



City of San Antonio

Agenda Memorandum

File Number: 15-3415

Agenda Item Number: P-3.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Plan Amendment 15044

(Associated Zoning Case # Z2015182)

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

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 13, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: John B. Murray

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Lot 44, out of NCB 13847, located at 214 West Turbo Drive

Total Acreage: 0.5579

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

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:

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-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

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. 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 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: Z2015182

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: May 19, 2015

Zoning Commission Recommendation: Approval (7-0)