



City of San Antonio

Agenda Memorandum

Agenda Date: August 15, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2023-10700166

(Associated Plan Amendment PA-2023-11600043)

SUMMARY:

Current Zoning: "FR AHOD" Farm and Ranch Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 15, 2023. This item was continued from the August 1, 2023 hearing.

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: Teresa Isabel & Michael Lee Collier

Applicant: Jacob Eli Collier

Representative: Jacob Eli Collier

Location: 14520 Pleasanton Road

Legal Description: 5.00 acres out of CB 4005

Total Acreage: 5.00

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Not Applicable

Applicable Agencies: Planning Department

Property Details

Property History: The property was subject to a limited purpose annexation agreement by Ordinance 96559, dated October 10, 2002, and zoned "DR" Development Reserve District. The property was zoned by Ordinance 98888, dated February 26, 2004, to the current "FR" Farm and Ranch District. The property was fully annexed into the City of San Antonio by Ordinance 101605, dated January 4, 2006.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MI-1"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "FR"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: "FR"

Current Land Uses: Lake

Direction: West

Current Base Zoning: "FR"

Current Land Uses: Residential Dwelling

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

Transportation

Thoroughfare: Pleasanton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Mauermann Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is no public transit within walking distance of the subject property.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for HUD-Code Manufactured Homes is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "FR" Farm and Ranch District preserves rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

Proposed Zoning: "MHC" Manufactured Home 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 subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Heritage South Sector Plan and is currently designated as "Agribusiness/RIMSE Tier" in the future land use component of the plan. The requested "MHC" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Suburban Tier". Staff recommends Denial. Planning Commission recommendation is pending the August 9, 2023, hearing.
- 2. Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent

with the established development pattern of the surrounding area. The surrounding property are typically two to ten acre lots that are designed for agricultural purposes and heavy industrial uses.

3. **Suitability as Presently Zoned:** The existing "FR" Farm and Ranch District is an appropriate zoning for the property and surrounding area. The requested "MHC" Manufactured Housing Conventional District is not an appropriate zoning. The surrounding area is predominantly zoned "FR" Farm and Ranch District and "MI-1" Mixed Light Industrial. Under the Heritage South Sector Plan, the area is intended for Agriculture, Commercial, Light and Industrial. The proposed "MHC" base zoning district is not compatible with the surrounding zoning or land uses.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does appear to conflict with public policy objective. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Strategies of the Heritage South Sector Plan may include:

- Goal HOU-1 An array of housing choices throughout the area with an appropriate mix of densities and housing types.
 - HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide "life cycle" housing options (ranging from college students, young adults, families, and retired/ senior) within the area.
6. **Size of Tract:** The 5.0 acre site is of sufficient size to accommodate the proposed residential development.
 7. **Other Factors:** The applicant intends to bring an additional manufactured home on to the property. There are two (2) existing non-conforming manufactured homes on the property.