



City of San Antonio

Agenda Memorandum

File Number: 16-5463

Agenda Item Number: Z-1.

Agenda Date: 11/3/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016245

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2016

Case Manager: Erica Greene, Planner

Property Owner: Woodlake MHC, LLC

Applicant: Scott Roberts

Representative: Jeff Tondre, P.E.

Location: 7000 Block of Woodlake Pkwy

Legal Description: 4.189 acres out of NCB 15894

Total Acreage: 4.189

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1987 case zoned the subject property as "R-6" Townhouse Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family 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: R-6

Current Land Uses: Manufactured Homes

Direction: West

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

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: Woodlake Parkway

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Gibbs Sprawl

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #629 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: Dwelling: Manufactured Homes require a minimum of 1 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval

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

1. Consistency:

The property is not located within a Sector or Community Plan. A finding of consistency is not required.

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 "R-6" base zoning districts are appropriate for the subject property's location. The requested zoning district of "MHP" is also appropriate for the subject property's location

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 does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 4.189 acres in size, which should reasonably accommodate the uses permitted in "MHP" Manufactured Housing Park District.

7. Other Factors:

The applicant proposes manufactured homes on the subject property. The subject's location on the corner of Woodlake Parkway and Gibbs Sprawl Road surrounded by an existing manufactured homes community and single-family housing make the requested zoning change appropriate. The request to rezone the subject property is a compatible land use for the area.