



City of San Antonio

Agenda Memorandum

File Number: 15-2852

Agenda Item Number: P-4.

Agenda Date: 5/21/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Plan Amendment 15031

(Associated Zoning Case Number Z2015142)

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 and Related Action: Light Industrial Land Use and a text amendment to include "I-1" General Industrial District as a related zoning district for the Light Industrial land use classification.

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 8, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Sumner Properties, L. P.

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Approximately 1.9556 acres of land being Lots 19, 20 and 21, Block 2, out of NCB 13060 and Lot 45 out of NCB 13847 located at 203, 206, 207, and 211 West Turbo Drive

Total Acreage: 1.9556

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Planning Team:

Applicable Agencies: Aviation Department

Transportation

Thoroughfare: Turbo Drive

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:

Plan Adoption Date: May 20, 2010

Update History: None

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

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:

L, BP, C-3, O-1, O-1.5, **I-1 (Proposed)**

Land Use Overview

Subject Property

Future Land Use Classification

Business Park

Current Use

Industrial Use

North

Future Land Use Classification

Public Institutional

Current Use

Airport

East

Future Land Use Classification

Business Park

Current Use

Industrial 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:

The applicant requests this Plan Amendment and associated zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject property is classified as Business Park and zoned “R-5” Residential Single-Family District. The existing and proposed Industrial uses of this intensity are not allowed by right under this land use classification and zoning designation. In order to accommodate this development the applicant requires the “I-1” General Industrial District zoning district, which accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development.

Currently, the San Antonio International Airport Vicinity Land Use Plan does not include “I-1” General Industrial District as a consistent zoning district in any land use category. The addition of this district in the Light Industrial land use classification will provide an option for applicants and developers when seeking to rezone property to “I-1”, and still provide a public input process for the rezoning to determine appropriateness at certain locations. The addition of “I-1” in Light Industrial land use is consistent with a similar amendment for the Stinson Airport Vicinity Land Use Plan approved by City Council in 2012.

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 and the addition of the “I-1” General Industrial District will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current “R-5” Residential Single-Family District.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015142

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

Proposed Zoning: "I-1 AHOD" General Industrial Airport District Overlay District

Zoning Commission Hearing Date: April 21, 2015

Zoning Commission Recommendation: Approval