



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** March 1, 2022

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2022-10700009

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 1, 2022

**Case Manager:** Corin Hooper, Senior Planner

**Property Owner:** Flip SA LLC

**Applicant:** Daniel Murray

**Representative:** Daniel Murray

**Location:** 301 East Woodlawn

**Legal Description:** the East 10 feet of Lot 4 and the west 28.65 feet of Lot 5, Block 3, NCB 1709

**Total Acreage:** 0.0620

**Notices Mailed****Owners of Property within 200 feet:** 36**Registered Neighborhood Associations within 200 feet:** Tobin Hill Community Association**Applicable Agencies:** N/A**Property Details**

**Property History:** The property is located in the original 36 square miles dated December 31, 1717. The property was zoned "B" Residence District, dated 1938. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family 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:** "RM-4"**Current Land Uses:** Residential Mixed Use**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Single Family Residential District**Direction:** East**Current Base Zoning:** "R-4"**Current Land Uses:** Single Family Residential District**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Single Family Residential District**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:** Woodlawn**Existing Character:** Minor**Proposed Changes:** None Known**Public Transit:** VIA bus route are within walking distance of the subject property.

**Routes Served:** 8, 5, 204, 90

**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*. A TIA Report is not required.

**Parking Information:** 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “R-4” Residential Single-Family district provides single-family residential uses with a minimum lot size of 4,000 square feet.

**Proposed Zoning:** “R-2” Residential Single-Family district provides for single-family residential uses with a minimum lot size of 2,000 square feet.

**FISCAL IMPACT:**

None.

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

Subject property is located within the Midtown Regional Center.

**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 in the Midtown Area Regional Center Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-2” 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-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-2” Residential Single-Family District is also an appropriate zoning for the area and fits the existing size of the lot, which is approximately 2,700 square feet. This rezoning will allow for construction of a home.

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 of the SA Tomorrow Comprehensive Plan and the Midtown Regional Center Plan.

H Goal 2: A variety of housing types (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.

HP 25: Invest in neighborhood amenities and infrastructure that will benefit existing residents while attracting new residents to underserved areas.

6. **Size of Tract:** The 0.0620-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The subject property is located within the Fort Sam Houston Military Notification Area. In accordance with the Signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.