



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 18, 2021

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2021-10700228 S

**SUMMARY:**

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

**Requested Zoning:** "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 19, 2021. Continued from October 5, 2021.

**Case Manager:** Richard Bautista-Vazquez, Planner

**Property Owner:** Mario Colin

**Applicant:** Mario Colin

**Representative:** Mario Colin

**Location:** 146 Rene Avenue

**Legal Description:** Lot 19, Block 4, NCB 13761

**Total Acreage:** 0.1928

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 32674 dated September 30, 1964, and zoned “Temp A” Single Family Residential District. Ordinance 50,465 rezoned the property to “R-4” Mobile Home District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property 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:** “MH”

**Current Land Uses:** Manufactured Homes

**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:** Vacant Lot

**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:** Rene Avenue

**Existing Character:** Local  
**Proposed Changes:** None

**Public Transit:** There is one bus route within walking distance.  
**Route Served:** 21

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirements for residential dwellings is 1 space per unit.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential 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 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.

**FISCAL IMPACT:**  
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**  
The subject property is not within a Regional Center and not 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
- 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. The entire area is "R-6" Residential Single-Family with a combination of traditional single-family and manufactured homes.

3. **Suitability as Presently Zoned:** The existing "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The proposed "R-6" Residential Single-family maintains the base district and the "S" Specific Use Authorization allows for consideration of a Manufactured Home with a prescribed site plan.
4. **Health, Safety and Welfare:** Staff has not found any 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 objective.
6. **Size of Tract:** The 0.1928 acre site is of sufficient size to accommodate residential development.
7. **Other Factors:** The applicant is rezoning to place a manufactured home on the property.