



City of San Antonio

Agenda Memorandum

Agenda Date: November 4, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2021-10700114

SUMMARY:

Current Zoning: "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District

Requested Zoning: "MHC MLOD-3 MLR-2 AHOD" Manufactured Housing Conventional Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021. Continued from July 20, 2021, August 17, 2021, and September 21, 2021.

Case Manager: Catherine Hernandez

Property Owner: DBO Investments LLC

Applicant: Wenhao Deng

Representative: Killen, Griffin, and Farrimond PLLC

Location: 4618 Webbles Street

Legal Description: 2.9479 acres out of 12180

Total Acreage: 2.9479

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was annexed into the City of San Antonio and was originally zoned “A” Residence District. The eastern portion of the property was rezoned from “A” to “R-2” Residence District by Ordinance 79329, dated December 16, 1993. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-2” and “A” converted to the current “RM-4” Residential Mixed District and “R-5” Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-5”

Current Land Uses: School

Direction: East

Current Base Zoning:

Current Land Uses: Warehousing

Direction: South

Current Base Zoning:

Current Land Uses: Truck Parking

Direction: West

Current Base Zoning:

Current Land Uses: Single-Family Dwellings

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-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:

The "MH" Manufactured Housing District and "MHC" Manufactured Housing Conventional 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.

Transportation

Thoroughfare: Webbles

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property
Routes served: 505

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking requirement for a Manufactured home is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools. Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: To provide 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:

The subject property is not located within a Premium Transit Corridor nor is it located within a regional center.

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 rezoning acts as buffer between the existing neighborhood and the more intense commercial and industrial uses to the east.
3. **Suitability as Presently Zoned:** The existing “RM-4” is an appropriate zoning for the property and surrounding area. The proposed “MHC” would also be an appropriate zoning for the property and surrounding area and would allow for additional housing in walkable distance to area schools and retail.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** SA Tomorrow Comprehensive Plan Overall Goals: 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. GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
6. **Size of Tract:** The subject property is 2.9479 acres, which could reasonably accommodate the requested residential uses.
7. **Other Factors** The subject property is located within the Martindale AAF Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to the request.

The “MH” Manufactured Housing, “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. All units must also have covered front and rear entries, and site built steps and porches. 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.