



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2624  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 4/6/2021  
**Title:** ZONING CASE Z-2021-10700007 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.087 acres out of NCB 2801, located at 220 Annie Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**  
Zoning Case Z-2021-10700007

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

**Requested Zoning:** "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** April 6, 2021

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Merlin Construction LLC

**Applicant:** FT Builder Services LLC

**Representative:** Frank Telles

**Location:** 220 Annie Street

**Legal Description:** 0.0870 acres out of NCB 2801

**Total Acreage:** 0.0870

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Monte Vista Terrace Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was a part of the original 36 square miles of the City of San Antonio and was originally zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" converted to the current "R-4" Residential Single-Family District.

**Topography:** The property does not include any abnormal physical features such as slope or flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "OCL"

**Current Land Uses:** Townhome Housing

**Direction:** South

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family, Vacant

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Vacant

**Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" 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:** Annie

**Existing Character:** Local

**Proposed Changes:** None known

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

**Routes served:** 5, 509

**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 requirement for single-family dwellings is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The existing “R-4” Residential Single-Family zoning district includes single-family homes and accessory-dwellings on a single lot and are ideally within walking distance of schools and neighborhood commercial uses. It also includes lower impact community-oriented uses such as churches, parks, or community centers.

**Proposed:** The proposed “R-3” allows a Single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center but it is located within the 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 the approval criteria below.

**1. Consistency:**

The subject property is located within the North Central Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-3” base zoning district is consistent with the adopted land use.

**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 “R-3” Residential Single-Family is an appropriate zoning and is consistent with adjacent zoning districts and uses.

**3. Suitability as Presently Zoned:**

The current “R-4” Residential Single-Family is an appropriate zoning for the property, however, the lot square footage does not meet 4,000 square feet. The applicant is taking 4 lots and replatting them into 3 lots. The proposed “R-3” is appropriate as it allows the proposed lot to be developed. The requested change does not add any additional uses, but simply allows the subdivision of lots at 3,000 square feet.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The proposed density is consistent with neighborhood character.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Central Community Plan:

Objective 3.1: Promote the maintenance of existing properties.

Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.

**6. Size of Tract:**

The subject property is 0.0870 acres, which could reasonably accommodate single-family use.

**7. Other Factors:**

The applicant is rezoning to allow for the development of one home on this proposed lot.