



City of San Antonio

Agenda Memorandum

File Number:16-3655

Agenda Item Number: 9.

Agenda Date: 6/22/2016

In Control: Planning Commission

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 22, 2016. This case is continued from the June 8, 2016 hearing.

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