



City of San Antonio

Agenda Memorandum

File Number:18-3797

Agenda Item Number: 28.

Agenda Date: 6/13/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 18066

(Associated Zoning Case Z2018221)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Update History: None

Current Land Use Category: "Suburban Tier"

Proposed Land Use Category: "Specialized Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 13, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Topperwein City View, LLC

Applicant: Topperwein City View, LLC

Representative: Kaufman & Killen, Inc.

Location: 6614 and 6618 Topper Run

Legal Description: Lot 33 and Lot 34, NCB 14051 and 0.232 acres out of NCB 14051

Total Acreage: 1.476

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Loma Vista HOA

Applicable Agencies: Randolph Air Force Base

Transportation

Thoroughfare: Topper Run

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Topper Circle

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals: LU-3.3: Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

Comprehensive Land Use Categories

Land Use Category: Suburban Tier

Description of Land Use Category: 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. Neighborhood uses should be accessible by pedestrians. 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. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Permitted 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, UD

Land Use Category: Specialized Center

Description of Land Use Category: 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.

Permitted Zoning Districts: 0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview

Subject Property

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

RV Park

Direction: North

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Industrial Uses

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Industrial Uses

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Suburban Tier, Natural Tier

Current Land Use:

Manufactured Homes, Industrial Uses

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center, or Premium transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

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 North 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 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 Randolph Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The property currently has nonconforming use rights that permit the RV Park and Manufactured Homes at the rear of 6614 and 6618 Topper Run. The applicant intends to remove the manufactured home use on the property and replace the use with a RV park, and contractor trades facility. The “Specialized Center” will allow the applicant to seek the zoning district needed for these uses. The surrounding area is a Business park with industrial uses, and should be “Specialized Center”. The “Suburban Tier” land use designation is not appropriate for the current use, and allowing the change to “Specialized Center” will align the zoning district to the appropriate land use.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018221

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

Proposed Zoning: “L S AHOD” Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility

Zoning Commission Hearing Date: June 19, 2018