



City of San Antonio

Legislation Details (With Text)

File #:	16-1078			
Type:	Plan Amendment			
		In control:	City Council A Session	
On agenda:	2/18/2016			
Title:	PLAN AMENDMENT # 16009 (Council District 10): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 31, Block 1, NCB 14051, located at 6610 Topper Run from "Suburban Tier" to "Specialized Center" and a text amendment to include "L" Light Industrial District as a related zoning district for the Specialized Center land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016056 S)			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Adopted and Proposed LU Maps- PA_16009, 2. Aerial-PA_16009, 3. NorthSectorPlan_Specialized center text L v2, 4. PA 16009 Signed Resolution, 5. Draft Ordinance, 6. Ordinance 2016-02-18-0150			
Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment # 16009
(Associated Zoning Case Z2016056)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Specialized Center and a text amendment to include "L" Light Industrial District as a related zoning district for the Specialized Center land use classification.

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 16, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: William J. Snyder

Applicant: William J. Snyder

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: 6610 Topper Run

Legal : Lot 31, Block 1, MCB 14051

Total Acreage: 0.5790

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector - 39

Applicable Agencies: None

Transportation

Thoroughfare: Topper Run

Existing Character: Local Street

Proposed Changes: None.

Thoroughfare: Topper Circle

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There are no VIA bus routes near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None.

Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

Comprehensive Land Use Categories

Suburban Tier - RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

Related Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5,

NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Specialized Center - RESIDENTIAL: None.

NON-RESIDENTIAL: Heavy Industrial, Business / Office Park Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.

LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Related Zoning Districts: O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD, “L” *Light Industrial*

Land Use Overview

Subject Property

Future Land Use Classification

Suburban Tier

Current Use

Industrial Use

North

Future Land Use Classification

Suburban Tier

Current Use

Industrial Uses

East

Future Land Use Classification

Suburban Tier

Current Use

Industrial Uses

South

Future Land Use Classification

Suburban Tier

Current Use

Single Family Residences

West

Future Land Use Classification

Suburban Tier

Current Use

Welding, Industrial Uses, Single Family Residences

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

- The amendment must uphold the vision for the future of the North Sector Plan.

The subject property and surrounding properties are established Industrial uses within the Suburban Tier land use classification. Under the North Sector Plan, this land use designation does not permit any Industrial uses or zoning, only Residential and Commercial. The applicant requests this plan amendment and associated zoning change in order to construct an RV park. The Specialized Center land use classification allows for “I-1” General Industrial District and “I-2” Heavy Industrial District, but does not allow “L” Light Industrial District. The associated zoning district required to implement the development of an RV park on the subject property requires an “L” Light Industrial zoning district and thus the need to request a change in the land use plan. The proposed amendment to Specialized Center will provide consistency with the surrounding industrial uses and allow the applicant to seek the appropriate “L” zoning district. The proposed amendment to Specialized Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The general surrounding conditions include a mix of medium-scale industrial developments that are consistent with a Specialized Center land use, making the subject property appropriate for the Specialized Center classification. The requested land use classification would support the goals of the North Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Approval. The requested land use change will not substantially nor permanently injure the property rights of the owner(s) of all real property affected by the proposed change. The proposed amendment to the Specialized Center land use classification and the addition of the “L” Light Industrial District will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification for an RV park.

PLANNING COMMISSION RECOMMENDATION: Approval, 8-0.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016056

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

Proposed Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use
Authorization for a Construction Contractor Facility
Zoning Commission Hearing Date: January 19, 2016