



City of San Antonio

Agenda Memorandum

File Number:16-4822

Agenda Item Number: 18.

Agenda Date: 9/28/2016

In Control: Planning Commission

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, 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.

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