



City of San Antonio

Agenda Memorandum

Agenda Date: April 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2023-10700059 S

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: DLC General Construction Services, INC

Applicant: Jesus Delacruz

Representative: Jesus Delacruz

Location: 2503 and 2507 McNutt Drive

Legal Description: Lots 13 and 14, Block 4, NCB 16201

Total Acreage: 2.431 Acres

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: Martindale Army Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41432 dated December 25, 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.

Topography: The property does not include any slope, but a portion of each property, including the access is within the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant (floodplain)

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential 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.

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:

NA

Transportation

Thoroughfare: McNutt Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Keasler Avenue

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 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 a single-family residential unit is 1 parking space.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: 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 Districts permit 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:

The subject property is located within the Southeast Community Area 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 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. The property is in established low density residential neighborhood.
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 manufactured home proposes residential uses, which aligns with the surrounding context. The development will be held to a site plan that will limit the permitted density to one manufactured home, and that will address the ingress/egress for the home considering the flooded access.
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 Southeast Community Area Plan:
 - Goal 4: Housing
 - o 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 0.3856 Acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors** The applicant intends to rezone to “R-6 S” to establish a Manufactured Home on the property.

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 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.

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 Stormwater Management Team has indicated that access will need to be from Keasler Drive. It is the only available unflooded access to the property.