



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4889  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 10/4/2016  
**Title:** ZONING CASE # Z2016255 S (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products Fabrication on properties located out of NCB 13847, NCB 13848, and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Lane, and Braniff Drive. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16074).  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. ZC Proposed Zoning Map, 2. CCR Resolution Turbo at Braniff, 3. Resolution 2015-12-17-0070R (1)

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2016255 S  
(Associated Plan Amendment 16074)

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products Fabrication

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 4, 2016

**Case Manager:** John Osten, Sr. Planner

**Property Owner:** Multiple

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** Multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Lane, and Braniff Drive

**Legal Description:** Properties located in NCB 13847, NCB 13848, and NCB 13060

**Total Acreage:** 17.86

**Notices Mailed**

**Owners of Property within 200 feet:** 33

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

**Applicable Agencies:** Aviation Department

**Property Details**

**Property History:** The property was annexed by the City of San Antonio in 1964 and is currently developed with industrial uses. The subject property was originally zoned "Temporary A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous "Temporary A" Single Family Residence District converted to the existing "R-5 AHOD" Residential Single-Family 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:** R-5

**Current Land Uses:** Airport

**Direction:** South

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

**Current Land Uses:** Industrial, Office/Warehouse

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Commercial, Office/Warehouse

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Industrial, Office/Warehouse

**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 Drive

**Existing Character:** Collector Road, Secondary Arterial Type B

**Proposed Changes:** None known

**Public Transit:** VIA bus route # 648 stops along West Rhapsody Drive and Warfield Street to the south and west of the subject property respectively.

**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:** Minimum and maximum off-street vehicle parking requirements for industrial uses are determined by the square footage of the structure. Minimum Requirement: 1 space per 1,500 square foot Gross Floor Area. Maximum Requirement: 1 space per 300 square foot Gross Floor Area

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**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 subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Business Park land use in the future land use component of the plan. The proposed change to “L” Light Industrial District and “I-1” General Industrial District are not consistent with the future land use classification. Therefore, a plan amendment to Light Industrial land use classification is being proposed. Staff and Planning Commission recommend Approval.

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

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

**3. Suitability as Presently Zoned:**

Surrounding lots are developed with industrial and commercial uses. The proposed zoning request is consistent with the surrounding land uses.

**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 proposed request meets the San Antonio International Airport Vicinity Land Use Plan’s objective of promoting a variety of housing types that will enhance quality housing within the community.

**6. Size of Tract:**

The subject area is 17.86 acres in size, which will adequately accommodate the uses permitted in “L” Light Industrial District and “I-1” General Industrial District and required parking.

**7. Other Factors:**

None.