



City of San Antonio

Agenda Memorandum

Agenda Date: October 27, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment 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 recommends 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