



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: .

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 enforcement or permitting 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:

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:

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ALTERNATIVES:

Current Zoning: 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: 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.

FISCAL IMPACT:

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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 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: .

7. Other Factors: .

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.