



City of San Antonio

Agenda Memorandum

Agenda Date: April 23, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600031
(Associated Zoning Case Z-2025-10700095)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 23, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Mario & Tanya Garza Revocable Trust

Applicant: Tyler Schlinke

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 102 Conway Drive

Legal Description: Lot 9, Block 6, NCB 9849

Total Acreage: 0.2347 acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: San Antonio Texas District One Resident Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Office of Historic Preservation, Aviation Department, Solid Waste Management

Transportation

Thoroughfare: Conway Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Empire Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Routes Served: N/A

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- Goal 1: Protect the quality of life of residents including health, safety and welfare
 - o Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
- 5) preserving neighborhood integrity and preventing commercial encroachment,

Comprehensive Land Use Categories:

Land Use Category: “Low Density Residential”

Description of Land Use Category: Single family homes and accessory dwellings on a single lot Ideally within walking distance of schools and neighborhood commercial uses Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, R-20, NP-8, NP10, NP-15, RP

Comprehensive Land Use Categories:

Land Use Category: "Medium Density Residential"

Description of Land Use Category: Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

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

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Dwelling

Direction: North

Future Land Use Classification: “Low Density Residential”, “Parks/Open Space”, “Regional Commercial”

Current Land Use Classification: Residential Dwellings

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Dwellings

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Dwellings

Direction: West

Future land Use Classification: “Regional Commercial”, “Parks/Open Space”, “Low Density Residential”

Current Land Use Classification: Residential Dwellings, Portable Toilet Supplier, Railroad

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the Greater Airport Area Regional Center and is within ½ a mile of the Looper Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Low Density Residential” to “Medium Density Residential” is requested to rezone the property to “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted for four (4) dwelling units. The subject property is located on a corner lot which can more adequately support a higher density development permitted by the proposed “Medium Density Residential” land use. The land use classification also acts a buffer from the “Regional Commercial” and railroad use to the west from the “Low Density Residential” to the east.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700095

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units

Zoning Commission Hearing Date: May 6, 2025