



City of San Antonio

Agenda Memorandum

Agenda Date: April 2, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2023-10700190 S

SUMMARY:

Current Zoning: "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "R-6 S MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Manufactured Home

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 2, 2024

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Michael Carrillo

Applicant: Michael Carrillo

Representative: Michael Carrillo

Location: 2402 McNutt Drive

Legal Description: Lot 7, Block 5, NCB 16202

Total Acreage: 0.28 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: Parks and Recreation Department, Martindale Army Airfield

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41432, dated December 26, 1972, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 70570, dated November 9, 1989, to "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.

Code & Permitting Details:

ADDR-AVAA-23-10100788 (Address Verification)- May 2023

Topography: The property does not include any abnormal physical features such as slope; there is incursion into the 100-year floodplain on the rear portion of the property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Residential dwelling, Vacant

Direction: South

Current Base Zoning: "R-6", "R-6 S"

Current Land Uses: Residential dwelling, Vacant, Manufactured Home

Direction: East

Current Base Zoning: "C-3", "C-2 S", "C-2"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential dwelling, Vacant

Overlay District Information:

The "MLOD-3" Martindale Army Airfield 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:

No special district information.

Transportation

Thoroughfare: McNutt Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 28, 30

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for one manufactured home is 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits 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: "R-6 S" Residential Single-Family Districts permits 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.

The proposed "S" Specific Use Authorization would permit a manufactured home on the property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within a ½ mile of 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 Southeast Community Area Plan, adopted December 2022, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-6 S" 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 current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-6 S” Residential Single-Family District with a Specific Use Authorization for a Manufactured Home is also appropriate. The proposed “R-6 S” would allow the property to keep the base zoning district consistent with the surrounding properties, while allowing a manufactured home on the property. The “S” Specific Use Authorization prescribes a site plan that will regulate the placement and size of the structure. Deviation from the approved site plan could warrant additional Council consideration. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of diverse housing stock to support residents at all socioeconomic levels.
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 objectives of the SA Tomorrow Southeast Community Area Plan:
 - Goal 1: Land Use Implement land use policies that promote compatible adjacency, mixed-use opportunities, and commercial centers that provide a variety of uses.
 - Goal 4: Housing Provide a variety of high-quality, mixed-income housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all stages of life.
6. **Size of Tract:** The subject property is 0.28 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to rezone to “R-6 S” Residential Single-Family with a Specific Use Authorization for a Manufactured Home in order to erect a manufactured home on the property.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

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.