



City of San Antonio

Agenda Memorandum

Agenda Date: August 18, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700156

SUMMARY:

Current Zoning: "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "MHP MLOD-3 MLR-1" Manufactured Housing Park Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Diana Chicas

Applicant: Diana Chicas

Representative: Diana Chicas

Location: 455 Bundy Street

Legal Description: Lot 8 and the east 25 feet of Lot 9, Block 7, NCB 10684

Total Acreage: 0.1511

Notices Mailed**Owners of Property within 200 feet:** 37**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Martindale Army Airfield**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 243, 1952 and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 24417, dated February 14, 1957 to the "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" 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-4"**Current Land Uses:** Greenspace**Direction:** South**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**Direction:** East**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**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: N/A**Transportation****Thoroughfare:** Bundy Street**Existing Character:** Local**Proposed Changes:** None Known

Thoroughfare: Beulah Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: There is public transportation within walking distance of the subject property.
Routes Served: 26 and 225

Traffic Impact:

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

ISSUE: None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family district allows dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: "MHP" Manufactured Home Park provides suitable locations for HUD-code manufactured homes in manufactured home parks.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within 1/2 a mile of a Regional Center but within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Eastern Triangle Community Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "MHP" 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-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "MHP" Manufactured Home Park District is also appropriate for the lot and surrounding area. The "MHP" base zoning district allows a maximum density of 10 units per acre, which is two (2) units for this

property. The proposed rezoning to “MHP” Manufactured Home Park would have a density that is the density that is comparable to the existing and surrounding "R-4" in the area.

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 Eastern Triangle Community Plan or the SA Tomorrow Plan.

Objective 12.1: Encourage the development of diverse housing options near schools for families with school age children.

Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community.

SA Tomorrow Housing Goals

H Goal 1-Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.

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.

6. **Size of Tract:** The 0.1511-acre site is of sufficient size to accommodate the proposed manufactured home development.
7. **Other Factors:** 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 “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.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates a total of two (2) units, which is compliant with the maximum density allowed.