



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1251  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 2/2/2021  
**Title:** ZONING CASE Z-2020-10700301 (Council District 1): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "C-1" Light Commercial District, Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, Janitorial/Cleaning service, and "MF-50" Multi-Family District on Lot 7, Lot 8 and Lot 9, Block 5, NCB 2297, located at 2023 and 2015 West Commerce Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Site Plan, 3. Ground Plan Comparison

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2020-10700301

**SUMMARY:**

**Current Zoning:** "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "C-1" Light Commercial District, Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, Janitorial/Cleaning service, and "MF-50" Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 2, 2021

**Case Manager:** Justin Malone, Planner

**Property Owner:** Cardinal Joint Ventures, LLC

**Applicant:** Mitsuko Ramos

**Representative:** Mitsuko Ramos

**Location:** 2015 and 2023 W. Commerce Street

**Legal Description:** Lot 7, Lot 8 and Lot 9, Block 5, NCB 2297

**Total Acreage:** 0.4445 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Prospect Hill Neighborhood Association, Historic Westside Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:** The property was part of the Original 36 square miles and zoned “J” Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “J” Commercial District converted to the current “I-1” General Industrial District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single Family Residential

**Direction:** East

**Current Base Zoning:** “I-1”

**Current Land Uses:** Tax Office, Single Family Retail

**Direction:** South

**Current Base Zoning:** “I-1”

**Current Land Uses:** Multifamily Residential

**Direction:** West

**Current Base Zoning:** “I-1”, “R-4”

**Current Land Uses:** Church

**Overlay and Special District Information:**

**"AHOD"**

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.

**"MLOD-2"**

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" does not restrict permitted uses but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

**Transportation**

**Thoroughfare:** W Commerce Street

**Existing Character:** Arterial

**Proposed Changes:** None Known

**Thoroughfare:** N Trinity Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property

**Routes Served:** 75, 76, 275, and 276

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required for this project. The proposed use does not exceed the minimum threshold requirements.

**Parking Information:** The parking requirement for "IDZ-2" is reduced by 50 percent.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The current zoning district designation of "I-1" accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

**Proposed:** The proposed zoning district designation of "IDZ-2" is designed to allow Mid-Intensity Infill Development. "IDZ" provides flexible standards for setbacks and parking and encourages reuse of underutilized parcels within a qualifying area of the city.

The applicant is requesting "IDZ-2" with uses permitted in "O-1.5" Mid-Rise Office District, "C-1" Commercial District, and other select "C-2" uses such as Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, Janitorial/Cleaning service. The applicant is requesting uses permitted in "MF-50" Multi-Family District as well.

"O-1.5" Mid-Rise Office District allows for any uses permitted in "O-1" but with an unlimited building size and a maximum height of 60 feet. Examples of "O-1" Office District uses include banks, libraries, medical

clinics, and interior decorator studios. Outdoor display or sale of merchandise is prohibited.

“C-1” Light Commercial District accommodates neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC “Neighborhood Commercial” District. “C-1” uses are considered appropriate buffers between residential uses and “C-2” and “C-3” districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses include retail furniture sales, grocery store, retail office equipment, and food service establishments. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within a Regional Center but is within a premium transit corridor.

**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 subject property is located within the Guadalupe Westside Community Plan and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ-2” base zoning district is consistent with the future land use designation.

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

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “IDZ-2” Medium Intensity Infill Development Zone with the prescribed uses is consistent with the established development pattern of the surrounding area. It also mitigates the potential adverse effects and intensity of development of the existing “I-1” General Industrial zoning district.

**3. Suitability as Presently Zoned:**

The current “I-1” General Industrial base zoning district is not appropriate for the surrounding area. The “I-1” allows for a wide range of intense uses from auto sales and repair to gravel storage and sales. The “IDZ-2” Medium Intensity Infill Development Zone down zone is more appropriate. It allows a wide range of less intense “C-1” Light Commercial uses, coupled with a residential component that the area will benefit from. The proposed “IDZ-2” zoning is also a good buffer between the existing Arterial roadway located south of the subject property and the existing single-family residences located to the north.

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

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Guadalupe Westside Community Plan:

Economic Development

Goal 17: Support Existing and Future Businesses

- Objective 17.1 Coordinate Programs Available to All Businesses
  - 17.1.2 Provide one-on-one support to help existing businesses remain viable and grow

- Objective 17.2 Provide Incentives for New Businesses
  - 17.2.4 Demonstrate to commercial and residential property developers the incentive and benefit to building with resource efficient design and construction
  - 17.2.5 Utilize incentives to encourage commercial and mixed-use development in targeted areas

**Goal 19: Enhance Physical Environment**

- Objective 19.1 Examine Impact of Physical Environment on Economy
  - 19.1.1 Examine issues relating to the physical environment including parking, building design, civic spaces, etc.
- Objective 19.3 Encourage the Development of Vacant and Substandard Parcels
  - 19.3.3 Address “substandard” lots that currently may be precluded from possible development by applying appropriate zoning and development standards
- Objective 19.4 Promote Compatibility Between Businesses and Residents
  - 19.4.1 Consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The 0.4445-acre site is of sufficient size to accommodate the proposed mixed-use infill development.

**7. Other Factors:**

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.