AN ORDINANCE 2015-12-03-1031

AMENDING THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, WITH A TEXT AMENDMENT TO CREATE A "HEAVY INDUSTRIAL" LAND USE CATEGORY WITH A CORRESPONDING AMENDMENT TO INCLUDE "I-2" HEAVY INDUSTRIAL ZONING DISTRICT, AND BY CHANGING THE USE OF APPROXIMATELY 89.816 ACRES OF LAND OUT OF NCB 18045, LOCATED AT 8189 NELSON ROAD, FROM "AGRICULTURAL" TO "HEAVY INDUSTRIAL".

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WHEREAS, the United Southwest Communities Plan was adopted on August 4, 2005 and updated on June 16, 2011 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; 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 October 28, 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 United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by a text amendment to create a "Heavy Industrial" land use category with a corresponding amendment to include an "I-2" Heavy Industrial zoning district and by changing the land use classification of approximately 89.816 acres of land out of NCB 18045 located at 8189 Nelson Road from "Agricultural" to "Heavy Industrial." All portions of land mentioned are depicted in **Attachments "I"** and **"II"**, attached hereto and incorporated herein for all purposes. All text amendments are depicted in **Attachments "III"** and **"IV"**, attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect December 13, 2015.

PASSED AND APPROVED this 3rd day of December, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

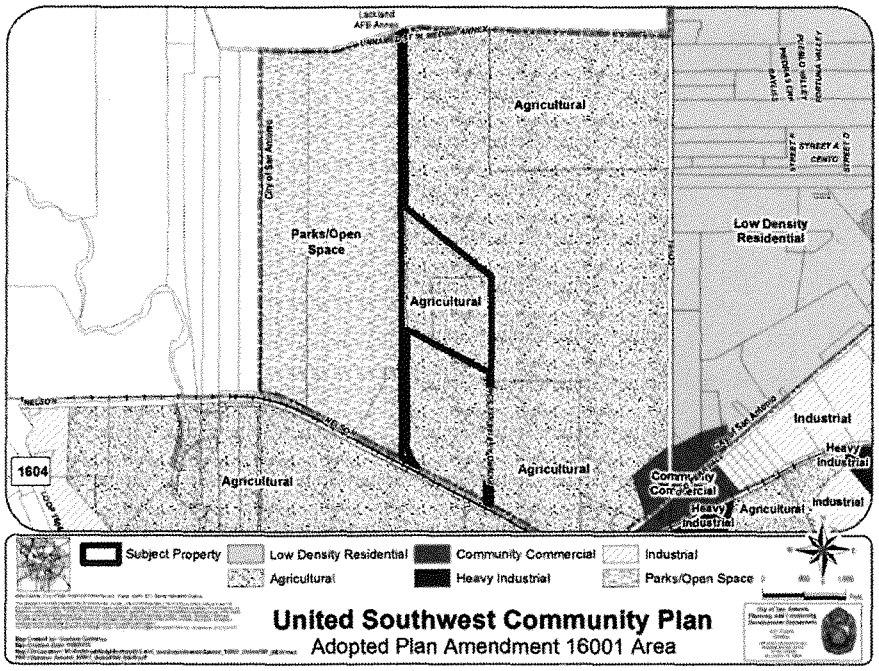
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

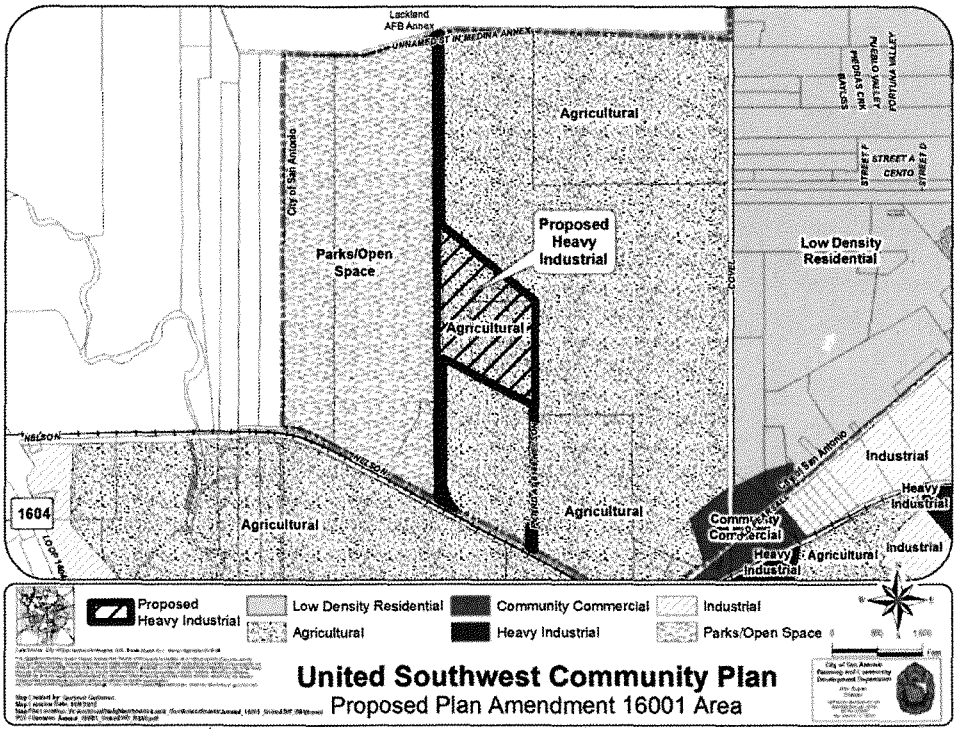
Agenda Item:	**P-1 (in consent vote: 28, Z-1, P-1, Z-2, P-2, Z-4, P-3, Z-5, Z-8)**
Date:	12/03/2015
Time:	02:07:46 PM
Vote Type:	Motion to Approve
Description:	PLAN AMENDMENT # 16001 (Council District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, with a text amendment to create a "Heavy Industrial" land use category with a corresponding amendment to include an "I-2" Heavy Industrial zoning district and by changing the future land use classification of approximately 89.816 acres of land out of NCB 18045 located at 8189 Nelson Road from "Agricultural" to "Heavy Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016007)
Result:	Passed

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

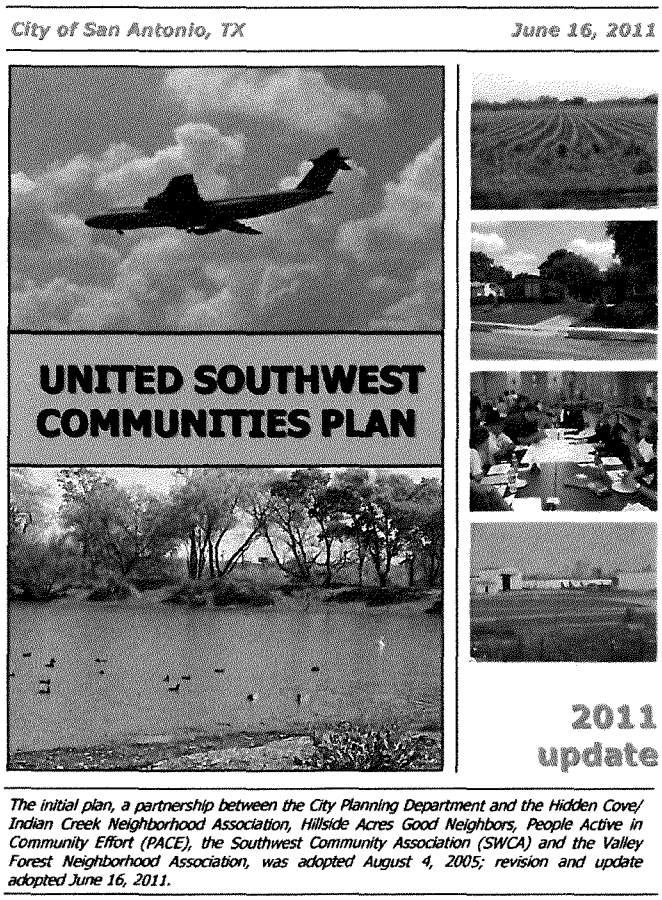
ATTACHMENT I
Land Use Plan as Adopted:



ATTACHMENT II
Proposed Amendment:



ATTACHMENT III
Land Use Plan:



ATTACHMENT IV
Proposed Amendment:

Land Use Plan

Light Industrial

Light Industrial includes a mix of manufacturing uses, business park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumber yards, tamale factories and warehousing.

Corresponding zoning districts: **BP, L, MI-1 and I-1**

Heavy Industrial

Heavy Industrial Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Examples of heavy industrial uses are functional quarries, oil and gas facilities, as well as large-scale recycling facilities. Residential uses and other less intense uses should be separated with landscape buffers.

Corresponding zoning districts: **I-2**