



Nathan Sultze, Customer Service Representative

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Date Prepared: Tue Jul 28 2026

Subject Address: S US HIGHWAY 281, SAN ANTONIO, TX 78221

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- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
- Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive. For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.
- HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions.
- Private deed restrictions, restrictive covenants and CCR's are governed and enforced pursuant to civil law and not by local governments.

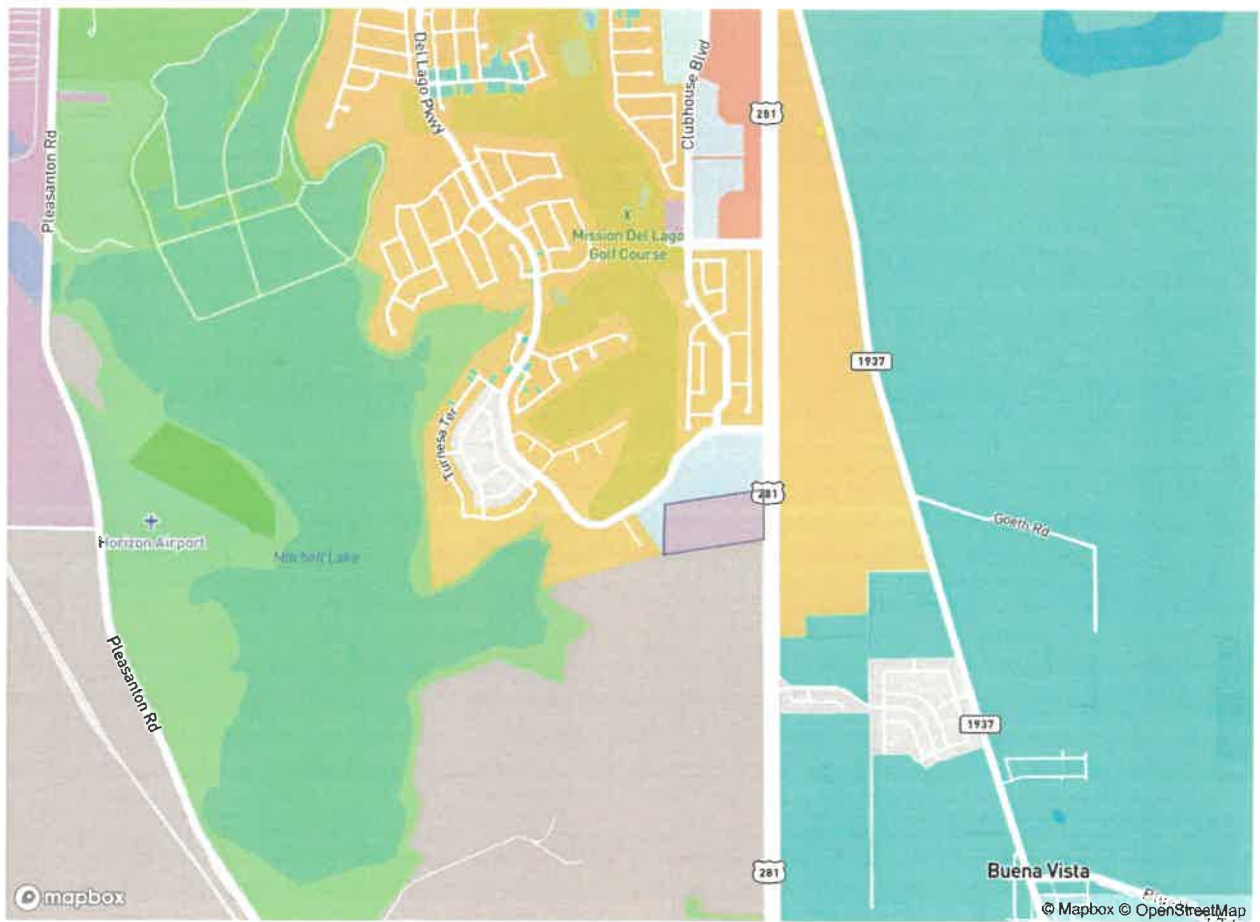
Please see www.zonability.com/tos for Zonability's terms of service.



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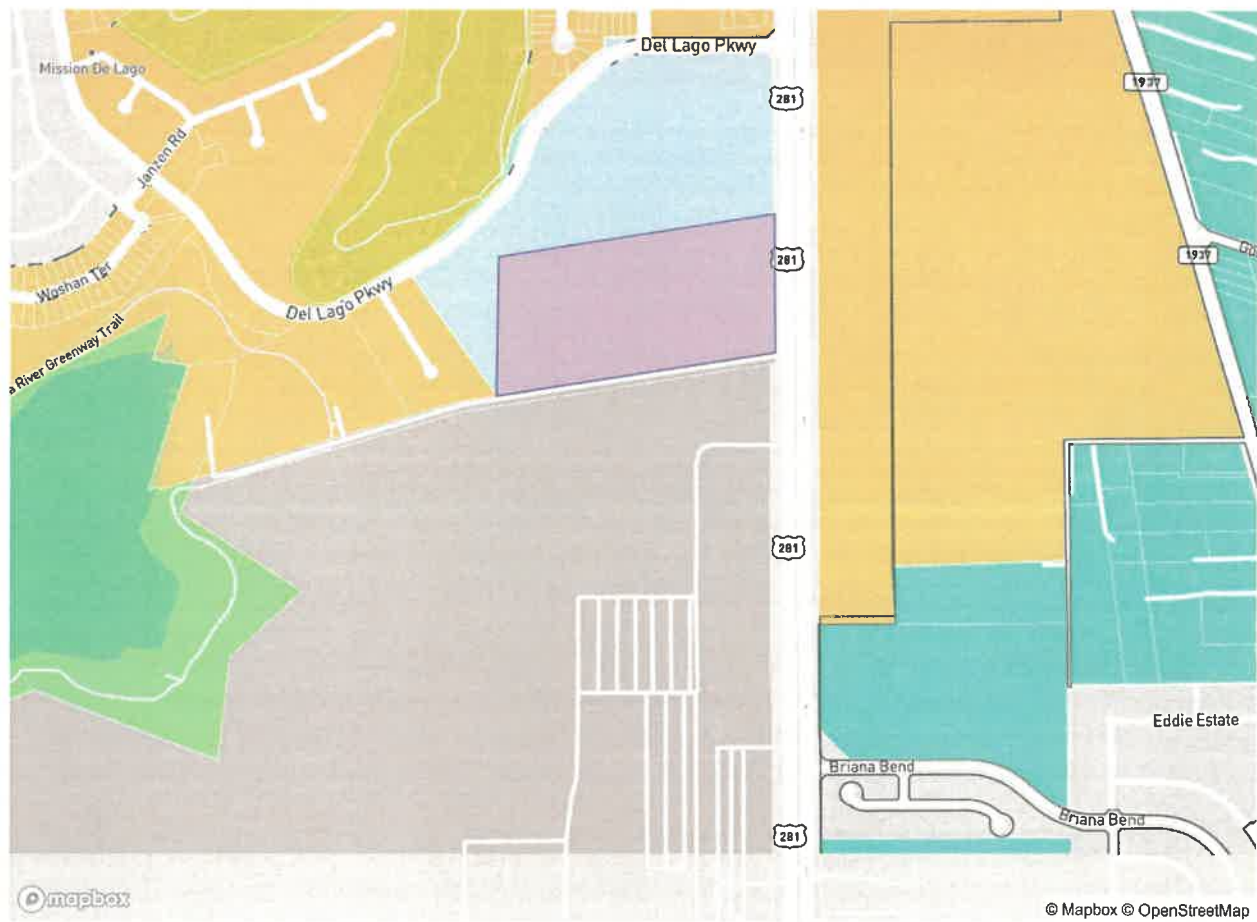


Legend

- Agricultural
- Government
- Planned Special
- Zoning Authority
- Some Coverage
- Subject

- Commercial
- Mixed
- Residential 1-2 units
- Planning Area

- Industrial
- Multifamily 3+ units
- No Coverage
- Planning Area



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Basics

Property

Assessor Address	S US HIGHWAY 281, SAN ANTONIO, TX 78221	Mailing Address	15624 S US HIGHWAY 281, SAN ANTONIO, TX 78221-3256
Owner(s) of Record	PAMELA NAWAZ	Owner type	ABSENTEE
Account	04006-000-0340	Ownership in Years	not available
Additional ID	not available	Appraised Value	\$55,870
Year Built	not available	County	Bexar, TX
Lot Size	41,696 SF	Legal Description	CB 4006 P-34M (0.9572 AC OUT OF TRACT 1) 2022-NEW PER SPLIT PER DEED 20210085926 (0.9572 AC CONVEYED- OUT OF PID 1244020) EXE 3-27-2021. (CR-53395). JF/GIS/8-25-2021.
Building Size Estimate	not available		
Existing Use (per assessor)	Commercial		

Current Zoning

Zoning Abbreviation(s) and Name(s)	SB840/SB2477	State of Texas Bills SB840 and SB2477
	C-2	Commercial District
	R-6	Single-Family Residential District
	S	Specific Use Authorization
	AHOD	Airport Hazard Overlay District
	TIRZ	Tax Increment Reinvestment Zone
Zoning Authority	City	Zoning boundary San Antonio, TX

Zotential

Estimated Potential by District [Visit our FAQs to learn more](#)

SB840/SB2477		State of Texas Bills SB840 and SB2477		C-2	Commercial District	
Height		greater of 45 feet or local base zoning district		Height	25 feet	
Improvements		no FAR (floor area ratio) or lot coverage ratio for SB840; for SB2477 it is the greater of 1.20 FAR or local zoning for that property		Improvements	not specified	
Setbacks	Front	lesser of 25 feet or local base zoning district lesser of 25 feet or local base zoning district lesser of 25 feet or local base zoning district		Setbacks	Front	not specified
	Side				Side	10 feet
	Back				Back	30 feet
Density		greater of 36 units per acre or the city's highest density which is thought to be approx 65 units per acre		Density	not applicable	
Lot requirements		no requirement		Lot requirements	no minimum lot size (20' lot width)	
Estimated Uses		 Apartments		Estimated Uses	 Self-storage  Commercial	

More

Zoning District

SB840/SB2477

Multifamily

State of Texas Bills SB840 and SB2477

New state level regulations overrides local zoning and applicable to developing both mixed use (65% residential) and multi-family (3 or more units and this includes rentals or condos). Generally, the new rules apply to 1. converting existing office 2. development of either on land zoned for retail, office, warehouse that previously did not allow for housing and 3. sets citywide standards for multi-family and mixed use development. NO COMMERCIAL COMPONENT is required by SB840. The ease of financing 100% multifamily vs. a mixed-use project is why we've color coded SB840 to multifamily. NO DESIGN guidelines required. NO MORE THAN ONE PARKING SPACE PER UNIT required. NO NOTICE TO NEIGHBORS required. SB840 is "by-right" zoning by STATE OF TEXAS meaning no rezoning or special reviews needed to get entitlements/permits. Details for your property matter and may not be expressed in this Zonability Report. SB840 EXEMPTIONS INCLUDE: "heaving manufacturing" zoning, historic districts and proximity to airports/military bases (3,000 feet) or existing heavy manufacturing use (1,000 sf). SB2477 works with SB840 for converting existing office buildings to housing units. This bill expressly excludes compliance for properties with private deed restrictions and HOAs. Please your deed restrictions such as HOA and/or CC&R documents. Check with local city planner for complete SB840 details for your use case and needs. Please review SB840 from its source at <https://capitol.texas.gov/BillsLookup/History.aspx?LegSess=89R&=&Bill=SB840>

C-2

Commercial

Commercial District

C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

R-6

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.

S

Overlay

Specific Use Authorization

not available

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.

TIRZ

Overlay

Tax Increment Reinvestment Zone

Tax Increment Financing (TIF) is defined as a public financing mechanism through which the growth in taxes (increment) associated with new development or redevelopment can be captured and used to pay costs associated with economic development for the public good. The area in which TIF is being used is known as a Tax Increment Reinvestment Zone (TIRZ).

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

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

About This Report

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