



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5386  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 10/3/2017  
**Title:** ZONING CASE # Z2017259 (Council District 4): A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.770 acres out of CB 4298, located at 13886 Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17076)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z2017259  
(Associated Plan Amendment 17076)

**SUMMARY:**

**Current Zoning:** "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 3, 2017

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** Linda Friesenhahn and David Friesenhahn

**Applicant:** Habitat for Humanity of San Antonio

**Representative:** Brown & Ortiz, P.C.

**Location:** 13886 Watson Road

**Legal Description:** 90.770 acres out of CB 4298

**Total Acreage:** 90.770

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 2003 and was zoned "FR" Farm and Ranch. A 2014 case, Ordinance 2014-08-07-0557, rezoned the property to the current "R-20" Residential Single-Family District.

**Topography:** the subject property is within the Medina River watershed.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** OCL

**Current Land Uses:** Vacant Lots and Single-Family Residences

**Direction:** East

**Current Base Zoning:** NP-8

**Current Land Uses:** Vacant Lots and Single-Family Residences

**Direction:** South

**Current Base Zoning:** OCL, RE, R-20

**Current Land Uses:** Vacant Lots and Single-Family Residences

**Direction:** West

**Current Base Zoning:** OCL, NP-8

**Current Land Uses:** Vacant Lots and Single-Family Residences

**Overlay and Special District Information:**

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:** Watson Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance from the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

**Parking Information:** Single-Family Residential: Minimum vehicle spaces- 1 per unit. Maximum vehicle spaces- N/A.

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, 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, or a Premium Transit Corridor.

**Staff Analysis and Recommendation:** Staff Recommends Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Heritage South Sector Plan, and is currently designated as “Country Tier” in the future land use component of the plan. The requested "R-5" Residential Single-Family base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to change the land use from “Country Tier” to “Suburban Tier”. Staff and Planning Commission recommend approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to build a detached single-family residential development on 5,000 square foot lots. The surrounding area is largely vacant with single-family residences on large lots with other uses. South of Loop 410 is primarily undeveloped, and would benefit from growth, which will eventually promote businesses to provide services to the surrounding future residences.

**3. Suitability as Presently Zoned:**

The current “R-20” base zoning district is appropriate for the subject property’s location; however, the “R-5” is also an appropriate use for the property. The change in zoning will allow the developer to develop a conventional residential subdivision.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 90.770 acres in size, which reasonably accommodates the uses permitted in “R-5”

Residential Single-Family District.

**7. Other Factors:**

None.