



City of San Antonio

Agenda Memorandum

File Number: 17-6699

Agenda Item Number: 13.

Agenda Date: 12/19/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018018

SUMMARY:

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

Requested Zoning: "MH AHOD" Manufactured Home Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: EPL Investments, LLC

Applicant: Eric Lozano

Representative: Eric Lozano

Location: 5114 Hillburn Drive

Legal Description: Lot 145, Block 7, NCB 15622

Total Acreage: 0.2169

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Southwest Community Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed and zoned Temporary “R-1” Single-Family Residence District by Ordinance 41419, dated December 26, 1972. The property converted from Temporary “R-1” to the current “R-6” Residential Single-Family 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: “R-6”

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residence

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

Proposed Changes: None Known

Thoroughfare: Dempsey Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 614 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 required for a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6”, which permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a ½ of a mile of Port San Antonio Regional Center. The subject property is not within a ½ of a mile of 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 Heritage South Sector Plan and is currently designated as “Low-Density Residential” in the future land use component of the plan. The requested “MH” 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 proposed rezoning to “MH” base zoning is consistent with the neighboring properties.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The properties in the area are a mix of single-family residences as well as manufactured homes.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed rezoning is requested in order to place a manufactured home on the vacant lot.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the United Southwest Communities Plan. The neighborhood has developed into a mix of manufactured homes and standard single-family homes.

United Southwest Communities Plan Relevant Goals and Objectives:

- Goal 2 - Housing Encourage the development of new housing that is compatible with the community.
- Objective 2.1: Develop New Housing - Encourage single family development.

6. Size of Tract:

The subject property is 0.2169 of an acre, which should reasonably accommodate a manufactured home.

7. Other Factors:

None.