



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 10, 2024

**In Control:** Planning Commission Meeting

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**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