



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5336

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 11/3/2016

**Title:** PLAN AMENDMENT # 16074 (Council District 9): An Ordinance amending 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 of approximately 22.03 acres out of NCB 13847, NCB 13848, NCB 13197 and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Drive, and Braniff Drive from "Business Park" to "Light Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016255 S)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Resolution PA 16074, 2. PA Adopted LU, 3. PA Proposed LU, 4. CCR Resolution Turbo at Braniff, 5. PA 16074 Signed Resolution, 6. 16-5336 PA16074\_Draft Ordinance.pdf, 7. Ordinance 2016-11-03-0875

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 16074  
(Associated Zoning Case Z2016255 S)

**SUMMARY:**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity land Use Plan

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** Business Park

**Proposed Land Use Category:** Light Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 28, 2016

**Case Manager:** John Osten, Sr. Planner

**Property Owner:** Multiple

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** Approximately 22.03 acres of land being out of NCB 13847, NCB 13848, NCB 13197 and NCB 13848 located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Lane, and Braniff Drive in the Airport Industrial Park.

**Total Acreage:** 22.03

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Greater Harmony Hills Neighborhood Association

**Applicable Agencies:** Aviation Department

**Transportation**

**Thoroughfare:** Turbo Drive, Braniff Drive, Rendezvous Lane, Reverie Lane

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Rhapsody Street

**Existing Character:** Collector Street

**Proposed Changes:** None

**Thoroughfare:** US Highway 281

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop one block west on Warfield Street.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Land Use Plan

**Plan Adoption Date:** May 20, 2010

**Update History:** None

**Goal II: Encourage economic growth that enhances airport operations and surrounding development**

**Objective 2.3** Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

**Comprehensive Land Use Categories**

**Business Park:** Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. 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.

**Example Zoning Districts:**

BP, C-3, C-2, O-1.5, O-1

**Comprehensive Land Use Categories**

**Light Industrial:** A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). 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.

**Example Zoning Districts:**

I-1, L, BP, C-3, O-1.5, O-1

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Business Park

**Current Use**

Industrial Use

North

**Future Land Use Classification**

Airport

**Current Use**

Airport

East

**Future Land Use Classification**

Business Park

**Current Use**

Commercial Uses

South

**Future Land Use Classification**

Business Park

**Current Use**

Industrial Uses

West

**Future Land Use Classification**

Business Park

**Current Use**

Industrial Uses

**LAND USE ANALYSIS:**

Airport Industrial Park, where the subject area is located, is currently occupied by various industrial uses. However, some of these industrial lots (around 50 of them) are zoned residentially (“R-5” Residential Single-Family District) as a result of the annexation of the properties many years ago. This current improper zoning creates issues for the property and business owners, especially when they come to Development Services Department to obtain permits and Certificate of Occupancies for their businesses. City of San Antonio staff has been directed by City Council, through a Resolution, to rezone these properties.

The existing and proposed industrial uses are not allowed by right under the Business Park land use

classification. In order to accommodate current industrial uses and future industrial development, Light Industrial land use classification, which allows for “L” Light Industrial District and “I-1” General Industrial District, is appropriate based on the character of adjacent development. The proposed change supports the goals of the San Antonio International Airport Vicinity Land Use Plan of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible uses.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends approval. The proposed amendment to the Light Industrial land use classification will provide consistency with the existing use and allow City of San Antonio to seek an appropriate zoning classification from the current “R-5” Residential Single-Family District.

**PLANNING COMMISSION RECOMMENDATION:** Approval 6-0

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016255 S

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “L AHOD” Light Industrial Airport Hazard Overlay District,” I-1 AHOD General Industrial Airport District Overlay District and "I-1 S AHOD" General Industrial Airport District Overlay District with a Specific Use Authorization for Metal Fabrication Manufacturing.

Zoning Commission Hearing Date: October 4, 2016