



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5154  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 9/18/2018  
**Title:** ZONING CASE # Z2018308 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 3A and Lot 3B, Block 2, NCB 6336 and Lot 4A and Lot 4B, Block 2, NCB 6336, located at 1011 Gibbs Street and 1015 Gibbs Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
Zoning Case Z2018308

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

**Requested Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** September 18, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Jarvis Moore

**Applicant:** Jarvis Moore

**Representative:** Jarvis Moore

**Location:** 1011 Gibbs Street and 1015 Gibbs Street

**Legal Description:** Lot 3A and Lot 3B, Block 2, NCB 6336 and Lot 4A and Lot 4B, Block 2, NCB 6336

**Total Acreage:** 0.287

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Jefferson Heights Neighborhood Association

**Applicable Agencies:** Fort Sam Houston

**Property Details**

**Property History:** The property was a part of the original 36-square miles of San Antonio and was zoned “J” Commercial District. The property converted from “J” to the current “I-1” General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**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:** “I-1”

**Current Land Uses:** Duplex, Single-Family Residence

**Direction:** East

**Current Base Zoning:** “R-4”

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

**Direction:** South

**Current Base Zoning:** “I-1”, “R-4”

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

**Direction:** West

**Current Base Zoning:** “I-1”

**Current Land Uses:** Convenience Store

**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.

**Transportation**

**Thoroughfare:** Gibbs Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** North New Braunfels Avenue

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 20 is within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:**

The minimum parking for 4 residential units is 1.5 parking spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “I-1” which permits 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.

**FISCAL IMPACT:**

None.

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

The property is not located within a Regional Center. The property is located within a ½ of a mile of the New Braunfels Avenue 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 Arena District/Eastside Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “RM-4” base zoning district is consistent with the future 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. The requested rezoning will remove industrial zoning within the neighborhood.

**3. Suitability as Presently Zoned:**

The current “I-1” General Industrial District is not appropriate zoning for the property and surrounding area. The properties are zoned industrial due to an old code conversion.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The “RM-4” is an appropriate buffer between the industrial zoning along North New Braunfels Avenue.

**5. Public Policy:**

The property is located within the Arena District/Eastside Community Plan. The proposed rezoning is consistent with the goals and objectives of the Arena District/Eastside Community Plan. The plan encourages the protection of neighborhoods through infill development and redevelopment of underutilized properties. In addition, the plan focuses on zoning inconsistencies in regards to industrial businesses along New Braunfels Avenue. The lots in question are currently vacant but could be developed into industrial uses that would be a detriment to the neighborhood. The requested “RM-4” base zoning is appropriate for the lots due to the proximity to North New Braunfels Avenue and will act as a buffer to adjacent industrial zoning.

**6. Size of Tract:**

The subject properties are 0.287 of an acre, which could accommodate the proposed eight residences on two lots.

**7. Other Factors:**

The applicant would like to develop four (4) residential units on each lot, totaling eight (8) residential units.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.