

Basics

Property			
Assessor Address	S US HIGHWAY 281, SAN ANTONIO, TX 78221	Mailing Address	3508 FAR WEST BLVD, AUSTIN, TX 78731-2281
Owner(s) of Record	JOHN W PLEUTHNER	Owner type	ABSENTEE
Account	11166-000-0049	County	Bexar, TX
Additional ID	not available	Legal Description	NCB 11166 BLK LOT P-4E
Year Built	not available		
Lot Size	871,200 SF		
Building Size Estimate	not available		
Existing Use (per assessor)	Single Family Residence / Townhouse		
Current Zoning			
Zoning Abbreviation(s) and Name(s)	R-4	Single-Family Residential District	
	AHOD	Airport Hazard Overlay District	
Zoning Authority	City	Zoning boundary San Antonio, TX	

Zotential

Estimated Potential by District Visit our FAQs to learn more			
R-4 Single-Family Residential District			
Height	35 feet or 2.5 stories		
Improvements	no FAR or lot coverage found		
Setbacks	Front	10 feet	
	Side	5 feet	
	Back	20 feet	
Density	11 units per acre		
Lot requirements	4,000 sf (35' lot width)		
Estimated Uses			
	House		Townhome

More

Zoning District

R-4 Residential
Single-Family Residential
District

This district provides an area for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

AHOD Overlay
Airport Hazard Overlay
District

It is hereby found that an airport hazard endangers the lives and property of the users of San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base, Randolph Air Force Base and of the occupants of land in the vicinity thereof, and also, if of the obstruction type, such hazard reduces the size of the area available for the landing, taking-off and maneuvering of aircraft, thus tending to destroy or impair the utility of these airports and the public investment therein.

Contact

City Zoning boundary San Antonio,
TX

THIS CITY IS IMPACTED BY A NUMBER OF STATE ZONING REGULATIONS, EFFECTIVE 9/1/2025. CITY ZONING STILL APPLIES BUT HAS BEEN SUPERSEDED BY STATE BILLS. ZONABILITY INCLUDES SB840/SB2477 TO INTRODUCE THE NEW STATE LEVEL ZONING. THE SITUATION IS CONSIDERED FLUID AND IS CASE-BY-CASE PER CITY PLANNER. INFORMATION PRESENTED IN ZONABILITY IS NOT TO BE CONSIDERED A FINAL ANSWER. PLEASE DO YOUR DUE DILIGENCE. City of San Antonio offers appointments: <https://www.sa.gov/Directory/Departments/DSD/Resources/Check-In>

Planning Related

Community Commercial  **Description**
Community Commercial – includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Permitted zoning districts: O-1.5, NC, C-1, and C-2.

San Antonio Tomorrow (comprehensive plan) **Description**
A comprehensive plan is the official, long range planning document that provides policy guidance for future growth, development, land use, infrastructure, and services.

Community Plans **Description**
not available

City of San Antonio - Future Land Use Plans **Description**
Cities plan for future needs they controls such as housing, transportation, education etc. The mechanism to do this is called a comprehensive plan (or "comp plan" for short) which gets voted upon every so many years. Each city's plan is unique to that city but generally the plan has a chapter impacting real estate called "land use" or something similar. The chapter has a map and description (or classification) for land use designations. Some cities use easy to understand terms such as "residential," "mixed use" or "industrial" etc. while some like more descriptive terms like "town center." Keep in mind, once a "comp plan" is approved, the plan is used to guide zoning decisions including rezoning decisions. Zonability designates this information at "future" to help distinguish it current zoning. The data shown is "to complete 30 sub-area plans over the next five to six years as part of implementing the SA Tomorrow Comprehensive Plan" per the city's mapping data portal.

About This Report

Data Limitations

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

Please see www.zonability.com/tos for Zonability's terms of service.

**Disclaimer**

The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Consider hiring experts for a complete study.

DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.