



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 7, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2021-10700199 S

**SUMMARY:**

**Current Zoning:** "RE AHOD" Residential Estate Airport Hazard Overlay District

**Requested Zoning:** "RE S AHOD" Residential Estate Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** September 7, 2021

**Case Manager:** Lorianne Thennes, Senior Planner

**Property Owner:** Timothy Hansen

**Applicant:** Timothy Hansen

**Representative:** Timothy Hansen

**Location:** Generally located in the 14000 Block of Old Somerset Road

**Legal Description:** 7.12 acres out of CB 4204

**Total Acreage:** 7.12 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property underwent several limited purpose annexations before 2014 and was originally zoned FR” Farm and Ranch District. The property was rezoned to “RE” by Ordinance 2014-08-07-0557, dated August 7, 2014. The property was fully annexed by Ordinance 2016-11-10-0881, dated November 9, 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:** "RP"

**Current Land Uses:** Residential uses, ranchland

**Direction:** East

**Current Base Zoning:** "RE"

**Current Land Uses:** Residential uses, ranchland

**Direction:** South

**Current Base Zoning:** OCL

**Current Land Uses:** Residential uses, ranchland

**Direction:** West

**Current Base Zoning:** OCL, "DR"

**Current Land Uses:** Residential uses, ranchland

**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:** Old Somerset Road

**Existing Character:** Minor

**Proposed Changes:** None

**Thoroughfare:** Somerset Road

**Existing Character:** Minor

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**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 single-family residential use is 1 space per dwelling unit.

### **ISSUE:**

None

### **ALTERNATIVES:**

Current Zoning: Single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

### **FISCAL IMPACT:**

None

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within a regional center or 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 approval criteria below.

1. **Consistency:** The subject property is located within the Heritage South Sector Plan and is currently designated as “Rural Estate Tier.” The requested “RE” Residential Estate District is

consistent with the future land use designation. The "S" would allow for consideration of a manufactured home.

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 surrounding zoning also consists of "RE."
3. **Suitability as Presently Zoned:** The current "RE" Residential Estate District is an appropriate zoning for the property and surrounding area. The proposed "RE" Residential Estate is also consistent with existing and surrounding zoning. There is established "RE" in the area and the proposed "S" Specific Use Authorization will allow the zoning to accurately reflect the existing manufactured home on the site.
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: HOU-1- An array of housing choices throughout the area with an appropriate mix of densities and housing types. HOU-2.1- Encourage use of Owner Occupied Rehabilitation, Minor Home Repair, Weatherization/Code Compliance Minor Repair, Senior Minor Repair Programs and other incentive programs available to residents
6. **Size of Tract:** The subject property is 7.12 acres, which could reasonably accommodate a manufactured home.
7. **Other Factors** The proposed rezoning is for an existing manufactured home on the site. 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.