

**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett A. White, AICP

**COUNCIL DISTRICTS IMPACTED:** Council District 4

**SUBJECT:**

Zoning Case Z2022-10700252

**SUMMARY:**

**Current Zoning:** “OCL AHOD” Outside City Limits Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 4, 2022

**Case Manager:** Joyce Palmer, Senior Planner

**Property Owner:** Mark and Karen Verstuyft

**Applicant:** City of San Antonio

**Location:** 14871 Watson Road

**Legal Description:** 50.131 acres out of CB 4298

**Total Acreage:** 50.131 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 6

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The City of San Antonio (City) initiated Limited Purpose Annexation of the south side area in 2014, and then completed Full Purpose Annexation of the area in 2016. As part of both annexation processes, Texas Local Government Code (LGC) required the City to offer Development Agreements to properties which had the applicable appraisal for ad valorem tax purposes as land for agricultural or wildlife management use or as timber land (“agricultural”) as designated by the Bexar Appraisal District (BCAD).

In 2013, 2014, and 2016, prior to final Full Purpose Annexation of other properties in the South San Antonio Area, numerous properties entered into Development Agreements with the City of San Antonio. These Agreements allowed their continued agricultural use, or other use as specified by the LGC, and guaranteed the extraterritorial status for the property as long as the property owner continued the use as described in the terms of the Agreement.

The Owner of the Subject Property had previously entered into a development agreement with the City not to be annexed, but now petition the City for annexation in anticipation of future development, pursuant to Section 43.016 of the Texas Local Government Code. Additionally,

the Subject Property meets the statutory requirements for full purpose annexation, by the City, as it: (1) is within the City's extraterritorial jurisdiction; and (2) is adjacent and contiguous to the City's corporate limits.

The Subject Property is currently undeveloped and generally located at the southeast of the intersection of Watson road and Verano Parkway, in the extraterritorial jurisdiction adjacent to City Council District No. 4. The intended developer ("Developer") would like to develop the Subject Property for a single-family residential project. The Property Owner and Developer are seeking this annexation in order to gain the advantages of being within the City, such as trash service, police and fire service, and other City services that already benefit surrounding properties. The annexed property will be in City Council District 4.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4, NP-15

**Current Land Uses:** Single-Family Housing, School

**Direction:** East

**Current Base Zoning:** OCL

**Current Land Uses:** Undeveloped Land

**Direction:** South

**Current Base Zoning:** NP-8

**Current Land Uses:** Undeveloped Land

**Direction:** West

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

**Current Land Uses:** Open Space, Single-Family House

**Overlay and Special District Information:**

None

**Transportation**

**Thoroughfare:** East & West Connector

**Existing Character:** Enhanced Secondary Arterial

**Proposed Changes:** None known

**Thoroughfare:** North & South Connector

**Existing Character:** Enhanced Secondary Arterial

**Proposed Changes:** None known

**Public Transit:** There are no nearby VIA bus stations within walking distance.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is not required.

**Parking Information:** Minimum Requirement for a single-family dwelling is one (1) parking space per dwelling unit.

**ISSUE:**

None

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject properties being assigned “DR” Development Reserve District, which only permits “R-6” uses upon annexation.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center nor is it located within a half-mile of a Premium Transit Corridor. The subject property is located within the proposed Northwest Community Plan area, which is a SA Tomorrow Phase 5 planning area.

**RECOMMENDATION:**

**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 subject property is located within the Heritage South Sector Plan and is currently designated as “Suburban Tier” in the land use component of the plan. The requested “R-5” Single-Family Residential base zoning district is consistent with the adopted land use designations.

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

The subject property is located in an area that is transitioning from undeveloped land and open space to a more residentially developed area, with commercial uses nearby. There are proposed residential subdivisions located north and south of the subject property, and a school across the street to the north. The Vision statement in the Housing goals section of the Heritage South Sector Plan emphasizes the community’s desire for growth, and this development would increase the amount of housing options available in the area. Based on the existing conditions and uses of the area, the proposed requested “R-5” Single-Family Residential zoning district will not have any adverse impact on the neighboring lands.

**3. Suitability as Presently Zoned:**

There is no assigned zoning to the property designated OCL, due to it being located outside of the city’s limits. Should the property be annexed, but this zoning request be denied, the property would be zoned “DR” Development Reserve which is intended to provide a temporary zoning classification for newly-annexed property until the property is rezoned by the City. The “DR” zoning district carries the same use and development regulations as the “R-6” Residential Single-Family zoning district. The proposed “R-5” Single-Family Residential is also an appropriate zoning for the property and surrounding area. The property is also in close proximity to a school and near other residentially zoned areas.

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

The proposed “R-5” Single-Family Residential District will allow the subject property to be developed with similar uses as those within the vicinity. The proposed “R-5” Single-Family Residential District and use support the goals and strategies of the Heritage South Sector Plan.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The request is consistent with the Heritage South Sector Plan goals and reinforces Housing Goal 1 to have an array of housing choices throughout the area with an appropriate mix of densities and housing types. Further, Housing Strategy 1.1 of the plan encourages a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area.

**6. Size of Tract:**

The 50.131-acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.