



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 11, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600066  
(Associated Zoning Case Z-2023-10700245)

**SUMMARY:**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** September 24, 1998

**Plan Update History:** The Northwest Community Plan was updated once in April 2004, and then again in June 2011.

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Medium Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 11, 2023. The item was continued at the September 27, 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:** No registered Neighborhood Association within 200'

**Applicable Agencies:** Planning Department

### **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

### **Comprehensive Plan**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** September 24, 1998

**Update History:** The Northwest Community Plan was updated once in April 2004, and then again in June 2011.

**Plan Goals:**

- 6. Land Use and Zoning - Residential Development
  - Residential development that includes community amenities within the low density residential areas is encouraged in areas outside of commercial nodes. Additional gated communities are discouraged within the interior of the Northwest Community Plan area.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Low Density Residential"

**Description of Land Use Category:** Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD

**Land Use Category:** "Medium Density Residential"

**Description of Land Use Category:** Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

**Permitted Zoning Districts:** R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Residential Dwelling

Direction: East

**Future Land Use Classification:**

OCL

**Current Land Use Classification:**

Outside city limits residential dwelling

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Residential Dwelling

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Residential Dwelling

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**ISSUE:** None.

**FISCAL IMPACT:**

There is no fiscal impact.

**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 Approval.

The proposed land use amendment from “Low Density Residential” and “Medium Density Residential” is requested to rezone the property to “RM-4” Residential Mixed District, in order to accommodate a residential mixed subdivision. The “Low Density Residential” land use category is appropriate for the property and surrounding area, as the development pattern is largely single family residential. However, considering the property’s placement on the border of the Northwest Community Plan area, the “Medium Density Residential” is appropriate as well. The size and placement of the subject property is consistent with the size and placement of other medium to high density residential developments within the plan. Additionally, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP) and would add an alternative “missing middle” housing type to the area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700245**

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

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

Zoning Commission Hearing Date: October 3, 2023