



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 16, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**  
ZONING CASE Z-2024-10700058

**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" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 16, 2024

**Case Manager:** Vincent Trevino, Senior Planner

**Property Owner:** Lydia Cottrell

**Applicant:** Lydia Cottrell

**Representative:** Lydia Cottrell

**Location:** 5115 Farr Drive

**Legal Description:** Lot 27, Block 002, NCB 15617

**Total Acreage:** 0.2185

**Notices Mailed****Owners of Property within 200 feet:** 20**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Planning Department, Lackland AFB**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" Temporary Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "Temp R-1" Temporary Single Family Residence District converted to the current "R-6" Residential Single-Family District.

**Code & Permitting Details:** There is no code enforcement or permitting history for the subject property.

**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:** Pearsall Park**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Residential Single-Family**Direction:** East**Current Base Zoning:** R-6**Current Land Uses:** Residential Single-Family**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Residential Single-Family**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.

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.

**Special District Information:**

None

**Transportation**

**Thoroughfare:** Farr Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Dempsey Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 614

**Traffic Impact:** TIA study may be required based on the information provided at time of platting and/or permitting. The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502.

**Parking Information:** The minimum parking requirements for manufactured homes is 1 space per unit.

**ISSUE:**

None

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential Single-Family District allows 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:** “MHC” Manufactured Housing 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:**

Subject property is located with the Port San Antonio Regional Center and within ½ a mile from the Southwest 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 Community Plan, amended June 16, 2011, 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. Surrounding properties are zoned “R-6” Residential Single-Family District and “MH” Manufactured Housing District.
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 suitable for the area, as it aligns with the surrounding development pattern, which is a mix of single-family residential and manufactured homes. The applicant is requesting a change of zoning to bring an existing use into compliance.
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. 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.
  - H 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.
  - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
  - H P30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals, Objectives and Action Steps of the United SW Communities Plan may include:

- Goal 2 – Housing - Encourage the development of new housing that is compatible with the community.
  - Objective 2.1: Develop New Housing - Encourage single family development.
  - 2.1.2 Discourage mobile homes that are more than eight years old from locating within the community through building code and zoning enforcement.
6. **Size of Tract:** The 0.2185 acre site is of sufficient size to accommodate the proposed residential development.
  7. **Other Factors:** 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 this 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.