



City of San Antonio

Agenda Memorandum

Agenda Date: October 5, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
ZONING CASE Z-2021-10700221

SUMMARY:

Current Zoning: “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: “MHC MLOD-2 MLR-1 AHOD” Manufacturing Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

Case Manager: Rebecca Rodriguez

Property Owner: Alva M. McKendry

Applicant: Marc Pajak

Representative: Marc Pajak

Location: 5423 Gwenda Lea Street

Legal Description: Lot 25, Block 2, NCB 15663

Total Acreage: 0.1708

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Southwest Community Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41419, dated December 26, 1972 and zoned TEMP "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

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: R-6

Current Land Uses: Mobile Home

Direction: South

Current Base Zoning: R-6

Current Land Uses: Mobile Home

Direction: East

Current Base Zoning: R-6

Current Land Uses: Mobile Home

Direction: West

Current Base Zoning: MH

Current Land Uses: Mobile Home

Overlay District Information:

The "MLOD-2" Lackland Military Lighting Overlay District 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. 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:** Gwenda Lea Street**Existing Character:** Local**Proposed Changes:** None**Thoroughfare:** Van Street**Existing Character:** Local**Proposed Changes:** None**Public Transit:** There are no VIA bus routes within walking distance of the subject property.**Traffic Impact:** ROW dedication and improvement may be required along Gwenda Lea.**Parking Information:** The minimum parking required for a HUD-Code Manufactured Home is one (1) per unit.**ISSUE:**

None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: To provide 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 within the Southeast Regional Center or located within the 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 United Southwest Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “MHC” base zoning district 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. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MHC” Manufactured Housing Conventional District is also an appropriate zoning for this property as there are currently manufactured homes present throughout the neighborhood including on lots directly abutting the subject site. Maps dating back to 1988 referred to this area as Mobile Home Heights, providing evidence to support manufactured homes have been present in this area for decades.
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 request does not appear to conflict with any public policy objective. The proposed zoning change will meet the following principles and goals of the United Southwest Community Plan:
Objective 2.1: Develop New Housing Encourage single family development.
6. **Size of Tract:** The 0.1708-acre site is of sufficient size to accommodate residential development.
7. **Other Factors:** Applicant seeks to rezone to place a manufactured home on the lot. Supporting documents, provided by the applicant, confirm there was previously a manufactured home on the subject site beginning in 1984, but was removed sometime between 2013-present. The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to the request.

The “MHC” Manufactured Housing Conventional and “MHP” Manufactured Housing Park District is a special district to provide suitable locations for HUD-code manufactured homes. HUD-code manufactured homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition, they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations: HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance,

provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.