



City of San Antonio

Legislation Details (With Text)

File #: 21-5101
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/3/2021
Title: ZONING CASE Z-2021-10700166 (Council District 3): A request for a change in zoning from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHC" Manufactured Housing Conventional District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District on Lot 3, Block 1, NCB 10867, located at 7715 Shetland Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2021-10700166

SUMMARY:

Current Zoning: "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MHC" Manufactured Housing Conventional District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Elizabeth Pape

Applicant: Sylvia Solis

Representative: Sylvia Solis

Location: 7715 Shetland Drive

Legal Description: Lot 3, Block 1, NCB 10867

Total Acreage: 0.3719 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Highland Forest Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 18115, dated September 24, 1952 and was originally zoned "B" Residence District. The previous "B" district converted to the current "R-4" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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: "R-4," "MH"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "R-4," "MH"

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: RV Park

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.

Transportation

Thoroughfare: Shetland Drive

Existing Character: Local

Proposed Changes: None

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

Routes Served: 32, 552

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 dwelling unit is 1 space per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-4” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “MHC” Manufactured Conventional District provides suitable locations for HUD-code manufactured homes in manufactured housing conventional subdivisions (individual homes on individual lots).

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within the Brooks Regional Center and is not 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 Brooks Regional Center Plan and is currently designated as “Urban Low Density Residential.” 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.

3. Suitability as Presently Zoned:

The current "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "MHC" Manufactured Conventional District is an appropriate zoning for the property and surrounding area.

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 Planning Department recommends Approval of the proposed rezoning. The proposed rezoning does not

appear to conflict with the following goals, principles, and objectives of the Brooks Regional Center Plan:

Goal 1.3- Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.

Goal 1.4- Support a healthy and desirable community, social and dining options which provide opportunity for meaningful interactions, and strengthen the cohesive Brooks Area identity; welcoming, pioneering, innovative, and resilient

Goal 2.1- Build in impactful and equitable ways to encourage authentic attachment between people and places

6. Size of Tract:

The subject property is 0.3719 acres, which could reasonably accommodate residential uses.

7. Other Factors:

Applicant proposes to build an additional dwelling (manufactured home) on the lot.