

AN ORDINANCE 2010-06-24-0639

**AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE OF THE CITY CODE OF SAN ANTONIO, TEXAS BY ADOPTING A NEW ZONING DISTRICT AND REGULATIONS FOR AN AIRPORT ZONING DISTRICT AND ADOPTING A RESOLUTION DIRECTING THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A ZONING DISTRICT BOUNDARY CHANGE FOR THE INTERNATIONAL AND STINSON AIRPORTS.**

\* \* \*

**WHEREAS**, the San Antonio International Airport Vicinity Land Use Plan as well as the Land Use Plan for the area around Stinson airport, as part of the Master Plan of the City, recommends the establishment of a base zoning district appropriate for the successful and effective operation of a municipal airport; and

**WHEREAS**, the City staff from the Aviation Department and the Planning and Development Services Department developed the Airport Zoning District to address the business and operational needs of International and Stinson Airports; and

**WHEREAS**, the Airport Hazard Overlay District will remain in place and continue its role in promoting compatible development; and

**WHEREAS**, a public hearing was held regarding this amendment at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has recommended approval of adopting a new zoning district and regulations for an Airport Zoning District; and

**WHEREAS**, City Council now desires to amend the Unified Development Code to adopt a new zoning district and regulations for an Airport Zoning District; **NOW THEREFORE;**

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

**SECTION 1.** Chapter 35 of the City Code of San Antonio, Texas is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

**SECTION 2.** Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article III, Section 35-303 is amended by adding "AD" Airport District as follows:

**Sec. 35-303. - Establishment of Districts.**

(c) **Special Districts.** Special districts are created by division 5 of this article to address unique situations. However, unlike overlay districts, special districts replace the standards and requirements of the base districts.

**Special Districts**  
**(Listed in Alphabetical Order)**

<b>"AD"</b>	<b><u>Airport District</u></b>
<b>"AE-1"</b>	<b>Arts and Entertainment District</b>
<b>"AE-2"</b>	<b>Arts and Entertainment District</b>
<b>"AE-3"</b>	<b>Arts and Entertainment District</b>
<b>"AE-4"</b>	<b>Arts and Entertainment District</b>
<b>"BP"</b>	<b>Business Park District</b>
<b>"DR"</b>	<b>Development Reserve</b>
<b>"ED"</b>	<b>Entertainment District</b>
<b>"FBZD"</b>	<b>Form Based Entertainment District</b>
<b>"IDZ"</b>	<b>Infill Development Zone</b>
<b>"MH"</b>	<b>Manufactured Housing District</b>
<b>"MHC"</b>	<b>Manufactured Housing Conventional District</b>
<b>"MHP"</b>	<b>Manufactured Housing Park</b>
<b>"MPCD"</b>	<b>Master Planned Community Districts</b>
<b>"MR"</b>	<b>Military Reservation District</b>
<b>"MXD"</b>	<b>Mixed Use District</b>
<b>"NP-8"</b>	<b>Neighborhood Preservation District</b>
<b>"NP-10"</b>	<b>Neighborhood Preservation District</b>
<b>"NP-15"</b>	<b>Neighborhood Preservation District</b>
<b>"PUD"</b>	<b>Planned Unit Development District</b>
<b>"QD"</b>	<b>Quarry District</b>
<b>"SGD"</b>	<b>Sand &amp; Gravel District</b>
<b>"TOD"</b>	<b>Transit Overlay District</b>

Chapter 35, Article III, is amended by adding Section 35-359 "AD" Airport District as follows:

**35-359 "AD" Airport District**

**STATEMENT OF PURPOSE**

The "AD" Airport District accommodates the uses encompassed by a local or regional airport to serve the general public and industries that contribute to the operation of an airport or by which by nature of their operations need to locate on airport property.

Commentary: The Airport District is a base zoning district intended for airport properties and immediately adjacent properties that relate to the uses of an airport. The Airport Zoning District does not replace or relieve any requirements of the "AHOD" Airport Hazard Overlay District.

**(a) Location.** An Airport District may be established on public property used for an airport or on a property adjacent to such an airport that is considered sensitive due to its relationship with the airport operations.

**(b) Permitted Uses.** In an Airport District the following are permitted uses:

**(1) Aviation facilities including passenger terminals, air cargo facilities, hangars, aircraft refueling, parking facilities and other uses integral to airport operations.**

**(2) Commercial or industrial uses that are related to aviation and require direct access to an airport facility or aviation services, including assembly or sale of aircraft, air frames, aircraft engines, aircraft parts or associated components, radios or navigational equipment, and similar products or services.**

**(3) Service establishments such as auto rental and travel agencies, commercial parking lots and garages, automobile service stations, car washes, banks, gift shops, newsstands, bookstores, restaurants, bars, medical offices, postal facilities, laundry services, and similar facilities available to airport users and airport employees.**

**(4) Public and institutional uses that support the aviation industry such as aviation technical schools, security services, and inspection facilities.**

**(5) Warehousing and storage facilities that support the aviation industry.**

**(6) Public transportation and freight railroad facilities.**

**(7) The following uses shall be allowed only upon first obtaining a recommendation for approval by the aviation director (and/or his designated agent) and then submission of a request for approval of a specific use authorization ("S") to the planning and development services department. As a condition of the specific use authorization, sound attenuation may be required.**

**A** Outdoor recreation facilities such as golf courses, tennis courts, driving.

**B** ranges and swimming pools.

**C** Hotels and motels.

**D** Office buildings.

**E** Day care facilities.

**F** Resource extraction.

**G** Cemetery.

**H** Colleges or universities.

**I** Radio, television antennae and wireless communication systems.

**J** Bulk above ground fuel storage tanks or facilities.

**K** Bulk flammable or bulk compressed gas storage.

**(c) Prohibited Uses.** Residential uses, primary or secondary schools (public or private), public assembly facilities (inclusive of but not limited to churches, party houses, libraries, stadiums, outdoor and indoor theaters and amphitheaters), feed lots, water reservoirs, transfer stations, landfills and water treatment plants.

**(d) Height and yard requirements.**

**(1) All uses shall comply with Title 14 of the Code of Federal Regulations including but not limited to heights.**

**(2) Setbacks and buffer requirements.** Where an AD use abuts a residential use or a residential zoning district, a minimum setback of 50 feet and Type F buffer shall be maintained. This setback and buffer shall not be required where the uses are separated by a public right-of-way of at least 50 feet in width. The 50 foot setback and Type F buffer shall not apply if the property with residential zoning is occupied by a nonresidential use such as a school, church, park or golf course.

**(e) Fencing.** Fencing in excess of the maximum heights authorized by 35-514 shall be permitted where supported by a noise attenuation study or where required by the Department of Homeland Security.

**(f) International Airport Gateways.** Within the AD district, land uses located on properties with frontage on Terminal Drive or Airport Boulevard shall include the following:

**(1) Landscaping.**

**A Elective criteria required for compliance with 35-511 shall be 85 points.**

**B All landscaping plans must be approved prior to permitting, construction and/or installation by the airport's wildlife hazard management officer.**

**(2) Setbacks.** Buildings shall be setback at least 50 feet from the right of way of Terminal Drive or Airport Boulevard.

**(3) Signage.**

**A On-premises free-standing signs shall be limited to 6 feet in height and 32 square feet in area for single-tenant uses and 8 feet in height and 50 square feet in area for multiple tenant uses.**

**B Off-premises signs shall be prohibited.**

**(g) Completeness Review.** No application submitted pursuant to this Chapter for development within the AD district shall be deemed complete until reviewed by the City of San Antonio Aviation Department. Such review shall occur within 10 working days.

**(h) Precedence of regulations.** In no instance or case shall the above regulations take precedence and/or supersede any Federal or Federal Aviation Authority regulations governing the operation and maintenance of a public airport.

\* \* \* \* \*

**SECTION 3.** All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

**SECTION 4.** Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

**SECTION 5.** The City Clerk is directed to publish notice of these amendments to Chapter 35, Unified Development Code of the City Code of the City of San Antonio, Texas. Publication shall be in an official newspaper of general circulation in accordance with Section 17 of the City Charter.

**SECTION 6.** The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

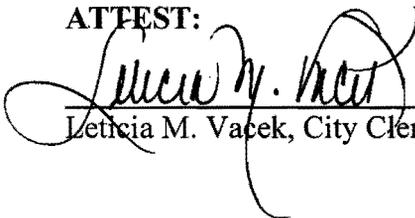
**SECTION 7.** The Planning and Development Services Department is directed to initiate a zoning district boundary change to apply the Airport Zoning District to the International and Stinson Airports.

**SECTION 8.** This ordinance shall take effect July 4, 2010.

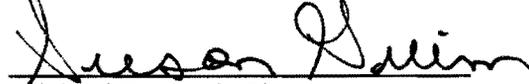
**PASSED AND APPROVED on this 24<sup>th</sup> day of June 2010.**

  
M A Y O R  
Julián Castro

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Michael Bernard, City Attorney



Request for  
**COUNCIL  
ACTION**

City of San Antonio



## Agenda Voting Results - 68

<b>Name:</b>	68, 69, Z-2						
<b>Date:</b>	06/24/2010						
<b>Time:</b>	03:36:56 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance amending Chapter 35, Unified Development Code of the City Code of San Antonio, Texas by adopting a new zoning district and regulations for an Airport Zoning District and adopting a Resolution directing the Planning and Development Services Department to initiate a zoning district boundary change for the International and Stinson airports. [T.C. Broadnax, Assistant City Manager; Roderick J. Sanchez, Director, Planning and Development Services]						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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				
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			x	