



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3164  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 5/16/2017  
**Title:** ZONING CASE # Z2017140 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot 5, Block 9, NCB 2314, located at 2118 and 2120 W. Commerce Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**  
Zoning Case Z2017140

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

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 16, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Josie G. Benavidez

**Applicant:** Christine Morris

**Representative:** Juan Carlos Ramirez

**Location:** 2118 and 2120 W. Commerce Street

**Legal Description:** Lot 5, Block 9, NCB 2314

**Total Acreage:** 0.1722 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Avenida Guadalupe Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was part of the original 36 square miles and was zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial 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:** Commercial

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Commercial

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Commercial, Residential

**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:** West Commerce

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus route is #75 and is within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis is not required. The traffic generated by the proposed development

does not exceed the threshold requirements.

**Parking Information:** Parking requirements are determined by use. A four unit dwelling use requires a minimum of 1.5 parking space per unit and a maximum of two parking space per unit.

**ISSUE:** None

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**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 Guadalupe Westside Neighborhood Plan, and is currently designated as “Mixed Use”. The requested base zoning district of “IDZ” is consistent with the current land use designation.

**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 “I-1” base zoning district is inappropriate for the surrounding area. The majority of surrounding property is “C-2”, “C-3”.

**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 rezoning request supports the plan goal to promote a variety of housing sizes/prices and encourages home maintenance and renovations that add value and improve aesthetics to the neighborhood.

**6. Size of Tract:**

The 0.1722 acre tract is of sufficient size for the proposed use.

**7. Other Factors:**

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

