



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1549

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**Agenda Item Number:** Z-19.

**Agenda Date:** 8/7/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 10

**SUBJECT:**

Zoning Case Z2014166

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 3, 2014

**Case Manager:** Brenda V. Martinez, Planner

**Property Owner:** Jeff Bonner R & D, Inc. (by Jeff Bonner, President)

**Applicant:** Bendicion Engineering, LLC (Sal Flores, P. E.)

**Representative:** Sal Flores

**Location:** 2523 MacArthur View

**Legal Description:** Lot 32, NCB 12097

**Total Acreage:** 1.362

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

**Applicable Agencies:** City of San Antonio Aviation Department\

**Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned “B” Residence District. In a 1979 case, a portion of the property was rezoned to “B-2” Business District. In a 1994 case, another portion of the property was rezoned to “B-3NA” Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-2” Commercial District and “C-3NA” General Commercial Nonalcoholic Sales District. The subject property is currently developed with a commercial structure measuring 22,600 square feet. The property is platted in its current configuration.

The applicant is requesting a zoning change in order to allow a showroom/warehouse for private aircraft furnishings. The owner eventually would like to convert the site into an assembly facility to construct aircraft furnishings.

**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:** North and South

**Current Base Zoning:** “I-1”

**Current Land Uses:** Offices, Office Warehouse and Multi-Unit Business Center

**Direction:** East

**Current Base Zoning:** “C-3”

**Current Land Uses:** AC Sales and Service and Offices

**Direction:** West

**Current Base Zoning:** “O-2” and “I-1”

**Current Land Uses:** Plumbing Supplies

**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:** MacArthur View

**Existing Character:** Collector Street; 1 lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** Mopac and Kotzebue

**Existing Character:** Local Streets; 1 lane in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the number 9 line, which operates along MacArthur View and Broadway east and south of the subject property.

**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 vehicle parking requirements typically are determined by the type of use and building size. The rezoning application refers to an aviation showroom/warehouse for private aircraft furnishings.

Warehousing - Minimum Parking Requirement: 1 space per 5,000 square feet of Gross Floor Area (GFA);  
Maximum Parking Requirement: 1 space per 350 square feet of GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current commercial zoning designations; restricting future land uses to those permissible in the C-2 and C-3 zoning districts.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (7-0) recommend approval pending the 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 designated as Public Institutional and Business Park in the future land use component of the plan. A plan amendment has been initiated to change the land use designation on the subject property to "Light Industrial". Staff and Planning Commission recommend approval of the plan amendment request.

**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. The surrounding properties located along MacArthur View are developed with a wide range of commercial and industrial uses.

**3. Suitability as Presently Zoned:**

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

**4. Health, Safety and Welfare:**

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

**5. Public Policy:**

Should the plan amendment request be approved, the zoning change request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 1.362 acres in size, which should reasonably accommodate the uses permitted in the "L" base zoning district and required parking.

**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.