



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1566

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**Agenda Item Number:** P-9.

**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:**

Plan Amendment 14048

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 32, NCB 12097 located at 2523 MacArthur View from **Business Park** and **Public Institutional** land use to **Light Industrial** land use.

The Department and Planning Commission recommend 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 Light Industrial land use classification allows for development that is compatible with the abutting Business Park land use classification.

**BACKGROUND INFORMATION:**

**Applicant:** Sal Flores, Bendkion Engineering

**Owner:** Jeff Bonner, R&D, Inc.

**Property Location:** Lot 32, NCB 12097 located at 2523 MacArthur View

**Acreage:** 1.362

**Current Land Use of site:** Commercial Building and Vacant Lot

**Adjacent Land Uses:**

**N:** Designated Business Park and Public Institutional; occupied by Commercial uses and School District Administrative Complex

**E:** Designated Public Institutional; occupied by School District Administrative Complex

**S:** Designated Business Park; occupied by Industrial/Commercial Uses

**W:** Designated Business Park; occupied by Industrial/Commercial Uses

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Land Use Plan

**Plan Adoption Date:** May 20, 2010

**Update History:** None

**Plan Goals:**

**Goal 1, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards**

**Goal 1, Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours**

**LAND USE ANALYSIS:**

The subject property is located along the north side of MacArthur View between Broadway Street and Wetmore Road, within the San Antonio International Airport Vicinity Land Use Plan. The subject property consists of one building and a parking area. The applicant who owns the adjoining facility requests this plan amendment and associated zoning change in order to expand his manufacturing operation to include the adjacent subject property. However, the subject property has a land use classification of Business Park and Public Institutional and is currently zoned “C-2” and “C-3” Commercial District and industrial uses are not permitted by right under the Public Institutional land use classification or the “C-2” or “C-3” zoning designations.

The Business Park land use classification allows commercial uses and some less intense industrial uses by right, however, the associated zoning district to bring the desired use into conformance requires a more intense industrial land use classification and thus the need to request a change in the land use plan. The proposed amendment to Light Industrial will provide consistency with the proposed use and allow the applicant to seek the appropriate zoning district from the current “C-2” and “C-3” Commercial 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 Light Industrial land use classification allows for development that is compatible with the abutting Business Park land use classification. The Light Industrial land use classification 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.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City’s Major Thoroughfare Plan identified Wetmore Road is a Secondary Arterial Type A and Broadway is a Primary Arterial Type A. MacArthur View, Kotzebue Street and Sommers Drive are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and industrial areas. There is a VIA bus stop two blocks east at the corner of MacArthur View and Broadway. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**COMMUNITY FACILITIES ANALYSIS:**

Regency Elementary School and Northeast Independent School District Administrative Headquarters are within walking distance. The requested land use change should not create any additional demand for community facilities.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Business Park and Public Institutional.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate

action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

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 Light Industrial land use classification allows for development that is compatible with the abutting Business Park land use classification. The Light Industrial land use classification 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.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 28, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: May 9, 2014

No. of notices mailed 10 days prior to Public Hearing: 18 to owners of property within 200 feet; and 1 to applicant. There is no registered neighborhood association within 200 feet of subject property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014166**

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

Proposed zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Zoning Commission Public Hearing Date: June 3, 2014

Approval.