



City of San Antonio

Agenda Memorandum

File Number:21-4780

Agenda Item Number: 4.

Agenda Date: 7/20/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2021-10700114

SUMMARY:

Current Zoning: "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District

Requested Zoning: "MHP MLOD-3 MLR-2 AHOD" Manufactured Home Park Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHP AHOD" Manufactured Home Park Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 20, 2021. This case was continued from the June 15, 2021 hearing.

Case Manager: Michael Pepe, Senior Planner

Property Owner: DBO Investments LLC

Applicant: Wenhao Deng

Representative: Killen, Griffin, and Farrimond PLLC

Location: 4618 Webbles Street

Legal Description: 2.9479 acres out of 12180

Total Acreage: 2.9479

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was annexed into the City of San Antonio and was originally zoned "A" Residence District. The eastern portion of the property was rezoned from "A" to "R-2" Residence District by Ordinance 79329, dated December 16, 1993. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2" and "A" converted to the current "RM-4" Residential Mixed District and "R-5" Residential Single-Family District.

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-5"

Current Land Uses: School

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Warehouse

Direction: South

Current Base Zoning: "C-3 CD"

Current Land Uses: Truck parking

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single Family Dwellings

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-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale. The "MLOD-3" 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: Webbles

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property
Routes served: 505

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information:

The parking requirement for a Manufactured home is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: “RM-4” allows Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

“R-5” allows for a Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

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 subject property is not located within a Premium Transit Corridor nor is it located within a regional center.

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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.

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 rezoning acts as buffer between the existing neighborhood and the more intense commercial and industrial uses to the east.

3. Suitability as Presently Zoned:

The existing “RM-4” 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 and would allow for additional housing in walkable distance to area schools and retail.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

SA Tomorrow Comprehensive Plan Overall Goals:

H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

6. Size of Tract:

The subject property is 2.9479 acres, which could reasonably accommodate the requested residential uses.

7. Other Factors:

The subject property is located within the Martindale AAF Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant is developing a Manufactured Home subdivision.