



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6571  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 12/4/2018  
**Title:** ZONING CASE # Z-2018-900043 (Council District 4): A request to assign zoning from "OCL" Outside City Limits to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.770 acres out of CB 4298, located at 13886 Watson Rd. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Zoning 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 Z-2018-900043

**SUMMARY:**  
**Current Zoning:** "OCL" Outside City Limits

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** December 4, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Habitat for Humanity

**Applicant:** Habitat for Humanity

**Representative:** Habitat for Humanity

**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:** None

**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. Ordinance 2017-11-02-0866 rezoned the property to "R-5" 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 Residence

**Direction:** East

**Current Base Zoning:** NP-8

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

**Direction:** South

**Current Base Zoning:** OCL, RE

**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.

**Parking Information:** Single-family uses require a minimum of 1 space per dwelling unit.

**ISSUE:**

None.

**ALTERNATIVES:**

If the request is denied the property will remain outside city limits, and zoning will not apply.

**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.

**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 “Suburban Tier” in the future land use component of the plan. The request is consistent with the land use.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “R-5” base zoning district is appropriate for the subject property’s location. The property is being rezoned to amend an error when the property was zoned in 2017.

**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 90.77 acres in size.

**7. Other Factors:**

This annexation case will bring the property inside city limits and the zoning case will assign appropriate zoning based on the proposed development. Additionally, the acreage will be amended on Tuesday to remove a small portion that is a family cemetery.