



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 5, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2023-10700199 CD

**SUMMARY:**  
**Current Zoning:** "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District

**Requested Zoning:** "R-4 CD IDZ H AHOD" Residential Single-Family Infill Development Zone Overlay Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** 9/5/2023

**Case Manager:** Vincent Trevino, Senior Planner

**Property Owner:** Raymond A. Cowley & Patricia E. Cowley

**Applicant:** Headwall Investments, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 127 E. Ashby Place

**Legal Description:** Lot 15, NCB 1724

**Total Acreage:** 0.169

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** Monte Vista Historical and Tobin Hill Community

**Applicable Agencies:** Fort Sam Houston, OHP, Planning

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "D" Apartment District converted to the current "MF-33" Multi-Family District. The property was rezoned by Ordinance 2020-12-03-0861, dated December 3, 2020 to "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District.

**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-4

**Current Land Uses:** Single-Family

**Direction:** South

**Current Base Zoning:** MF-33; MF-33

**Current Land Uses:** SMALL APTS 4 TO 10 UNIT; Single-Family

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family

**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. The Monte Vista Historic District is an overlay district which was adopted in May 2021. This district does not regulate use of the property but does enforce building exterior design

standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

**Special District Information:**

N/A

**Transportation**

**Thoroughfare:** East Ashby Place

**Existing Character:** Collector

**Proposed Changes:** None known

**Thoroughfare:** Ogden Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** 20, 90

**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:** DWELLING - 1 FAMILY (Attached or townhouse) cluster parking allowed, Minimum 1 per unit, Maximum N/A; Service-Professional Office, Min 1 per 300 sf GFA; Max 1 per 140 sf GFA.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools. These are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Additional design standards, regulated by the Office of Historic Preservation apply in these districts. Overlay district that imposes height restriction near civilian and military airports.

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools. To provide flexible standards for the development and reuse of underutilized parcels within a qualifying area of the city. Although this district still exists, it is no longer approved for new properties. These are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or

more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Additional design standards, regulated by the Office of Historic Preservation apply in these districts. Overlay district that imposes height restriction near civilian and military airports.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not located with the Regional Center and within ½ a mile from the Metro 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 Monte Vista Plan and is currently designated as Near North in the future land use component of the plan. The requested "R-4" 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 proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The subject property is located within the Monte Vista Plan and is currently designated as Near North in the future land use component of the plan. The requested "R-4" CD base zoning district is consistent with the future land use designation. "R-4 CD IDZ H AHOD"
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 objective.
6. **Size of Tract:** The 0.169 acre site is of sufficient size to accommodate the proposed office development.
7. **Other Factors** Military Statement