

AN ORDINANCE 2011-05-19-0424

AMENDING THE LAND USE PLAN CONTAINED IN THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY AMENDING THE TEXT OF THE LAND USE PLAN TO INCLUDE A HEAVY INDUSTRIAL LAND USE CATEGORY AND BY CHANGING THE USE FROM PARKS/OPEN SPACE LAND USE, PUBLIC/INSTITUTIONAL LAND USE, LOW DENSITY RESIDENTIAL LAND USE, HIGH DENSITY RESIDENTIAL LAND USE, MIXED USE LAND USE AND BUSINESS PARK LAND USE TO LOW DENSITY RESIDENTIAL LAND USE, NEIGHBORHOOD COMMERCIAL LAND USE, COMMUNITY COMMERCIAL LAND USE, PUBLIC/INSTITUTIONAL LAND USE, AND HEAVY INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 110.5 ACRES,

\* \* \* \* \*

**WHEREAS**, the Stinson Airport Vicinity Land Use Plan was adopted on April 2, 2009 by City Council as a component of the City Master Plan adopted May 29, 1997; and

**WHEREAS**, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

**WHEREAS**, a public hearing was held on March 9, 2011 and May 16, 2011 by the Planning Commission allowing all interested citizens to be heard; and

**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Stinson Airport Vicinity Land Use Plan a component of the Master Plan of the City, is hereby amended by changing the use of land for an area approximately 110.5 acres located at 8648 and 8711 Graf Road; 8237, 8510, 8703, and 8707 Old Corpus Christi Road and 9011 Old Corpus Christi Road more specifically described as NCB 10920 Lot P-4 and Lot 1; 7622, 7811, 8314, 8343, 8367, 8439, 8441, 8531, 8750, 8888, 8902, 8920, 9015, 9059, 9077, 9087, 9137, 9145, 9149, 9151, and 9210 South Presa Street; NCB 10922 Block 3 Lots 7 and 8; and property generally located at the southeast corner of Graf Road and South Presa Street from Parks/Open Space land use, Public/Institutional land use, Low Density Residential land use, High Density Residential land use, Mixed Use land use, and Business Park land use to Low Density Residential land use, Neighborhood Commercial land use, Community Commercial land use, Public/Institutional land use and Heavy Industrial land use. All portions of land mentioned are depicted in **Attachment "I"** and **"II"** attached hereto and incorporated herein for all purposes.

**Master Plan Amendment 11017 and 11017-A  
Stinson Airport Vicinity Land Use Plan**

**SECTION 2.** The Stinson Airport Vicinity Land Use Plan, a component of the Master Plan of the City, is hereby amended to include a Heavy Industrial land use category. The amended text mentioned is depicted in **Attachment "III"** attached hereto and incorporated herein for all purposes.

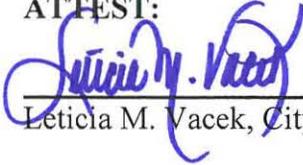
**SECTION 3.** This ordinance shall take effect May 29, 2011.

**PASSED AND APPROVED on this 19<sup>th</sup> day of May 2011.**



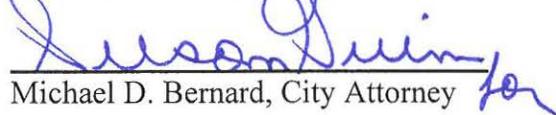
**M A Y O R**  
Julián Castro

**ATTEST:**



\_\_\_\_\_  
Leticia M. Vacek, City Clerk

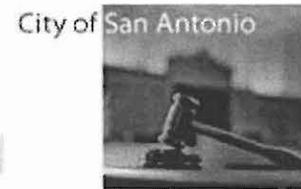
**APPROVED AS TO FORM:**



\_\_\_\_\_  
Michael D. Bernard, City Attorney



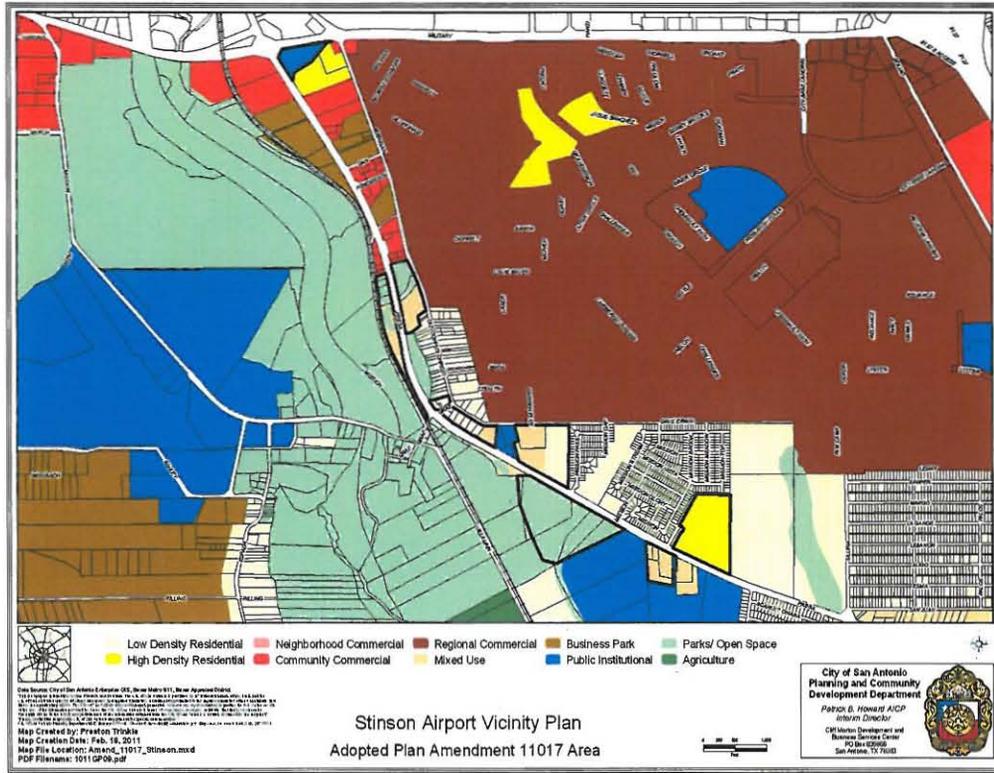
Request for  
**COUNCIL  
ACTION**



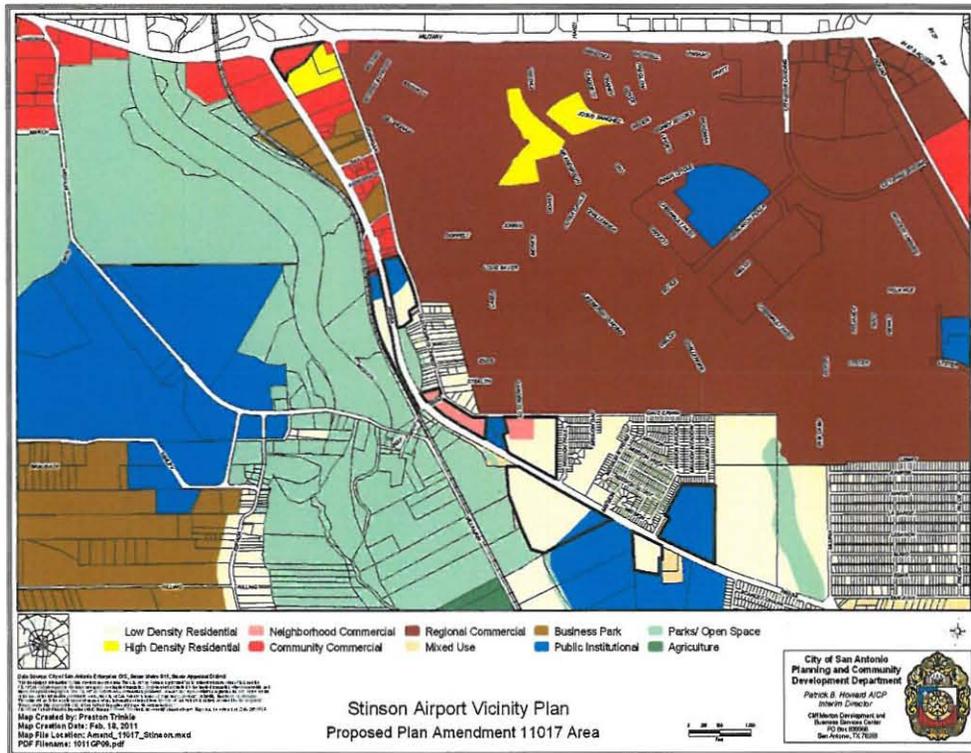
## Agenda Voting Results - P-2

<b>Name:</b>	P-1, P-2, Z-9						
<b>Date:</b>	05/19/2011						
<b>Time:</b>	02:44:33 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	<p>PLAN AMENDMENT #11017 and #11017-A (District 3): An Ordinance amending the land use plan contained in the Stinson Airport Vicinity Land Use Plan , a component of the Master Plan of the City, by amending the text to add a Heavy Industrial land use classification and by changing the use from Parks/Open Space land use, Public/Institutional land use, Low Density Residential land use, High Density Residential land use, Mixed Use land use, and Business Park land use to Low Density Residential land use, Neighborhood Commercial land use, Community Commercial land use, Public/Institutional land use, and Heavy Industrial land use for an area approximately 110.505 acres located at: 8648 and 8711 Graf Road; 8237, 8510, 8703, and 8707 Old Corpus Christi Road and 9011 Old Corpus Christi Road more specifically described as NCB 10920 Lot P-4 and Lot 1; 7622, 7811, 8314, 8343, 8367, 8439, 8441, 8531, 8750, 8888, 8902, 8920, 9015, 9059, 9077, 9087, 9137, 9145, 9149, 9151, and 9210 South Presa Street; NCB 10922 Block 3 Lots 7 and 8; and property generally located at the southeast corner of Graf Road and South Presa Street (Associated Zoning Case: #Z2011076 and #Z2011076-A) (Continued from April 21, 2011 and May 5, 2011).</p>						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x			x	
Philip A. Cortez	District 4		x				x
David Medina Jr.	District 5		x				
Ray Lopez	District 6	x					
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				

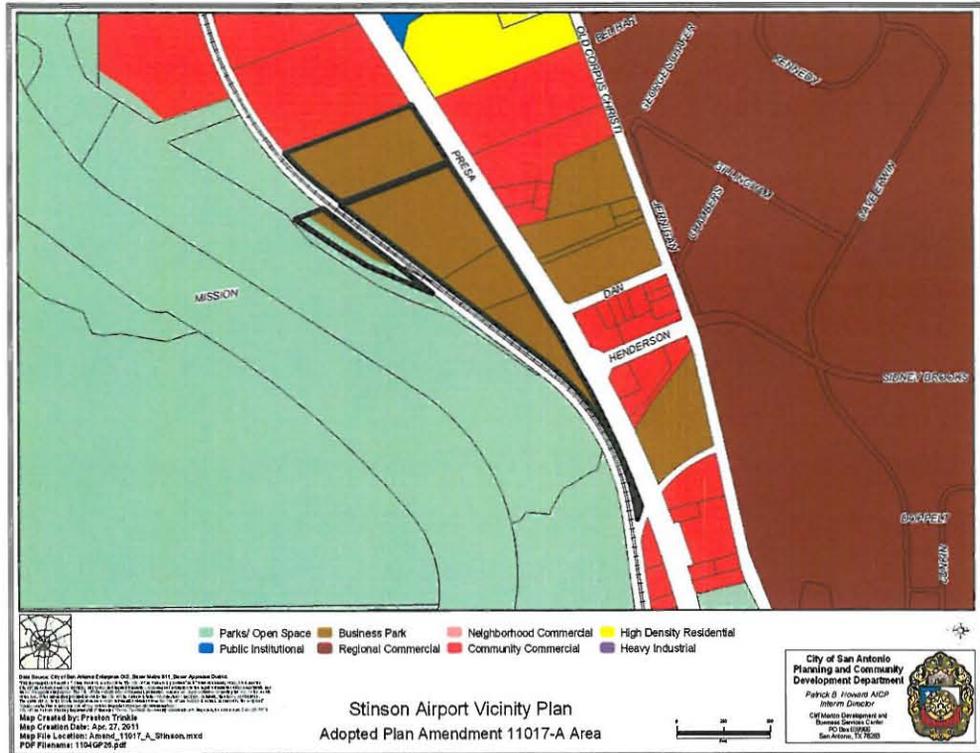
ATTACHMENT I: PA11017  
Land Use Plan as adopted:



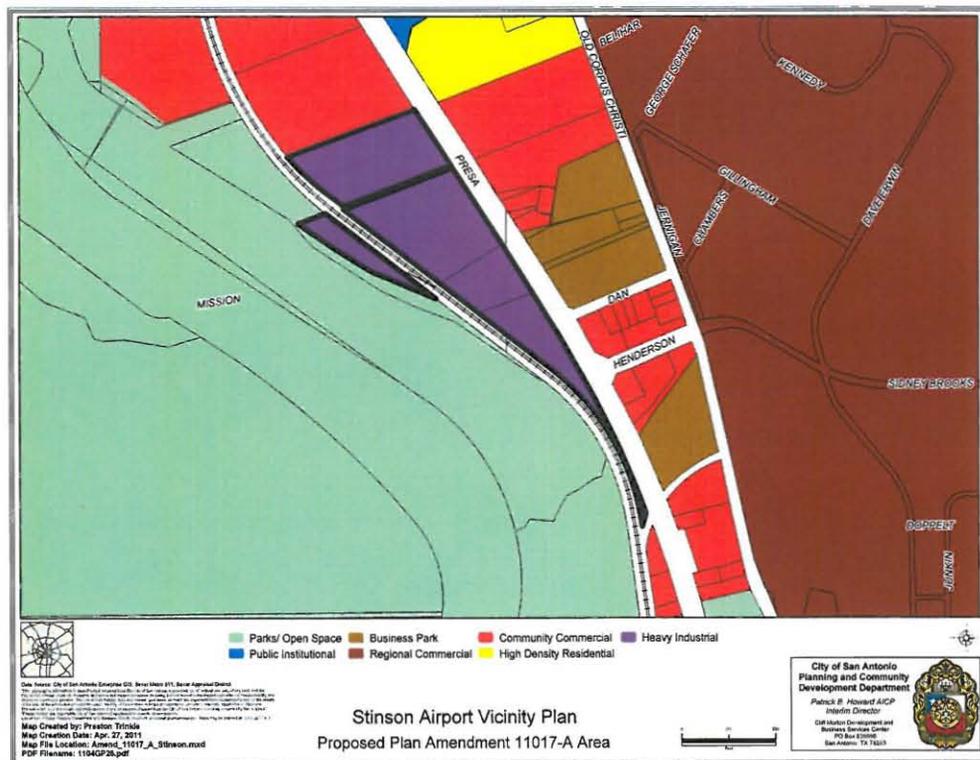
Proposed Amendment



ATTACHMENT II: PA11017-A  
Land Use Plan as adopted:



Proposed Amendment:



ATTACHMENT III

Proposed Text Amendment:

STINSON AIRPORT VICINITY LAND USE PLAN

	Land Use Classification	Recommended Zoning District
	<p><b>Heavy Industrial</b></p> <p><u>Includes heavy manufacturing, processing, and fabricating businesses. Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Examples include auto manufacturing, battery manufacturing, and petrochemical bulk storage.</u></p>	<p><b>I-2 Heavy Industrial</b> <b>MI-2 Heavy Industrial</b></p>
	<p><b>Business Park</b></p> <p>Medium to large sized buildings in a low rise format that house professional, administrative, flex space, light manufacturing and warehousing functions for private corporations.</p> <p>Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways.</p> <p>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.</p>	<p><b>BP, Business Park*</b> <b>C-2, Commercial</b> <b>C-3, Commercial</b> <b>O-1, Office District</b> <b>O-1.5, Office District</b> <b>O-2, Office District</b></p> <p>*Preferred zoning district</p>
	<p><b>Public/Institutional</b></p> <p>Public, quasi-public, utility company and institutional uses</p> <p>Examples include public buildings (government, post offices, libraries, social services, transit centers, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.</p>	<p><b>Varies</b></p>