



## City of San Antonio Aviation Department

**TO:** Kelly Sanders  
Planner, Zoning Division  
Cliff Morton Development & Business Services Center  
1901 South Alamo Street 78204  
210-207-5017 (phone) / 210-207-0043 (fax)

**SUBJECT:** Z-2023-10700068 – 1602 W Terra Alta Drive, San Antonio TX 78216

**DATE:** March 27, 2023

The Aviation Department is in receipt of a request to review Zoning Change Request Z2023-10700068. The subject property is described as a +/- 0.195 acre tract of land located approximately 1.2 miles South of the San Antonio International Airport at 1602 W. Terra Alta Drive. The property is legally described as Lot 1 Block 1 of NCB 1335 of San Antonio, Texas according to the Deed and Plat Records of Bexar County, Texas.

The site does not lie within the 65-decibel day/night (DNL) average noise contour line. The property is located inside the San Antonio International Airport Vicinity Land Use Plan and is designated as a R-6. The requested zoning is IDZ-1.

Rezoning the site is for the purpose of expanding the number of single-family housing units that may be developed on the site. It is cautioned that single-family houses that are developed this close to the airport could be impacted by aviation noise due to its location near the Airport and proximity to runway 13R/31L and runway 4/22. Based on this it is advisable to inform the applicant that these single-family structures are not eligible for noise mitigation in the Airport Residential Acoustical Treatment Program (RATP) and that they might consider providing additional sound proofing in the remodeling and/or construction of any new buildings.

If the proposed zoning amendment is granted by the City Council the site shall remain subject to all applicable restrictions of all current airport zoning ordinances including Section 35-331 Airport Hazard Overlay District (AHOD) of the Unified Development Code. The maximum height of any proposed structure, crane, tower (of any type), building and/or trees within this area may be limited in accordance with the provisions of applicable ordinances as well as building design being required to comply with all restrictions concerning lighting, mirrored reflections, electrical and /or radio interference.

If there are any questions, feel free to call me at 210-207-3471

Joshua Heiss  
Noise and Sustainability Officer  
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**SAN ANTONIO INTERNATIONAL AIRPORT**

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