

**AN ORDINANCE 2016-02-18-0150**

**AMENDING THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, WITH A TEXT AMENDMENT TO INCLUDE "LIGHT INDUSTRIAL" WITH A CORRESPONDING AMENDMENT TO INCLUDE "L" LIGHT INDUSTRIAL ZONING DISTRICT IN THE SPECIALIZED CENTER LAND USE CATEGORY, AND BY CHANGING THE USE OF LOT 31, BLOCK 1, NCB 14051, LOCATED AT 6610 TOPPER RUN, FROM SUBURBAN TIER TO SPECIALIZED CENTER.**

\* \* \* \* \*

**WHEREAS**, the North Sector Plan was adopted on August 5, 2010 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

**WHEREAS**, a public hearing was held on December 16, 2015 by the Planning Commission allowing all interested citizens to be heard; and

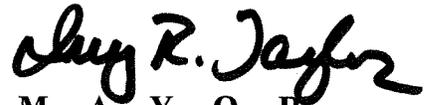
**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

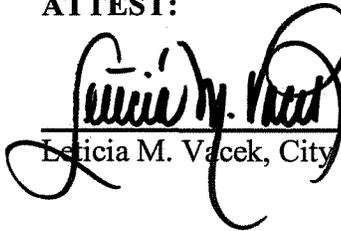
**SECTION 1.** The North Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by a text amendment to adding "Light Industrial" with a corresponding amendment to include the "L" Light Industrial zoning district in the "Specialized Center" land use category and by changing the use Lot 31, Block 1, NCB 14051, located 6610 Topper Run, from "Suburban Tier" to "Specialized Center." All portions of land mentioned are depicted in **Attachments "I" and "II"**, and a text amendment to add "Light Industrial" with a corresponding amendment to include the "L" Light Industrial zoning district in the "Specialized Center" land use category are included as **Attachment "III,"** attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall take effect February 28, 2016.

PASSED AND APPROVED this 18<sup>th</sup> day of February, 2016.

  
M A Y O R  
Ivy R. Taylor

ATTEST:

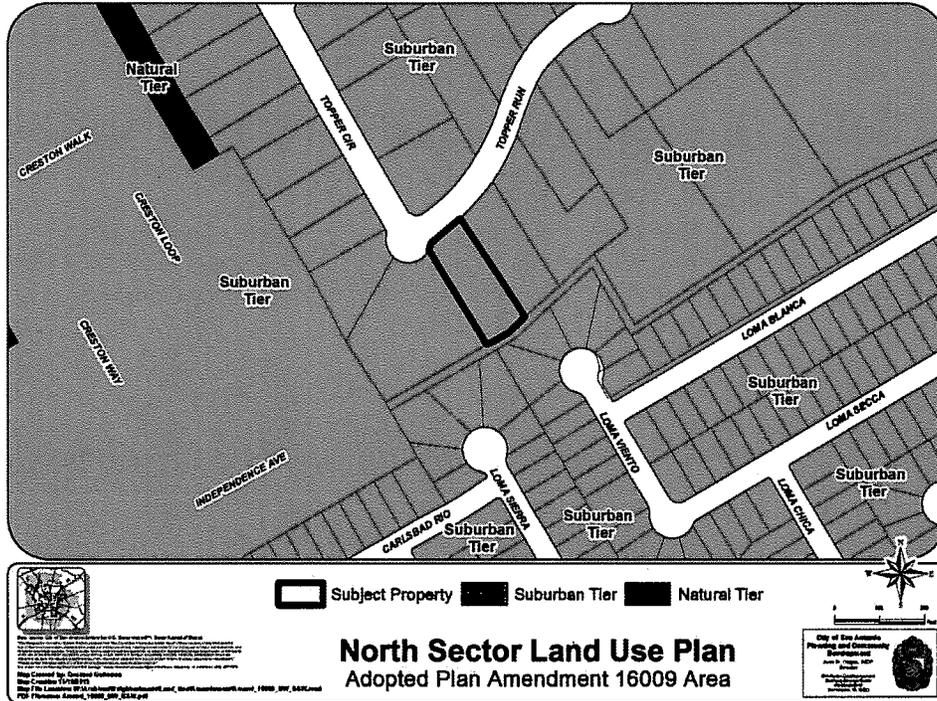
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

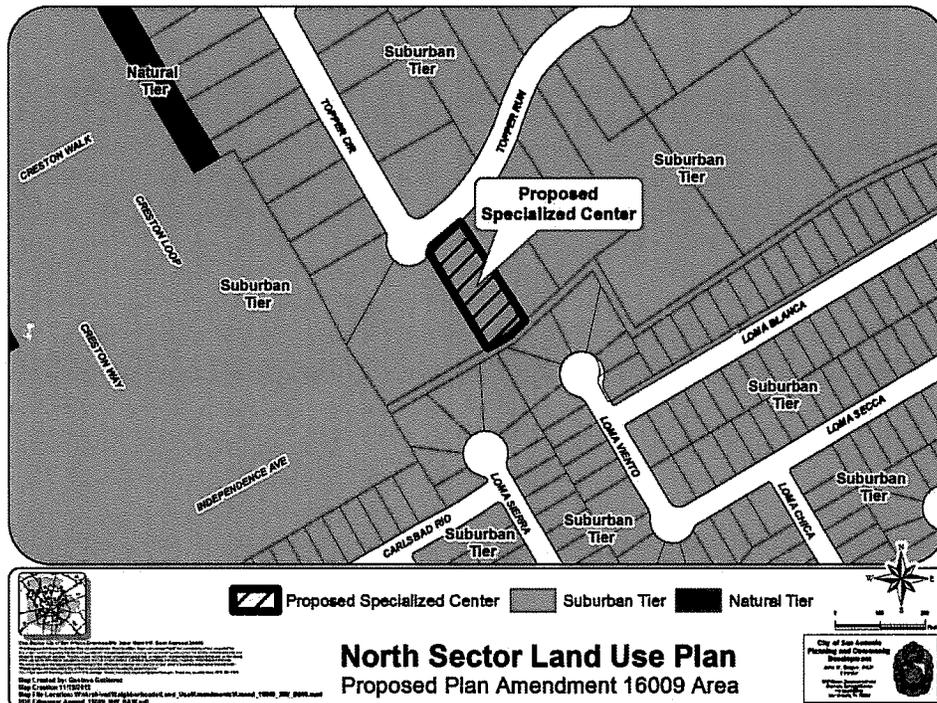
  
\_\_\_\_\_  
Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	P-12 ( in consent vote: 32, Z-3, Z-4, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, Z-12, P-5, Z-14, P-7, Z-16, P-8, Z-18, P-9, Z-19, Z-23, Z-26, P-11, Z-27, P-12, Z-28, P-13, Z-29, Z-30 )						
<b>Date:</b>	02/18/2016						
<b>Time:</b>	03:14:03 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	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)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

**ATTACHMENT I  
Land Use Plan as Adopted:**



**ATTACHMENT II  
Proposed Amendment:**



ATTACHMENT III

**Regional Center (continued)**



**RELATED ZONING DISTRICTS:**  
MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

**Specialized Center**



**RESIDENTIAL:** None

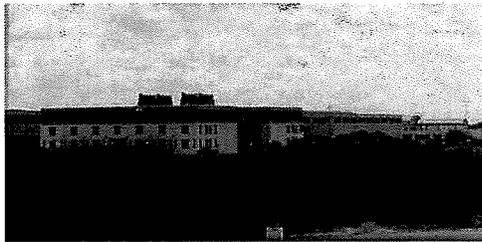
**NON-RESIDENTIAL:** Light Industrial, Heavy Industrial, Business / Office Park

**Generally:** Manufacturing, wholesaling, warehouses, office parks, laboratories, light industrial and regional retail/services

**RELATED ZONING DISTRICTS:**  
O-1.5, O-2, BP, L, I-1, I-2, MI-1, MI-2, SGD, QD

**LOCATION:** Light Industrial and 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.

**Civic Center**



**RESIDENTIAL:**

**Generally:** Dormitories and/or student housing

**NON-RESIDENTIAL:** Office, Educational, Governmental, Religious

**Generally:** Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations