



# City of San Antonio

## Agenda Memorandum

**File Number:**16-2335

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**Agenda Item Number:** 15.

**Agenda Date:** 4/13/2016

**In Control:** Planning Commission

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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 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

**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