



City of San Antonio

Agenda Memorandum

Agenda Date: May 2, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Zoning Case Z-2023-10700054 S

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: "R-6 S MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Manufactured Home

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Jose F. Navarrete

Applicant: Jose F. Navarrete

Representative: Jose F. Navarrete

Location: 5111 Farr Drive

Legal Description: Lot 29, Block 2, NCB 15617

Total Acreage: 0.2534

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: There is no registered Neighborhood Association within 200 feet.

Applicable Agencies: Planning Department, Parks and Recreation, Lackland Military

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41419, dated December 25, 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.

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: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

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:** Farr Drive**Existing Character:** None**Proposed Changes:** None Known**Thoroughfare:** Dempsey Drive**Existing Character:** None**Proposed Changes:** None Known**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 614, 619**Traffic Impact:** **The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is Not Required.

Parking Information: The minimum parking requirement 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: "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.

If approved, the "S" Specific Use Authorization would permit a manufactured home on the property.

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 [Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-6” 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 “R-6 S” Residential Single-Family District with a Specific Use Authorization for Manufactured Home is also appropriate. The proposed rezoning maintains the “R-6” base zoning district and allows consideration of “S” Specific Use Authorization to allow a single Manufactured Home which is consist with other surrounding residential development. The rezoning also requires a site plan that details the proposed development and use of the property.
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 Comprehensive Plan and the United Southwest Communities Plan.

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
- 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 P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
- H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices

Relevant Goals and Action Steps of the United Southwest Communities Plan may include:

- Goal 2 – Housing Encourage the development of new housing that is compatible with the community
- 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 0.2534 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant is rezoning for installation of a Manufactured Home on the property.

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 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.

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 sitebuilt 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.