

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

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”.

* * * * *

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 and by changing the text to create a “Heavy Industrial” land use category with a corresponding amendment to include an “I-2” Heavy Industrial zoning district. All amended pages of the adopted document are depicted in **Attachments “III”** and **“IV”**, attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect _____, 2015.

PASSED AND APPROVED this __ day of _____ 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

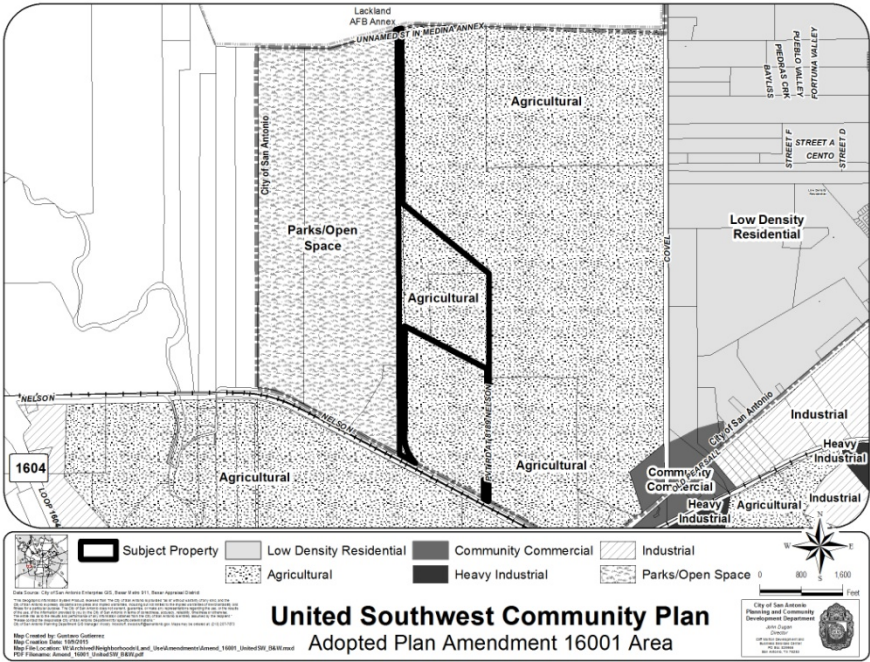
APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

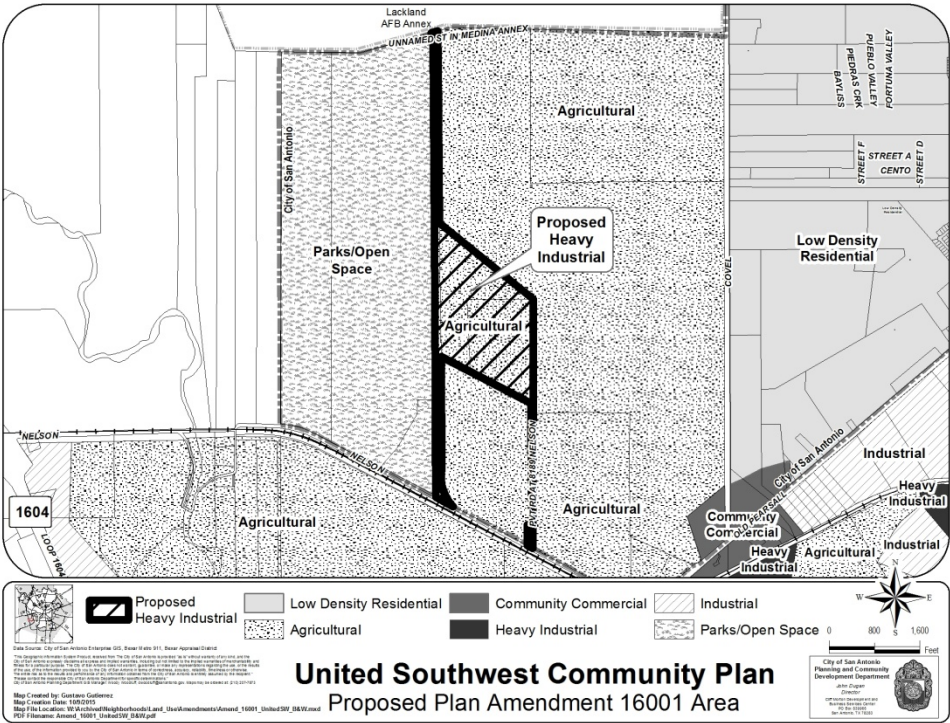
Martha G. Sepeda, Acting City Attorney

ATTACHMENT I

Land Use Plan as Adopted:



ATTACHMENT II
Proposed Amendment:



ATTACHMENT III

Land Use Plan:

City of San Antonio, TX


June 16, 2011



The initial plan, a partnership between the City Planning Department and the Hidden Cove/Indian Creek Neighborhood Association, Hillside Acres Good Neighbors, People Active in Community Effort (PACE), the Southwest Community Association (SWCA) and the Valley Forest Neighborhood Association, was adopted August 4, 2005; revision and update adopted June 16, 2011.

ATTACHMENT IV

Proposed Amendment:

Land Use Plan	
<p>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.</p> <p>Corresponding zoning districts: BP, L, MI-1 and I-1</p>	<p>Light Industrial</p> 
<p>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.</p> <p>Corresponding zoning districts: I-2</p>	<p>Heavy Industrial</p> 