



City of San Antonio

Agenda Memorandum

Agenda Date: January 10, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600095
(Associated Zoning Case Z-2023-10700359)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 10, 2024

Case Manager: Joseph Leos, Planner

Property Owner: Tom Nguyen Bros LLC

Applicant: Vinh Ton

Representative: Vinh Ton

Location: 12822 Uhr Lane

Legal Description: Lot 4, Block 2, NCB 14681

Total Acreage: 0.256 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Northern Hills Neighborhood Association

Agencies: Aviation, Planning Department

Transportation

Thoroughfare: Uhr Lane

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Pebble Hill

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 502

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety, and welfare.
- Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
- Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, Residential Single Family, R-4, Residential Single Family, R-5, Residential Single Family, R-6, Residential Single-Family R-20, Residential Single Family, NP-8 Neighborhood Preservation, NP-10 Neighborhood Preservation District, NP-15, Neighborhood Preservation, RP Resource Protection

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes. Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, Residential Single Family, RM-4 Residential Mixed, RM-5 Residential Mixed, RM-6 Residential Mixed (and less intense residential zoning districts) MF-18 Multifamily

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Single-Family

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Single-Family

Direction: South

Future Land Use Classification: “Low Density Residential”, “High Density Residential”

Current Land Use Classification: Residential Single-Family, Duplex, Multi-Family

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use: Residential Single-Family

ISSUE: None

FISCAL IMPACT: None

Proximity to Regional Center/Premium Transit Corridor

Subject property is not located within the Regional Center and is not within ½ a mile from the Premium Transit Corridor

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested to rezone the property to “RM-4” Residential Mixed District. The applicant requests this plan amendment to increase the density to allow for four (4) dwelling units on the subject property. The existing “Low Density Residential” is appropriate for the property and surrounding area. The proposed “Medium Density Residential” is also appropriate for the property and surrounding area. The property is located off of Uhr Lane, which is an appropriate placement for the “Medium Density Residential” land use designation as the street is classified as a Collector. Additionally, the request for “Medium Density Residential” would be consistent with existing mix of single-family, duplexes and multi-family along Uhr Lane. Many of the current “RM-4” properties along Uhr Lane are not currently aligned with the land use.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700359

Current Zoning: “R-5” Residential Single-Family District

Proposed Zoning: “RM-4” Residential Mixed District

Zoning Commission Hearing Date: January 16, 2024