



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1121  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 1/17/2017  
**Title:** ZONING CASE # Z2017043 (Council District 2): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 17.266 acres out of NCB 10597, located in the 5300 Block of Dietrich Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17017)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2017043  
(Associated Plan Amendment 17017)

**SUMMARY:**

**Current Zoning:** "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 17, 2017

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** Dietrich Road, LP

**Applicant:** Reeves Moore

**Representative:** Brown & Ortiz, PC

**Location:** 5300 Block of Dietrich

**Legal Description:** 17.266 acres out of NCB 10597

**Total Acreage:** 17.266

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Department of Planning and Community Development

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1964 and zoned "R-A" Residence-Agriculture District (Ordinance 70527). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "NP-10" Neighborhood Preservation District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Lot

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Business Park

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Lot, Auto Testing, & Manufacturing

**Overlay and Special District Information:**

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** Dietrich Road

**Existing Character:** Local Road.

**Proposed Changes:** None Known.

**Public Transit:** There are no VIA bus stops within walking distance from the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

**Parking Information:** Machinery Tools and Construction Equipment Sales and Service- Minimum Vehicle Spaces- 1 per 500 sf GFA. Maximum Vehicle Spaces- 1 per 375 sf GFA of sales and service building.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "NP-10" base zoning district.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the I-10 East Corridor Perimeter Plan, and is currently designated as Business Park in the future land use component of the plan. The requested "I-1" Light Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Business Park to Industrial. Staff and Planning Commission recommend Approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "NP-10" base zoning district is inappropriate for the subject property's location. The area is primarily industrial, and residential uses like "NP-10" are not compatible in this location.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The Fort Sam Houston Regional Center is a special purpose center characterized by large employers and concentrations of similar types of employment, in this case military and advanced manufacturing. The area surrounding the subject property is comprised of industrial and business park uses with industrial zoning.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF P6: Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center's unique assets.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

JEC P29: Develop master plans for the regional centers to align land use with future development demand

and to direct industries to the appropriate regional centers.

JEC P33: Encourage the appropriate mixture of industries and uses within regional centers by identifying each center's market strengths and niches and uses that support these strengths.

The request for Industrial future land use is generally consistent with guiding principles of the Comprehensive Plan.

#### **6. Size of Tract:**

The subject property totals 17.226 acres in size, which will accommodate the uses permitted in "I-1" General Industrial District.

#### **7. Other Factors:**

The applicant proposes a construction contractor facility with storage. The request to rezone the subject property will make the land uses more compatible with one another.