



City of San Antonio

Legislation Details (With Text)

File #: 21-4765

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/20/2021

Title: ZONING CASE Z-2021-10700146 (Council District 4): A request for a change in zoning from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Overlay Military Region 2 Airport Hazard Overlay District to "MHP MLOD-2 MLR-2 AHOD" Manufactured Home Park Lackland Military Overlay Military Region 2 Airport Hazard Overlay District on 9.984 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2021-10700146
(Associated Plan Amendment PA-2021-11600051)

SUMMARY:

Current Zoning: "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Overlay Military Region 2 Airport Hazard Overlay District

Requested Zoning: "MHP MLOD-2 MLR-2 AHOD" Manufactured Home Park Lackland Military Overlay Military Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 20, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: Lilia Ortiz

Applicant: Lilia Ortiz

Representative: Mauricio Chacra

Location: 11893 Fischer Road

Legal Description: 9.984 acres out of CB 4301

Total Acreage: 9.984

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 201611100883, dated November 9, 2016. The property was assigned the zoning of "NP-8" Neighborhood Preservation District by Ordinance 201611100885 dated November 10, 2016.

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-4"

Current Land Uses: Agricultural

Direction: East

Current Base Zoning: "NP-8"

Current Land Uses: Agricultural

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Agricultural

Direction: South

Current Base Zoning: "OCL"

Current Land Uses: Agricultural

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 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: Fischer Road

Existing Character: Collector

Proposed Changes: None Known

Public Transit: None

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking minimum for a single family dwelling is one space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: “NP-8” uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8)

Proposed: “MHP” is intended to provide suitable locations for HUD-code manufactured homes in manufactured home parks.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center nor it is 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” in the future land use component of the plan. The requested “MHP” base zoning district is consistent with the “Suburban Tier” 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 requested use of a small Manufactured Home Park is consistent with uses in the surrounding area and buffered by the large size of the site.

3. Suitability as Presently Zoned:

The current “NP-8 is an appropriate zoning for the property and surrounding area. The proposed “MHP” would also be an appropriate zoning for the property and surrounding area, which would allow a Manufactured Home Park in accordance with a site plan.

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 Heritage South Sector Plan

Goal HOU-1 An array of housing choices throughout the area with an appropriate mix of densities and housing types

HOU-1.3 Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas

Goal HOU-2 Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.

6. Size of Tract:

The subject property is 9.984 acres, which could reasonably accommodate the requested manufactured home uses.

7. Other Factors:

The subject property is located within the Lackland Air Force Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.