



City of San Antonio

Agenda Memorandum

File Number: 13-1141

Agenda Item Number: Z-6.

Agenda Date: 12/19/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2014005 S

SUMMARY:

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

Requested Zoning: "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2013

Case Manager: Ernest Brown, Planner

Property Owner: Joe Flores

Applicant: Ruby Flores

Representative: Ruby Flores

Location: 5323 Hillburn Drive

Legal Description: Lot 14, NCB 15628

Total Acreage: 0.3421

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Southwest Community Neighborhood Association

Planning Team: United Southwest Community Plan - 33

Applicable Agencies: Lackland Air Force Base/Joint Base San Antonio

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single Family 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. The subject property is undeveloped with exception of a residential shed built in 2007.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plan.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”

Current Land Uses: Gulf Terra Texas Pipeline L.P.

Direction: East, South and West

Current Base Zoning: “R-6” and “MH”

Current Land Uses: Single-Family Residences and Manufactured Homes

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: Hillburn Drive

Existing Character: Local Street; one lane in each direction with no center stripe, curb or sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 614 operates along Old Pearsall Road and Ray Ellison Boulevard, west 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 off-street vehicle parking requirement for single-family dwellings is 1 space; there is no maximum parking allowance.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing single-family residential zoning designation.

FISCAL IMPACT:

The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend 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 United Southwest Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-6” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The zoning change request is consistent with the surrounding pattern of development.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is appropriate for the subject property and is consistent with the United Southwest Community Plan. Approval of the requested Specific Use Authorization is also appropriate for the property and the surrounding neighborhood.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.3421 of an acre in size, which is sufficient to accommodate the proposed manufactured home and required parking.

7. Other Factors:

HUD-code manufactured homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition, they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations: HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have covered front and rear entries, and site built steps and porches. Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.