



City of San Antonio

Legislation Details (With Text)

File #: 20-7387

Type: Zoning Case

In control: City Council A Session

On agenda: 1/21/2021

Title: ZONING CASE Z-2020-10700254 (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 56, Block 4, NCB 15619, Lot 57, Block 4, NCB 15619, and Lot 165, Block 6, NCB 15623, located at 5231 Hillburn Drive, 5235 Hillburn Drive, and 5307 Gavilan Drive. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2021-01-21-0043

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-2020-10700254

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: Justin Malone, Planner

Property Owner: Marisol Kusbel

Applicant: Marisol Kusbel

Representative: Marisol Kusbel

Location: 5231 Hillburn Drive, 5235 Hillburn Drive, and 5307 Gavilan Drive

Legal Description: Lot 56, Block 4, NCB 15619 and Lot 57, Block 4, NCB 15619, and Lot 165, Block 6, NCB 15623

Total Acreage: 0.6555

Notices Mailed

Owners of Property within 200 feet: 45

Registered Neighborhood Associations within 200 feet: Southwest Community Association

Applicable Agencies: Lackland AFB, Southwest Community Association

Property Details

Property History: The subject properties were annexed on December 14, 1972 by Ordinance 41419 and were originally zoned "Temporary R-1" Single Family Residence District. The previous zoning district converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 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: "MH", "R-6"

Current Land Uses: Single-Family Residences

Direction: East

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

Current Land Uses: Single-Family Residences

Direction: South

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

Current Land Uses: Single-Family Residences

Direction: West

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

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize nighttime 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: Hillburn Drive

Existing Character: Local

Proposed Changes: None

Thoroughfare: Gavilan Drive

Existing Character: Local

Proposed Changes: None

Thoroughfare: Clegg Drive

Existing Character: Local

Proposed Changes: None

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

Routes Serviced: 614

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 parking requirements for a single-family dwelling are one space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-6” Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed of areas containing single-family dwellings, multi-family apartment dwellings, as well as commercial auto sales.

Proposed: The proposed zoning designation of “MHC” is designed to provide suitable locations for HUD-code manufactured homes.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not within a 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 Communities 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 does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “MHC” already exists in the area as “MH” (former zoning designation), and “R-6 S’ Residential Single-Family with a Specific Use Authorization for a Manufactured Home.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property. The proposed “MHC” Manufactured Housing Conventional District is also an appropriate use and allows HUD-code manufactured homes as well as permanent single-family residential homes. Additionally, the permitted uses within an “MHC” district shall be the same as those uses permitted in an “RM-4” Residential Mixed District.

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

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
 - A manufactured home on an individual lot is considered a low density residential use for the purposes of the land use plan

6. Size of Tract:

The size of the subject property at 5231 Hillburn Drive is 0.2169 acres, which could reasonably accommodate a single-family HUD-code manufactured home or a permanent single-family residential home.

The size of the subject property at 5235 Hillburn Drive is 0.1705 acres, which could reasonably accommodate a single-family HUD-code manufactured home or a permanent single-family residential home.

The size of the subject property at 5307 Gavilan Drive is 0.2681 acres, which could reasonably accommodate a single-family HUD-code manufactured home or a permanent single-family residential home.

7. Other Factors:

These three (3) subject properties have one existing mobile home on each site. The applicant would like to rezone the properties to MHC zoning district, which allows for individual HUD-code manufactured homes or residential single-family homes. The blockface for each of these properties as well as the surrounding neighborhood is mixed with manufactured homes and permanent single-family dwellings alike.

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 this request.