



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4145

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**Agenda Item Number:** P-14.

**Agenda Date:** 8/2/2018

**In Control:** City Council A Session

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**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:** July 11, 2018. This case is continued from the June 13, 2018 hearing.

**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 32 and Lot 33, 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 and Planning Commission (8-0) recommend 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

Zoning Commission Recommendation: Approval.