



City of San Antonio

Agenda Memorandum

Agenda Date: October 17, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2023-10700245

(Associated Plan Amendment PA-2023-11600066)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 17, 2023. The item was continued from the October 3, 2023 hearing.

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Ronald Baker

Applicant: Tyler Schlinke

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 6075 Sawyer Road

Legal Description: Lots P-10, P-10A, and P-10B, NCB 18646

Total Acreage: 18.203 acres

Notices Mailed**Owners of Property within 200 feet:** 72**Registered Neighborhood Associations within 200 feet:** NA**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 68298, dated December 30, 1989, and was originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 71383, dated April 12, 1990, to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code (UDC), established by Ordinance 93881, dated May 3, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "OCL"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

No special district information.

Transportation**Thoroughfare:** Huebner Road**Existing Character:** Local Street**Proposed Changes:** None known**Thoroughfare:** Sawyer Road**Existing Character:** Local Street**Proposed Changes:** None known**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 609**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.**Parking Information:** The minimum parking requirement for multi-family development is 1.5 spaces per unit.**ISSUE:**

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "RM-4" Residential Mixed District permits single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Huebner - Grissom Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation for "RM-6" Residential Mixed District.

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

1. **Consistency:** The subject property is located within the Northwest Community Plan, adopted in September 1998 and updated most recently in June 2011, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “RM-4” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential”. Staff recommends Approval. The Planning Commission recommendation is pending the October 11, 2023 hearing.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The rezoning case proposes residential uses consistent with the established development pattern, but at a density incompatible with the surrounding area. All existing residential developments in proximity are comprised of single-family properties. Additionally, there is limited access to the subject property.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed District is not appropriate, proposing a density incompatible with the surrounding area. The “RM-4” base zoning district requires a minimum of 4,000 square feet per lot and would permit up to four (4) dwelling units per lot. Thus, Staff recommends an Alternate Recommendation of “RM-6” Residential Mixed District. The “RM-6” base zoning district would require a lot size minimum at 6,000 square feet, which would yield less lots across the full 18.203 acres and require lot sizing to be consistent with the surrounding “R-6” zoned property. Additionally, the “RM-6” base zoning would limit the number of dwelling units to two (2) per lot. The “R-6” Residential Single-Family District permits detached single-family use, as well as one accessory dwelling unit per lot. Under the current “R-6” zoning, the property could be subdivided into 6,000 square foot lots, and with a single-family unit and an accessory dwelling unit per lot, so there is already a potential for two (2) units per property. The request supports the goals and objectives of the Strategic Housing Implementation Plan for more homes to meet growing housing needs and encourages diverse housing options for all income levels.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objectives. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects. o H P18: Encourage housing to be built with, near or adjacent to retail uses.
 - H P30: Ensure infill development is compatible with existing neighborhoods.
- 6. Size of Tract:** The subject property is 18.203 acres, which can reasonably accommodate the proposed residential development.
- 7. Other Factors:** The applicant intends to rezone to “RM-4” to develop a residential duplex subdivision.

For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.

Under the “RM-4” Residential Mixed District, the property is proposed for development of a residential subdivision with lot sizes of 4,000 square feet. At 18.203 acres, there could potentially be development of 198 lots, and a possible total of 792 dwelling units.

Under “RM-6” Residential Mixed District, the property is proposed for development of a residential subdivision with lot sizes of 6,000 square feet. At 18.203 acres, there could potentially be development of 132 lots, and a possible total of 264 dwelling units.

The applicant is proposing 81 lots with the rezoning.