



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 21, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**  
ZONING CASE Z-2023-10700150

**SUMMARY:**

**Current Zoning:** “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 15, 2023. This case was continued from August 1, 2023.

**Case Manager:** Mark Chavez, Planner

**Property Owner:** Robert Tips

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

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

**Location:** 1614 West Terra Alta Drive

**Legal Description:** Lot 4, Block 1, NCB 13335

**Total Acreage:** 0.20

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Oak Park Northwood

**Applicable Agencies:** Planning Department, San Antonio International Airport

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on September 25, 1952, and zoned “A” Single Family Residence District. The current “R-5” Residential Single-Family District converted from the previous “A” base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

**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:** “MF-40”

**Current Land Uses:** Apartment Complex

**Direction:** East

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single-Family Residential

**Direction:** South

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single-Family Residential

**Direction:** West

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single-Family Residential

**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.

**Transportation**

**Thoroughfare:** West Terra Alta

**Existing Character:** Local

**Proposed Changes:** None known

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

**Routes Served:** 9 & 647

**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 requirements for a single-family dwelling is 1 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-5” Residential Single-Family District allows 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: “R-4” Residential Single-Family District allows 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.

**FISCAL IMPACT:**

None.

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

The subject property is located within the Greater Airport Area Regional Center and is not located within a half-mile of a 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 International Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential” in the land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted 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-5” Residential Single-Family District is appropriate for the surrounding area. The proposed “R-4” Residential Single-Family District is also an appropriate zoning. The applicant is requesting the change in zoning to subdivide the lot into two (2) lots to develop a single-family home on each property. The lot is currently 8,712 square feet. Additionally, the “R-4” Residential Single-Family District has already been established within the block two doors down on the same block face. The increase in density also aligns with the goals of the Strategic Housing Implementation Plan by incorporating a mix of housing and lot sizes and increasing supply to help with the growing population of the city.
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. Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- Housing 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.
- Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

Relevant Themes, Goals, and Objectives of the San Antonio International Airport Vicinity Plan include:

- Key Theme 5: Preserving neighborhood integrity and preventing commercial encroachment.
- Land Use Goal I: Protect the quality of life of residents including health, safety, and welfare.

**6. Size of Tract:** The 0.20-acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:** The applicant goal is to subdivide an 8,712 square-foot lot into two (2) 4,000 square foot lots for single family development.

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.