



City of San Antonio

Agenda Memorandum

File Number:16-2533

Agenda Item Number: 9.

Agenda Date: 4/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016115

(Associated Plan Amendment 16031)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 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

Property Details

Property History: The property was annexed into the City of San Antonio in 1963 and was originally zoned "L" First Manufacturing District. Upon adoption of the 1965 Unified Development Code, the zoning district converted to the current "I-2" Heavy Industrial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, I-1

Current Land Uses: Office Buildings

Direction: South

Current Base Zoning: I-1, C-2

Current Land Uses: Office Uses, Light Industrial Uses

Direction: East

Current Base Zoning: R-5, I-2

Current Land Uses: Office Uses, Light Industrial Uses

Direction: West

Current Base Zoning: I-1, I-2

Current Land Uses: Office Uses, Light Industrial Uses

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

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest VIA bus stop is located at East Rhapsody and Rendezvous Drive to the southeast of the 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: The zoning application refers to the development of an office/warehouse.

Warehouse - Minimum: 1 per 5,000 square feet of Gross Floor Area, Maximum - 1 per 350 square feet of Gross Floor Area.

Office - 1 per 300 square feet of Gross Floor Area, Maximum - 1 per 140 square feet Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the “I-2” base zoning 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 International Airport Vicinity Land Use Plan and is currently designated as “Business Park” in the land use component of the plan. The requested “L” base zoning district is not consistent with the adopted land use designation. The applicant submitted a plan amendment to change the land use classification to “Light Industrial.” Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current zoning of “I-2” is not suitable for the property. The surrounding character of development is office and light industrial uses. The proposed “L” zoning district will allow the property to be developed with compatible uses to the surrounding neighborhood.

4. Health, Safety and Welfare:

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The requested zoning is appropriate and supports the San Antonio International Airport Vicinity Land Use Plan’s objective of redeveloping major commercial corridors to serve the needs of the airport neighborhoods and patrons.

6. Size of Tract:

The 0.3394 acre site is of sufficient size to accommodate the proposed use.

7. Other Factors:

None.