



City of San Antonio

Agenda Memorandum

Agenda Date: October 20, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2022-10700202 CD

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 20, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Saul Valenzuela

Applicant: Saul Valenzuela

Representative: Saul Valenzuela

Location: 13002 Uhr Lane

Legal Description: Lot 1, Block 3, NCB 15693

Total Acreage: 0.2571 acres

Notices Mailed**Owners of Property within 200 feet:** 24**Registered Neighborhood Associations within 200 feet:** Northern Hills Neighborhood Association**Applicable Agencies:** NA**Property Details**

Property History: The subject property is currently zoned "R-6" Residential Single-Family. The property was annexed into the City of San Antonio by Ordinance 41430 dated December 25, 1972 and was originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 66918 dated April 7, 1988, 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 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:** Residential Dwelling**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "R-6" "RM-4"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "R-6" "RM-4"**Current Land Uses:** Residential Dwelling**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: Uhr Lane

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Bell Drive

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: 9, 14, 502

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 for multi-family dwellings is 1.5 parking spaces per unit

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District allows 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 CD" Residential Single-Family District allows 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.

The "CD" Conditional Use would permit two (2) dwelling units on the property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Austin Highway 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 located within the San Antonio Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-6 CD” 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 property resides on a block face where properties of similar lot size are zoned “RM-4” Residential Mixed District as a result of the 2001 Unified Development Code converting them from their previous zoning “R-2” Two-Family Residence District. Duplexes can be found along Uhr Lane, demonstrating an already established development pattern.
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 CD” Residential Single-Family District with a Conditional Use for two (2) dwelling units is also appropriate. The property is located on the corner of two collector streets, with driveways on each side with street frontage. Additionally, there are established duplexes along Uhr Lane on both sides of the block face.
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 West/Southwest Sector Plan:
 - Goal I: Protect the quality of life of residents including health, safety and welfare
 - o Objective 1.1 Protect integrity of existing residential neighborhoods and prevent excessive noise pollution and other airport hazards
 - o Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise
6. **Size of Tract:** The subject property is 0.2571 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to rezone to “R-6 CD” bring an already existing duplex into compliance. The site plan does not indicate any additions or changes to the existing structure.

The purpose of the Conditional Use 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 storage unit which looks like a manufactured home in the back of the property is within the required setbacks. It has been inspected by city officials to ensure that it is not connected to the main utilities and is used for storage. Reference INV-ZCD-21-3140002703.