



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1517  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 2/6/2018  
**Title:** ZONING CASE # Z2018066 S (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lot 25, Block 18, NCB 11458, located at 5107 Cannon Drive. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**  
Zoning Case Z2018066 S

**SUMMARY:**  
**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Angelica Huerta Castillo

**Applicant:** Angelica Huerta Castillo

**Representative:** Angelica Huerta Castillo

**Location:** 5107 Cannon Drive

**Legal Description:** Lot 25, Block 18, NCB 11458

**Total Acreage:** 0.1722

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Culebra Park Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed on September 25, 1952 (Ordinance 18115) and was zoned "A" Single Family Residence District (Ordinance 24195). The property then converted to the current "R-5" upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

**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-5"

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** "R-5"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "R-5"

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** "R-5"

**Current Land Uses:** Vacant

**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:** Cannon

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Edgecliff

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route is #89 and is within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Parking requirements are determined by use: Dwelling- 2 Family- Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:** Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. “R-5” Residential Single-Family District allows for Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center or 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 property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier”. The request for “R-5” base zoning district is consistent with the adopted future land use plan.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request as it supports the current residential land use pattern. The base zoning of “R-5” will remain the same and the Specific Use Authorization allows manufactured housing for use as a single-family dwelling.

**3. Suitability as Presently Zoned:**

The current “R-5” base zoning district is appropriate for the surrounding area. The majority of surrounding property is residential. The proposed Specific Use for a Manufactured Home does not adversely affect the density in the area and offers a different housing option within this block of the neighborhood.

**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 land use goals and strategies of the West/Southwest Plan Goal to provide a range of housing types and prices to accommodate all residents within the Sector and within

the same neighborhood, to promote quality design and construction for new housing and re-invest in existing residential neighborhoods.

**6. Size of Tract:**

The subject property totals 0.172 acres in size, which should reasonably accommodate the uses permitted in “R-5” Residential Single-Family District.

**7. Other Factors:**

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The Unified Development Code requires an “S” for Housing and Urban Development Manufactured Homes.