**AN ORDINANCE** 2015-05-21-0456

**AMENDING THE 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 USE OF APPROXIMATELY 1.9556 ACRES OF LAND BEING LOTS 19, 20 AND 21, BLOCK 2, NCB 13060 AND LOT 45 NCB 13847 LOCATED AT 203, 206, 207, AND 211 WEST TURBO DRIVE, LEGALLY DESCRIBED AS Lot 19, 20, 21, BLOCK 2, OUT OF NCB 13060 AND LOT 45 NCB 13847 FROM "BUSINESS PARK" TO "LIGHT INDUSTRIAL" AND TO INCLUDE "I-1" GENERAL INDUSTRIAL DISTRICT AS A RELATED ZONING DISTRICT FOR THE "LIGHT INDUSTRIAL" LAND USE CLASSIFICATION.**

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**WHEREAS,** the San Antonio International Airport Vicinity Land Use Plan was adopted on adopted May 20, 2010 by City Council as a component of the City's Comprehensive Master Plan; and

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

**WHEREAS,** a public hearing was held on April 8, 2015 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 Comprehensive 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 San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 1.9556 acres of land being Lots 19, 20 and 21, Block 2, NCB 13060 and Lot 45 NCB 13847 located at 203, 206, 207, and 211 West Turbo Drive, from Business Park to Light Industrial and to include "I-1" General Industrial district as a related zoning district for the "Light Industrial" land use classification. All portions of land mentioned are depicted in **Attachments "I"** and **"II"**, and the amended text adding I-1" General Industrial district as a related zoning district in the "Light Industrial" land use classification are included as **Attachment "III"** and **"IV"**, attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall take effect May 31, 2015

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**PASSED AND APPROVED** on this 21st day of May 2015.

**M A Y O R**
**Ivy R. Taylor**

**ATTEST:**

Leticia M. Vacek, City Clerk

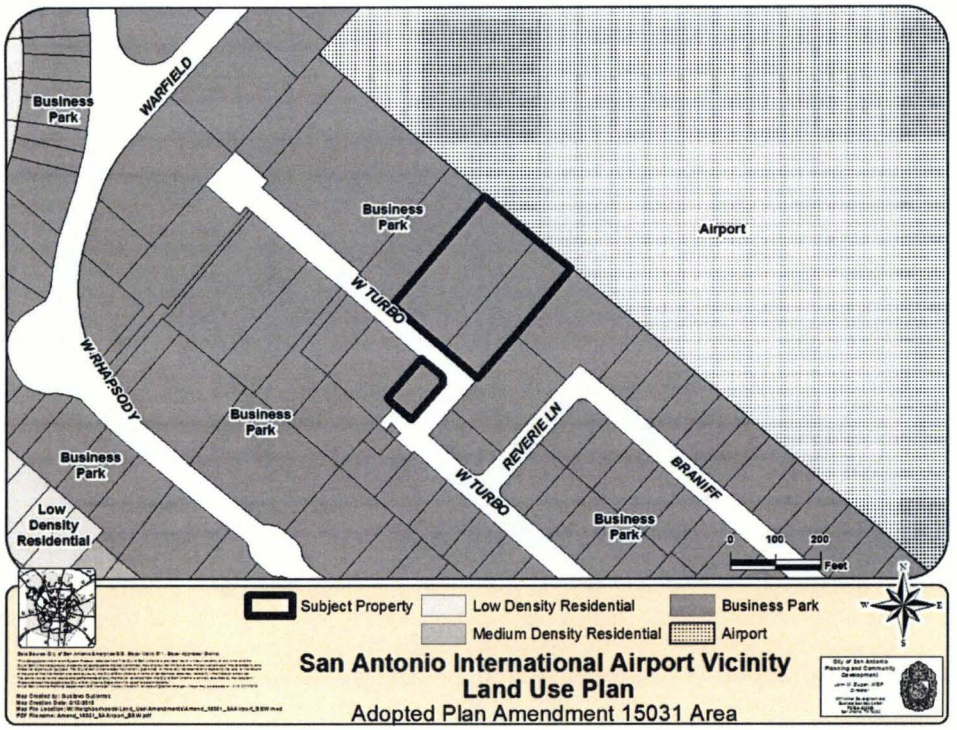
**APPROVED AS TO FORM:**

For Martha G. Sepeda, Acting City Attorney

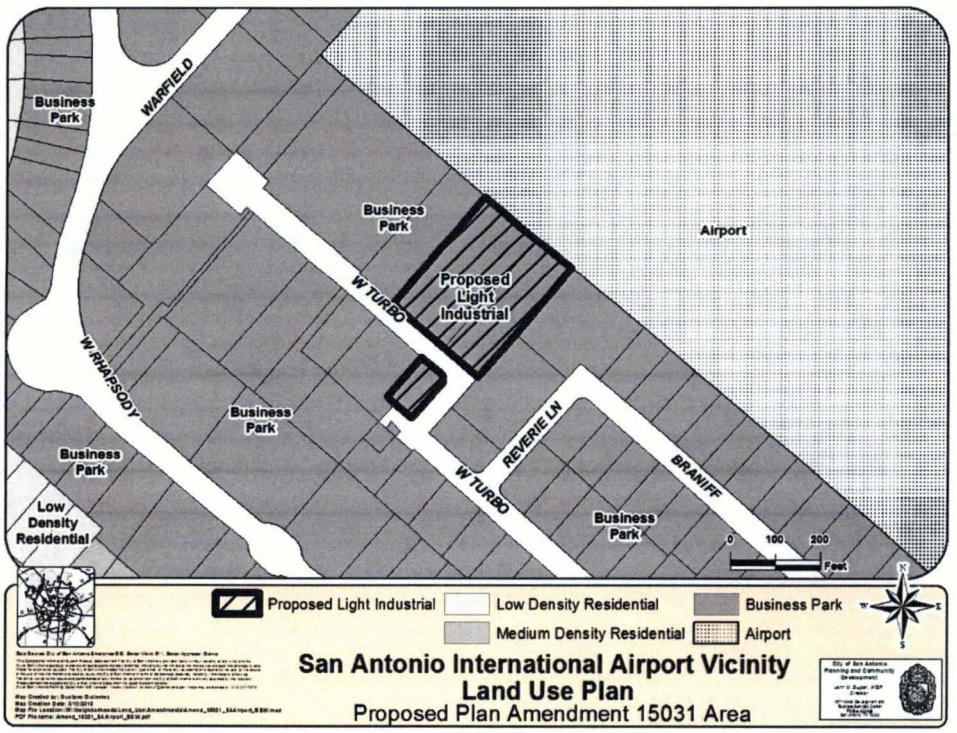
| | |
|---|---|
| **Agenda Item:** | **P-4 ( in consent vote: Z-2, Z-3, Z-6, Z-7, Z-8, Z-9, P-1, Z-10, P-2, Z-11, P-3, Z-12, P-4, Z-13, Z-16, P-5 )** |
| **Date:** | 05/21/2015 |
| **Time:** | 02:01:09 PM |
| **Vote Type:** | Motion to Approve |
| **Description:** | PLAN AMENDMENT #15031 (Council District 9): 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 being Lots 19, 20 and 21, Block 2, out of NCB 13060 and Lot 45 out of NCB 13847 located at 203, 206, 207, and 211 West Turbo Drive from "Business Park" to "Light Industrial" and to include "I-1" General Industrial District as a related zoning district for the "Light Industrial" land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015142) |
| **Result:** | Passed |

| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
|---|---|---|---|---|---|---|---|
| Ivy R. Taylor | Mayor | | x | | | | |
| Roberto C. Trevino | District 1 | | x | | | x | |
| Alan Warrick | District 2 | | x | | | | x |
| Rebecca Viagran | District 3 | | x | | | | |
| Rey Saldaña | District 4 | | x | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Ray Lopez | District 6 | | x | | | | |
| Cris Medina | District 7 | x | | | | | |
| Ron Nirenberg | District 8 | | x | | | | |
| Joe Krier | District 9 | x | | | | | |
| Michael Gallagher | District 10 | | x | | | | |

## ATTACHMENT I
## Land Use Plan as Adopted:




## ATTACHMENT II
## Proposed Amendment:



# ATTACHMENT III
# Land Use Plan:



## Land Use Plan

The Future Land Use plan will serve to advance the interests of and protection to the San Antonio International Airport by helping to prevent encroachment by inappropriate use. Encroachment threatens economic viability of airport operations by presenting safety and other hazards to residents, leading to restrictions on flight operations at the airport.

The Future Land Use Plan and associated Future Land Use Map identify the preferred development patterns for the planning area. The Future Land Use Plan was formulated through a combination of the analysis of existing land uses and compatibility, public input, and best planning practices.

Key themes of the plan include:

1) protecting airport operations and expansion through compatible uses,

2) cultivating airfront development in the Airport District,

3) expansion of business park and commercial opportunities along the Broadway/Wetmore corridors north of NE Loop 410,

4) preserving environmental resources, parkland, and flood plains,

5) preserving neighborhood integrity and preventing commercial encroachment,

6) maintaining large lot residential estates north of airport,

7) encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes,

8) encourage adaptive reuse or retrofit of declining commercial areas,

9) introduce transit oriented development at potential commuter rail, bus rapid transit or light rail nodes,

10) encourage redevelopment of Austin Highway, Perrin Beitel, Walzem, and West Avenue corridors

Each land use classification used to develop the Future Land Use Plan is described on the following pages (Table 2). The Planning & Development Services Department will reference the Future Land Use Plan as a guide for developing staff recommendations when individual zoning cases arise in the planning area.

*A Land Use Compatibility Plan will protect airport operations and expansion*

# ATTACHMENT IV
## Proposed Amendment:

| Table 2 | Land Use Classification | Recommended Zoning District |
|---|---|---|
| | **Business Park**<br><br>Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations.<br><br>Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways<br><br>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. | **BP,** Business Park*<br>**C-2,** Commercial<br>**C-3,** Commercial<br>**O-1,** Office District<br>**O-1.5,** Office District**<br><br>*Preferred zoning district<br>** Not allowed within the Noise Contours |
| | **Light Industrial**<br><br>A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones<br><br>Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened).<br><br>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 | **L,** Light Industrial<br>**BP,** Business Park<br>**C-3,** Commercial<br>**O-1,** Office District<br>**O-1.5,** Office District*<br>**I-1.** General Industrial<br><br>* Not allowed within the Noise Contours |
| | **Public/Institutional**<br><br>Public, quasi-public, utility company and institutional use<br><br>Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals | **Varies** |