



City of San Antonio

Agenda Memorandum

File Number:15-1516

Agenda Item Number: Z-15.

Agenda Date: 3/5/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2015097

SUMMARY:

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Gabriel Realty Trust

Applicant: Russell D. Felan

Representative: Russell D. Felan

Location: 403 West Rhapsody Drive

Legal Description: Lot 4, Block 41, NCB 13497

Total Acreage: 0.41

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Planning Team - 39 and San Antonio International Airport Vicinity Land Use Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1965 and was originally zoned “JJ” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District. The property is developed with a commercial structure measuring 5,905 square feet in size that was built in 1978.

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

Adjacent Base Zoning and Land Uses

Direction: Northwest, Northeast and Southeast

Current Base Zoning: “I-1”, “I-2” and “R-5”

Current Land Uses: Office/Warehouses, Repair and Contractor Services, Offices, Industrial and Manufacturing Uses

Direction: South and Southwest

Current Base Zoning: “I-1”

Current Land Uses: Office/Warehouses, Repair and Contractor Services, Offices, Industrial and Manufacturing 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 Drive

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 648 operates along West Rhapsody

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street parking requirements are typically determined by the type of use and building size. The existing lot has 9,043 square feet of asphalt area to be used for parking.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the General Industrial zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the March 3, 2015 public hearing.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The adopted San Antonio International Airport Vicinity Land Use Plan identifies the subject property and the majority of surrounding properties as Business Park in the Future Land Use component of the plan. The requested "C-2" district would allow several uses that remain in character with the surrounding development while maintaining consistency with the San Antonio International Airport Vicinity Land Use Plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no adverse impacts to neighboring lands.

3. Suitability as Presently Zoned:

The current I-1 zoning is suitable for the subject property.

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 any public policy objective.

6. Size of Tract:

The subject property is 0.41 of an acre, which is of sufficient size to accommodate uses permitted in "C-2".

7. Other Factors:

This property is located within the San Antonio International Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. No comments have been received.

While the down-zoning of this single property could impose buffer requirements on new development of abutting properties, the surrounding properties are fully developed. Existing properties are not required to conform to the buffer regulations unless new construction occurs.