



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 21, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**  
ZONING CASE Z-2021-10700316

**SUMMARY:**  
**Current Zoning:** "R-6 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:** December 21, 2021

**Case Manager:** Richard Bautista-Vazquez, Planner

**Property Owner:** Norma Plata

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

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

**Location:** 8830 and 8880 Heath Circle Drive

**Legal Description:** Lot 1, Lot P-74D, Lot P-127, Lot P-128 and Lot P-114, Block 1, NCB 15008

**Total Acreage:** 7.3251

**Notices Mailed**

**Owners of Property within 200 feet:** 58

**Registered Neighborhood Associations within 200 feet:** Kingswood Heights Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 76896 dated, December 30, 1992, and zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to the current "R-6" 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:** "R-5"

**Current Land Uses:** Single Family Dwelling

**Direction:** East

**Current Base Zoning:** "NP-10"

**Current Land Uses:** School

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single Family Dwellings

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Vacant Lot

**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:** Heath Circle Drive

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** There is no bus routes within walking distance.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirements for single-family dwelling (Detached) is one (1) per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-6” Residential Single-Family allows residential (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: “R-4” Residential Single-Family allows residential (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 not within a Regional Center and 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 Near Northwest Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” 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-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” is also an appropriate zoning for the area. The primary difference is the minimum square footage per lot of 6,000 versus 4,000, which will allow slightly more density. The proposed residential

development will bring in more housing options to an already fast-growing community across from an elementary school.

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 objectives of the Near Northwest Community Plan.

Goal 3 - Housing

Preserve and revitalize the community's unique mix of quality housing

Objective 3.4: Housing Development

Encourage new housing development that is compatible with the community's character.

6. **Size of Tract:** The 7.3251-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a plan amendment does not imply approval of or take the place of such demolition review as directed by the UDC. On July 25, 2016, the north building (property ID 565697) was approved for demolition by the Office of Historic Preservation. To date, no application for demolition of the south building (property ID 565731) has been submitted for review to the Office of Historic Preservation. The applicant intends to develop Single-Family Dwellings.