



City of San Antonio

Agenda Memorandum

File Number:20-7377

Agenda Item Number: Z-7.

Agenda Date: 1/21/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2020-10700243

SUMMARY:

Current Zoning:"R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

Requested Zoning: "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Frank H. and Mary Garza

Applicant: Korina Carmona

Representative: Korina Carmona

Location: 5103 Hillburn Drive

Legal Description: Lot 40, Block 4, NCB 15619

Total Acreage: 0.1705

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Southwest Community Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed by Ordinance 41419 on December 26, 1972 and zoned Temporary "R-1" Single Family Residential District. The adoption of the Unified Development Code (UDC) by Ordinance 93881, dated May 3, 2001 converted the property zoned Temporary "R-1" Single Family Residential District to the current "R-6" Residential Single-Family.

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: Vacant lot and Residential Dwelling

Direction: East

Current Base Zoning: "MH" and "R-6"

Current Land Uses: Vacant lot and Residential Dwelling (Manufactured home)

Direction: South

Current Base Zoning: "MH", "R-6" and "R-6 S"

Current Land Uses: Residential Dwelling and Residential Dwelling (Manufactured home)

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

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.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Hillburn Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Dempsey Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus route are within walking distance of the subject property

Routs Served: 619

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 requirement for a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "R-6" Residential Single-Family District provides areas for single-family dwelling (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.

Proposed: The proposed "MHC" Manufactured Housing Conventional District is composed of areas suitable for individual HUD-code manufactured homes. Although this district still exists, it is no longer approved for new properties.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

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 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 "MHC" 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 surrounding and nearby properties zoned "MH" and "R-6 S" for Manufactured Homes. You may note that "MH" is an old zoning designation that was updated and replaced by "MHC" Manufactured Home Conventional District; they are the same district.

3. Suitability as Presently Zoned:

The current "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "MHC" Manufactured Housing Conventional District is appropriate on an individual lot and is considered a low-density residential use for the purposes of the land use plan. A manufactured home is classified as a single-family home but requires rezoning to "MHC."

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the United Southwest Community Plan:

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

6. Size of Tract:

The subject property is 0.1705 acres, which could reasonably accommodate residential use.

7. Other Factors:

The subject property is located within the Lackland AFB 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 the request.

The applicant is rezoning the property to “MHC”, in order to place a manufactured home on the property.