



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 20, 2022

**In Control:** City Council Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2022-10700192

**SUMMARY:**

**Current Zoning:** “R-4 EP-1 MLOD-3 MLR-2 AHOD” Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** “IDZ-1 EP-1 MLOD-3 MLR-2 AHOD” Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 6, 2022. The case is continued from the August 16, 2022 meeting

**Case Manager:** Kellye Sanders

**Property Owner:** Genesis G. Guillen

**Applicant:** Genesis G. Guillen

**Representative:** Genesis G. Guillen

**Location:** 1108 Gibbs Street

**Legal Description:** Lot 3A and Lot 3B, Block 14, NCB 6348

**Total Acreage:** 0.1710

**Notices Mailed**

**Owners of Property within 200 feet:** 40

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

**Applicable Agencies:** Martindale Army Airfield, Fort Sam Houston

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B” Residence District was converted to the current “R-4” Residential Single-Family District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Overlay District Information:**

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

The "MSAO-3" Lackland Military Sound Attenuation Overlay District does not restrict permitted uses but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The “MSAO-3” regulations apply to new construction of habitable structures. The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require

additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Special District Information:**

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** Gibbs Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Paso Hondo Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance.

**Routes Served:** 20, 25 and 225

**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report is not required.

**Parking Information:** “IDZ-1” waives the minimum parking requirement.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: “R-4” Residential Single-Family zoning district permits single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: “IDZ-1” Limited Intensity Infill Development Zone allows rezoning requests up to 18 units per acre, and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed “IDZ-1” would allow three (3) residential units.

**FISCAL IMPACT:**

None

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

Subject property is not located within a Regional Center. It is within ½ a mile from the Commerce-Houston Premium Transit Corridor and the New Braunfels Avenue Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval.

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

1. **Consistency:** The subject property is located within the Arena District/Eastside Community Plan and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested "IDZ-1" base zoning district with use for three (3) dwelling units is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area which is zoned "R-4" Residential Single-Family District and "IDZ-2" Infill Development Zone District and largely developed as residential mixed units.
3. **Suitability as Presently Zoned:** The existing "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" Infill Development Zone District with uses permitted for three (3) dwelling units is also an appropriate zoning for the property. The subject property is already established with a duplex which is allowed, by Section 35-D101(j) Duplexes in former 1938 "B" Zoning District.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objective of the Arena District/Eastside Community Plan.
  - 1.1 New home construction - 25-50 homes per year
  - 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
  - 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
  - 4.1 Conserve existing neighborhoods
6. **Size of Tract:** The 0.1710 acre site is of sufficient size to accommodate the proposed three (3) dwelling units development.
7. **Other Factors:** Applicant originally requested "IDZ-2" Medium Intensity Infill Development Zone with uses permitted for four (4) dwelling units but amended their request to the current

“IDZ-1” Limited Intensity Infill Development Zone with uses permitted for three (3) dwelling units.

This area is unique in that property can front Gibbs Street or Paso Hondo Steet. The properties are generally long tracts with an average 7,400 square feet. This is not enough to plat the properties into two (2) 4,000 square foot “R-4” Residential Single-Family lots. Thus the applicant is requesting “IDZ-1” for additional density.

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. The Military has indicated that there are no objections to this request.

The subject property is located within the Martindale Army Airfield 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.