



City of San Antonio

Agenda Memorandum

File Number:18-5247

Agenda Item Number: 14.

Agenda Date: 9/18/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018306 S

SUMMARY:

Current Zoning: "R-20" Residential Single-Family District

Requested Zoning: "R-6 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 18, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Ramon Nuñez

Applicant: Ramon Nuñez

Representative: Ramon Nuñez

Location: 4107 Mickey Road

Legal Description: Lot 19 and Lot 20, Block 12, NCB 4069B

Total Acreage: 0.50

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on January 5, 2003, established by Ordinance 96561. The subject property was zoned “FR” Farm and Ranch District which changed to “R-20” Residential Single-Family District, established by Ordinance 2014-08-07-0557.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-20

Current Land Uses: Vacant Land, Single-Family Residence

Direction: East

Current Base Zoning: R-20

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: R-20

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-20

Current Land Uses: Single-Family Residence

Overlay and Special District Information: None.

Transportation

Thoroughfare: Mickey Road

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are not any public transportation options available in the immediate area.

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

Parking Information: A Manufactured Home requires a minimum of one (1) parking space per dwelling unit and does not have a maximum.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-20” base zoning district permits single-family dwellings (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor within a half-mile of 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 Land Use Plan and is currently designated as “Suburban Tier” in the land use component of the plan. The requested “R-6” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-20” base zoning district is appropriate for the surrounding area. There are single-family residential uses in the immediate area on large lots.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The use of the property is currently used for single-family residential uses, so the request will not be changing the use of the property.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request to the “R-6” base zoning district is so the property’s zoning is consistent with the Heritage South Sector Future Land Use Plan.

6. Size of Tract:

The 0.50 acre site is of sufficient size to accommodate the proposed development. The manufactured home currently sits on the subject property.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.