

13. PLAN AMENDMENT CASE PA-2025-11600031 (Council District 1): A request by Killen, Griffin, & Farrimond, PLLC, Representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Medium Density Residential" on Lot 9, Block 6, NCB 9849, located at 102 Conway Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700095) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)



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.

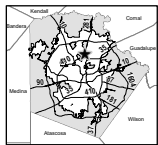
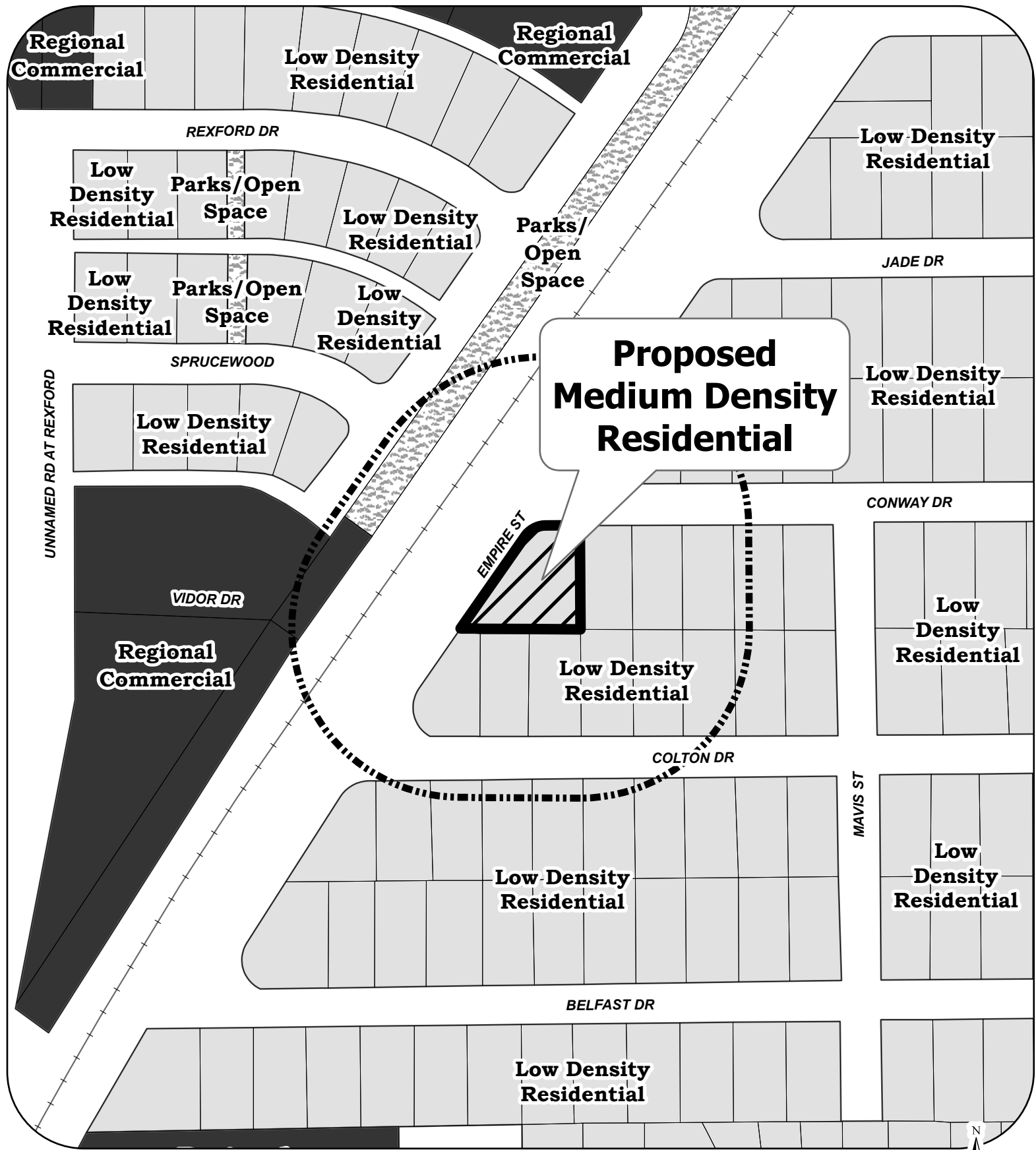
The proposed Plan Amendment from “Low Density Residential” to “Medium Density Residential” is requested to rezone the property to “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted for four (4) dwelling units. The subject property is located on a corner lot which can more 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

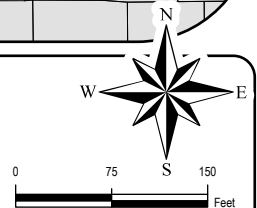
Proposed Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units

Zoning Commission Hearing Date: May 6, 2025



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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- 200' Notification Area
- Proposed Land Use Change
- Low Density Residential
- Regional Commercial
- Parks/Open Space
- Railroads



San Antonio International Airport Vicinity Land Use Plan

Proposed Plan Amendment 2511600031 Area

City of San Antonio
 Development Services
 Department
 Michael Shannon, PE, CBO
 City of San Antonio Development and
 Business Services Center
 PO Box 859565
 San Antonio, TX 78283

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM “LOW DENSITY RESIDENTIAL” TO “MEDIUM DENSITY RESIDENTIAL” ON LOT 9, BLOCK 6, NCB 9849, LOCATED AT 102 CONWAY DRIVE.

WHEREAS, the San Antonio International Airport Vicinity Land Use Plan was adopted in May 2010 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 23, 2025, and recommended **Approval** of the proposed amendment on April 23, 2025; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation for **Approval** as an amendment to the City’s Comprehensive Master Plan.

PASSED AND APPROVED ON THIS THIS 23rd DAY OF APRIL 2025.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

George Peck, Chair
San Antonio Planning Commission