City of San Antonio

Agenda Memorandum

File Number: 18-6619

Agenda Item Number: Z-2.

Agenda Date: 12/13/2018

In Control: City Council A Session

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: 90.73 acres out of CB 4298 (save and except 0.2235 of an acre)

Total Acreage: 90.5065

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 and Zoning Commission (10-0) recommend 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 90.770 acres in size.

7. Other Factors:
This annexation will bring the property inside city limits and the rezoning case will apply appropriate zoning for the planned uses.