



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-7377

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/21/2021

**Title:** ZONING CASE Z-2020-10700243 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 40, Block 4, NCB 15619, located at 5103 Hillburn Drive. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2021-01-21-0041

Date	Ver.	Action By	Action	Result
1/21/2021	1	City Council A Session	adopted	Pass

**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.