment on the subject property. The surrounding properties are zoned “I-1” General Industrial District. The request to rezone the subject property will make the land uses more compatible with one another.