City of San Antonio

Legislation Details (With Text)

File #:	20-5354
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	9/15/2020
Title:	ZONING CASE Z-2020-10700186 (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-18, CB 4298, located at 13410 Quesenberry Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2020-10700186

SUMMARY:
Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 15, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Fred and Cynthia Duron

Applicant: Fred and Cynthia Duron

Representative: Fred and Cynthia Duron

Location: 13410 Quesenberry Road

Legal Description: Lot P-18, CB 4298

Total Acreage: 10.0 acres

Notices Mailed
Owners of Property within 200 feet: 11
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Lackland Air Force Base

Property Details
Property History: The subject property was annexed into the city by Ordinance 96557, dated January 5, 2003 and was originally zoned "FR" Farm and Ranch District. The property was rezoned to the current "C-2" Commercial District by Ordinance 2014-08-07-0557, dated August 7, 2014.

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: "OCL"
Current Land Uses: Vacant

Direction: East
Current Base Zoning: "OCL" and "NP-8"
Current Land Uses: Ranch estate

Direction: South
Current Base Zoning: "NP-8" and "C-2 CD"
Current Land Uses: Ranch estate, commercial company

Direction: West
Current Base Zoning: "C-2" and "FR" and "NP-8"
Current Land Uses: Trucking company, car lot

Overlay and Special District Information:
"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.

"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.

Transportation

Thoroughfare: Quesenberry Road
Existing Character: Local
Proposed Changes: None

Public Transit: There are no VIA bus routes 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 requirement for three residential dwelling units is 1.5 space per unit.

ISSUE: None.

ALTERNATIVES:
Current: The current "C-2" Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

Proposed: The proposed "MHC" Manufactured Home Conventional District is intended to provide suitable locations for HUD-Code manufactured homes in manufactured housing conventional subdivisions.

If approved the applicant intends to install two (2) manufactured homes on the property.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a regional center or a within 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 "Suburban Tier." The requested "MHC" is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Most of the land uses in this area are residential; the applicant's request is on par with the established land use patterns in the area.

3. Suitability as Presently Zoned:
The current "C-2" Commercial District is not an appropriate zoning for the property and surrounding area. The

subject property has had a long-established residential use and is not intended to be used commercially. The proposed "MHC" will allow for installation of two (2) manufactured homes.

4. Health, Safety and Welfare:
Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The proposed rezoning appears to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan:

Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types
Goal HOU-1.1: Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide "life cycle" housing options (ranging from college students, young adults, families, and retired/ senior) within the area

6. Size of Tract:
The subject property is 10.0 acres, which could reasonably accommodate the existing home and two (2) additional dwelling units.

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.

This property has been owned by the Duron Family for over 28 years and they are trying to expand the use of the property to include two (2) new residential units for their children and their families.