



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2909

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/13/2015

**Title:** PA 15044: A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in 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 0.5579 acres of land being Lot 44, out of NCB 13847, located at 214 West Turbo, from "Business Park" to "Light Industrial". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 15044 Aerial Map, 2. PA15044 Adopted and Proposed LU Maps, 3. PC Resolution - PA 15044

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

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

Plan Amendment 15044

(Associated Zoning Case Number 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.

**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