



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2023-10700359 (Associated Plan Amendment Case PA-2023-11600095)

SUMMARY:

Current Zoning: .

Requested Zoning: .

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: .

Case Manager: Joseph Leos

Property Owner: .

Applicant: .

Representative: .

Location: .

Legal Description: .

Total Acreage: .

Notices Mailed

Owners of Property within 200 feet: .

Registered Neighborhood Associations within 200 feet: .

Applicable Agencies: .

Property Details

Property History: .

Code & Permitting Details: There is no code history for the subject property.

Topography: .

Adjacent Base Zoning and Land Uses

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

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:

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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: 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 requirement for multi-family development is 1.5 spaces per unit.

ISSUE:

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ALTERNATIVES:

Current Zoning: "R-5" Residential 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: 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.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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RECOMMENDATION:

Staff Analysis and Recommendation: .

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** .
2. **Adverse Impacts on Neighboring Lands:** .
3. **Suitability as Presently Zoned:** .
4. **Health, Safety and Welfare:** .
5. **Public Policy:** The request does/does not appear to conflict with any public policy objective of the San Antonio International Airport Vicinity Land Use Plan:
 - o 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.
6. **Size of Tract:** .

7. **Other Factors** The applicant intends to rezone to “RM-4” to develop a residential duplex subdivision. For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.

The applicant is rezoning to develop four (4) residential units.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.