



City of San Antonio

Agenda Memorandum

Agenda Date: August 2, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700149

(Associated Plan Amendment PA-2022-1160055)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 2, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Four Seasons Mobile Home Park LLC

Applicant: Three Pillar Development LLC

Representative: Patrick Christensen

Location: 9613 US Highway 181 North

Legal Description: 34.19 acres of CB 5160

Total Acreage: 34.19 Acres

Notices Mailed**Owners of Property within 200 feet:** 21**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Planning Department, Department of Transportation**Property Details**

Property History: The subject property is currently zoned "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. The property was annexed into the City of San Antonio by Ordinance 61628, December 29, 1985, and originally zoned Temporary "R-1" One Family Residence District. The property was rezoned by Ordinance 72602 dated November 8, 1990, to "R-A CC" Residence -Agriculture District with City Council approval for oil and gas wells. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A CC" Residence -Agriculture District with City Council approval for oil and gas wells converted to "NP-10 S" Neighborhood Preservation District with a Specific Use Authorization. The property was rezoned by Ordinance 98228 dated September 25, 2003, to "UD" Urban Development District. The property was rezoned by Ordinance 201408070557, dated August 7, 2014, 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 flood plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "MF-18" "C-2 CD"**Current Land Uses:** Plastic Manufacturing/Processing Facility, Residential Dwellings, Construction Trade Contractor**Direction:** South**Current Base Zoning:** "FR"**Current Land Uses:** Vacant, Fire Marshall**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Concrete Supplier, Vacant**Direction:** West**Current Base Zoning:** "R-6" "MI" "MF-33" "C-2"**Current Land Uses:** Produce Distributor, Meat Distributor, 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: US Highway 181 North

Existing Character: Secondary Arterial A

Proposed Changes: None.

Public Transit: There are no VIA bus routes in proximity to the subject property.

Routes Served: NA

Traffic Impact: Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

****The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502****

A TIA Report will be required.

Parking Information: The minimum parking for a manufactured home park is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family allows dwellings (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: "MHP" Manufactured Home Park is suitable for HUD-code manufactured homes in manufactured home parks.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Brooks Area Regional Center but is not within a ½ mile of 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 Brooks Area Regional Plan and is currently designated as “Business/Innovation Mixed Use” in the future land use component of the plan. The requested “MHP” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Urban Mixed Use”. Staff recommends Denial. The Planning Commission recommendation is pending the July 27, 2022, hearing.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the surrounding development pattern. The property is surrounded by heavy industrial uses as well as some higher intensity commercial uses; residential uses are incompatible with the surrounding area.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The proposed “MHP” Manufactured Home Park is also not appropriate for the property. Residential development is not appropriate for this area given its proximity to the various industrial land uses, and high intensity zoning designations. The Brooks Area Regional Center has been identified as important for employment-generating uses. The goal for land use and zoning in this area is job capture and employment. Incremental land use changes and rezonings allow residential encroachment into areas planned for business innovation and mixed uses.
4. **Health, Safety and Welfare:** Staff not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does appear to conflict with any public policy objectives of the Brooks Area Regional Center Land Use Plan:
 - Recommendation 1:**
 - Create mixed-use community destinations that increase residential, employment, and recreational opportunities throughout the Brooks Area Regional Center.
 - Recommendation 2:**
 - Diversify employers and job opportunities in the Brooks Area Regional Center.
6. **Size of Tract:** The subject property is 34.19 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to rezone to “MHP” Manufactured Home Park to develop a 210-unit manufactured home park.

If zoning is approved, coordination for access would be needed with TxDOT on U.S. Highway 181.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.