



# City of San Antonio

## Agenda Memorandum

**File Number:**16-6295

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**Agenda Item Number:** 21.

**Agenda Date:** 1/11/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 17013

(Associated Zoning Case Z2017043)

**SUMMARY:**

**Comprehensive Plan Component:** IH-10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 22, 2001

**Current Land Use Category:** Business Park

**Proposed Land Use Category:** Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 11, 2017

**Case Manager:** Nylih 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:** DPCD

### **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.

### **ISSUE:**

**Plan Adoption Date:** February 22, 2001

**Update History:** March 20, 2008

### **Goal 3: Compatibility of Land Uses**

Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

### **Comprehensive Land Use Categories**

**Business Park:** A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.

### **Example Zoning Districts:**

BP, C-3 & L

### **Comprehensive Land Use Categories**

**Industrial:** General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

### **Example Zoning Districts:**

C-3, L, I-1 & I-2

### **Land Use Overview**

Subject Property

### **Future Land Use Classification**

Business Park

### **Current Use**

Vacant Lot

North

### **Future Land Use Classification**

Business Park

### **Current Use**

Vacant Lot

East

**Future Land Use Classification**

Business Park

**Current Use**

Commercial Uses

South

**Future Land Use Classification**

Business Park

**Current Use**

Single-Family Residences

West

**Future Land Use Classification**

Business Park

**Current Use**

Industrial

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to allow for a construction contractor facility, with outdoor storage. A goal within the IH-10 Corridor Perimeter Plan is to have industrial uses in a concentrated area located by major arterials, such as the subject property.

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.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the IH-10 Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The subject property is compatible with the general surrounding conditions which include industrial uses, which make Industrial an appropriate land use classification.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017043**

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

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

Zoning Commission Hearing Date: January 17, 2017