



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-2023-10700364 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: January 16, 2024

Case Manager: Joseph Leos, Zoning Planner

Property Owner: Elsesser Living Trust

Applicant: Craig Morris

Representative: Craig Morris

Location: 3415 and 3417 Ridge Smoke

Legal Description: Lot 22, Block 18, NCB 17568

Total Acreage: 0.1761 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: The subject property is not located within the boundaries of a registered neighborhood association.

Applicable Agencies: Aviation, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 59773, dated December 30, 1984, and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6" Residential Single-Family District

Current Land Uses: Duplex

Direction: East

Current Base Zoning: "R-6" Residential Single-Family District

Current Land Uses: Duplex

Direction: South

Current Base Zoning: "R-6" Residential Single-Family District

Current Land Uses: Duplex

Direction: West

Current Base Zoning: "R-6" Residential Single-Family District

Current Land Uses: Duplex

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:** Ridge Smoke**Existing Character:** Local**Proposed Changes:** None Known**Thoroughfare:** Stoney Crossing**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** There is not public transit within walking distance of the subject property.**Routes Served:** N/A**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.**Parking Information:** The minimum parking requirement for 2 dwelling units is 1 space per unit. The maximum parking requirement for 2 dwelling units is 2 spaces per unit.**ISSUE:**

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: "R-6 CD" Residential Single-Family District permits dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The "CD" Conditional Use is for two (2) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and not within ½ a mile from 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 San Antonio International Airport Vicinity Land Use Plan, adopted in May 2010, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-6” 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.
3. **Suitability as Presently Zoned:** The existing "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 an appropriate zoning. There are existing duplexes along the same block face, so the proposed density is within the character of the established community. The request would maintain the base zoning district of "R-4", and the “CD” Conditional use would allow two (2) units as shown in the submitted site plan. Any major deviation from the approved site plan would require additional Council consideration. The proposed additional density is also in alignment with the Strategic Housing Implementation to support more housing for the City’s growing population
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/does not appear to conflict with any public policy objectives. Relevant Goals and Policies of the Comprehensive Plan may include:
 - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Land Use Plan may include:

- 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:** The subject property is 0.1761 acres, which can reasonably accommodate the proposed residential development.
 7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given

conditions.

The applicant is rezoning to bring the existing two (2) units into compliance.

The proposed rezoning maintains the residential base district but 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.