



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** November 18, 2021

**In Control:** City Council Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Plan Amendment Case PA-2021-11600089  
(Associated Zoning Case Z-2021-10700257)

**SUMMARY:**

**Comprehensive Plan Component:** Stinson Airport Vicinity Plan

**Plan Adoption Date:** April 2, 2009

**Current Land Use Category:** “Low Density Residential”, “Neighborhood Commercial”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 13, 2021

**Case Manager:** Summer McCann, Planner

**Property Owner:** Tyler Schlinke

**Applicant:** Killen, Griffin, Farrimond PLLC

**Representative:** Killen, Griffin, Farrimond PLLC

**Location:** 7214, 7218 and 7222 Briar Place

**Legal Description:** Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475

**Total Acreage:** 0.45 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 23

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

**Applicable Agencies:** None Known

**Transportation**

**Thoroughfare:** Briar Place

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within walking distance of the subject property

**Routes Served:** 43, 102 and 44

**COMPREHENSIVE LAND USE PLAN:**

**Comprehensive Plan Component:** Stinson Airport Vicinity Plan

**Plan Adoption Date:** April 2, 2009

**Plan Goals:**

Goal I: Protect the quality of life of residents including health, safety and welfare

Goal II: Encourage economic growth that enhances airport operations and surrounding development

**COMPREHENSIVE LAND USE CATEGORIES:**

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

**Description of Land Use Category:**

- Single-family houses on individual lots
- Accessory dwelling units (carriage houses, granny flats, etc.) are allowed.
- Certain lower impact community-oriented uses such as schools, churches, parks or community center are appropriate

**Permitted Zoning Districts:** R-4, R-5, R-6, R-6, R-20, NP-8, NP-10, NP-15

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:**

- Low intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood
- Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established
- Examples area flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, bookstores, copy service, dry cleaning, or convenience stores without gasoline.

**Permitted Zoning Districts:** NC, C-1, O-1

**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 center are appropriate non-residential uses, such as schools, places of worship and parks, are appropriate

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

**LAND USE CLASSIFICATIONS:**

Subject Property

**Future Land Use Classification:** “Low Density Residential”, “Neighborhood Commercial”

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** “Community Commercial”

**Current Land Use Classification:** Credit Union

Direction: East

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single-Family Dwellings

Direction: South

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Dentist Office

Direction: West

**Future Land Use Classification:** “Parks Open Space”, “High Density Residential”

**Current Land Use Classification:** Park, Community Center, Retail

**ISSUE:** None

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission recommend Approval.

The proposed land use amendment from “Low Density Residential” and “Neighborhood Commercial” to “Medium Density Residential” is requested in order to rezone the property to “RM-4” Residential Mixed District to allow for three (3) duplexes on three (3) separate lots. The proposed “Medium Density Residential” is appropriate for an area with a variety of land uses. The proposed “Medium Density Residential” will allow for additional housing options in a corridor that is a mix of “Neighborhood Commercial,” “Community Commercial,” and “High Density Residential” land uses.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z-2021-10700257

**Current Zoning:** “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-1 MLOD-2 MLR-2 AHOD”, Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Proposed Zoning:** “RM-4 MLOD-2 MLR-2 AHOD” Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** October 19, 2021