

AN ORDINANCE **2016-12-15-1014**

AMENDING THE LAND USE PLAN CONTAINED IN THE GUADALUPE WESTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE TEXT TO INCLUDE HEAVY INDUSTRIAL AS A LAND USE CLASSIFICATION AND "I-1" LIGHT INDUSTRIAL AND "I-2" HEAVY INDUSTRIAL BASE ZONING DISTRICTS AND THE PROPOSED LAND USE ON LOT 8 AND 9, BLOCK 1, NCB 6439, LOCATED AT 313 AND 315 FRIO CITY ROAD FROM LOW DENSITY TO LIGHT INDUSTRIAL.

\* \* \* \* \*

**WHEREAS**, the Guadalupe Westside Community Plan was adopted on May 3, 2007 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 26, 2016 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 Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the text to include Heavy Industrial as a Land Use Classification and adding "I-1" Light Industrial and "I-2" Heavy Industrial base zoning districts. The amendments are set forth in **Attachment "A"** attached hereto and incorporated herein for all purposes by adding language that is underlined (added) to the existing text as set forth in **Attachment "A"**.

**SECTION 2.** The Guadalupe Westside Community Plan is further amended by changing the proposed land use of Lots 8 and 9, Block 1, NCB 6439, located at 313 and 315 Frio City Road, from Low Density to Light Industrial. All portions of land mentioned are depicted in **Attachments "I"** and **"II"**, attached hereto and incorporated herein for all purposes.

**SECTION 3.** This ordinance shall take effect the 26<sup>th</sup> day of December 2016.

**PASSED AND APPROVED** on this 15<sup>th</sup> day of December 2016.

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

**ATTEST:**

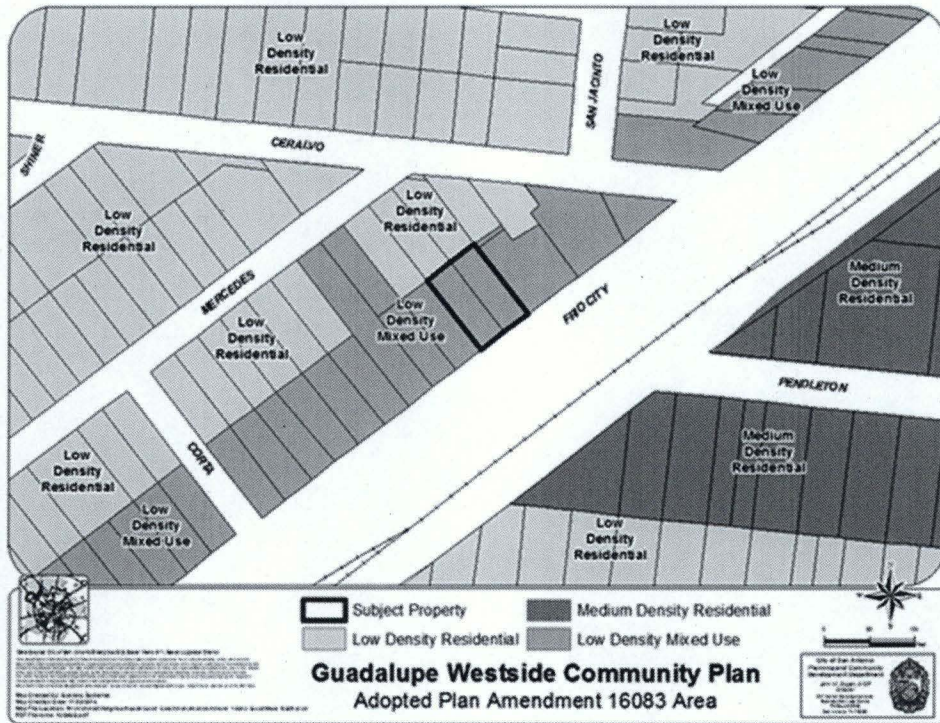
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

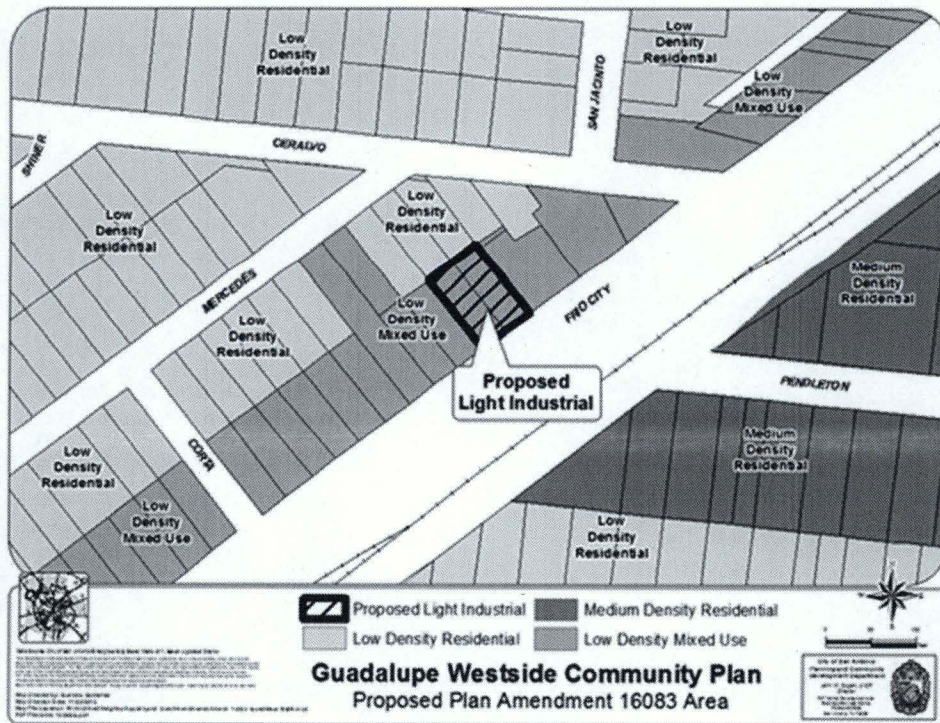
  
\_\_\_\_\_  
for City Attorney

<b>Agenda Item:</b>	<b>P-2 ( in consent vote: P-2, Z-7 )</b>						
<b>Date:</b>	12/15/2016						
<b>Time:</b>	02:25:44 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	PLAN AMENDMENT # 16083 (Council District 5): An Ordinance amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by adding the Heavy Industrial Future Land Use Category that allows for "I-1" General Industrial District and "I-2" Heavy Industrial District zoning categories and by changing the future land use of Lots 8 and 9, Block 1, NCB 6439, located at 313 and 315 Frio City Road, from "Low Density Mixed Use" to "Light Industrial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016271 S)						
<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>
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				x
Shirley Gonzales	District 5		x			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:**





**LIGHT INDUSTRIAL/  
Area de Industria de Baja Intensidad**



- Includes a mix of light manufacturing and limited ancillary retail
  - Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened)
  - Examples include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops and warehousing
- 
- Usos de fabricación e industria de baja intensidad
  - Debe ser bien separado de áreas residenciales
  - Ejemplos incluyen fabricas de ropa, fabricas del equipo deportivo, y talleres grandes (de mecánico)

**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.



## LAND USE CATEGORIES

The land use plan recommends the following land use categories and associated zoning districts\*:

<b><u>LAND USE CATEGORY</u></b>	<b>CORRESPONDING ZONING</b>
<b>LOW DENSITY RESIDENTIAL</b>	R3, R4, R5, R6
<b>MEDIUM DENSITY RESIDENTIAL</b>	R3, R4, R5, R6, RM-4, RM-5, RM-6
<b>HIGH DENSITY RESIDENTIAL</b>	R3, R4, R5, R6, RM-4, RM-5, RM-6 MF-25 (2 stories), MF-33 (3 stories) , MF-40 (5 stories)
<b>NEIGHBORHOOD COMMERCIAL</b>	NC, C1
<b>LOW DENSITY MIXED-USE</b>	R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories) NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1
<b>HIGH DENSITY MIXED-USE</b>	RM-4, RM-5, RM-6, MF-25, MF-33, MF-40 NC, C1, C2-P; C2, IDZ, TOD, MXD, UD, O-1
<b>COMMUNITY COMMERCIAL</b>	NC, C1, C2, C2-P, O-1, UD, O-1
<b>LIGHT INDUSTRIAL</b>	C-3, O-2, L, I-1, MI-1, BP
<b>HEAVY INDUSTRIAL</b>	<u>I-1, I-2</u>
<b>PUBLIC / INSTITUTIONAL</b>	
<b>PARKS / OPEN SPACE</b>	

\*Land Use does not constitute zoning regulations or establish zoning district boundaries.

Attachment "A"



## ZONING DISTRICTS\*

DISTRICT	GENERAL DESCRIPTION*	HEIGHT LIMIT
<b>R-3</b>	Residential Single-Family, minimum lot size of 3,000 SF	35' (approx. 2 stories)
<b>R-4</b>	Residential Single-Family, minimum lot size of 4,000 SF	35' (approx. 2 stories)
<b>R-5</b>	Residential Single-Family, minimum lot size of 5,000 SF	35' (approx. 2 stories)
<b>R-6</b>	Residential Single-Family, minimum lot size of 6,000 SF	35' (approx. 2 stories)
<b>RM-4</b>	Residential Mixed (attached single-family); Each unit requires 4,000 square feet.	35' (approx. 2 stories)
<b>RM-5</b>	Residential Mixed (attached single-family); Each unit requires 5,000 square feet.	35' (approx. 2 stories)
<b>RM-6</b>	Residential Mixed (attached single-family); Each unit requires 6,000 square feet.	35' (approx. 2 stories)
<b>MF-25</b>	Multi-Family, up to 25 units per acre	35' (approx. 2 stories)
<b>MF-33</b>	Multi-Family, up to 33 units per acre	45' (approx. 3 stories)
<b>MF-40</b>	Multi-Family, up to 40 units per acre	60' (approx. 5 stories)
<b>NC</b>	Neighborhood Commercial, bldg. up to 3,000 SF	25'
<b>C-1</b>	Light Commercial, bldg. up to 5,000 SF	25'
<b>C-2</b>	Commercial, permits medium intensity commercial uses	25'
<b>C-2P</b>	Pedestrian Friendly Commercial, max front setback 35'	25'
<b>C-3</b>	General Commercial, permits most intense commercial uses	35'
<b>O-1</b>	Office, building up to 10,000 SF	25'
<b>O-2</b>	Office	No Limit
<b>IDZ</b>	Infill Development Zone – Reduces some standards for underutilized infill parcels (e.g. parking requirement)	
<b>UD</b>	Urban Development – Allows mixed uses*	Varies
<b>TOD</b>	Transit-Oriented Development	
<b>MXD</b>	Mixed Use District – Requires Traditional Neighborhood Use Pattern and ten (10) acres minimum.	
<b>L</b>	Light Industrial	35'
<b>I-1</b>	General Industrial	60'
<b>I-2</b>	<b>Heavy Industrial</b>	<b>60'</b>
<b>MI-1</b>	Mixed Light Industrial	60'
<b>BP</b>	Business Park – Follows Institutional Campus Standards	Varies

\*A Full Description of these Zoning Districts, the specific uses permitted, and development standards can be found in the San Antonio Unified Development Code:

<http://www.sanantonio.gov/dsd/udc.asp>