

P&Z CASE NOS. 439, 440, 441 & 442
137, 141, 149 & 151 BURR RD
REZONE

OCTOBER 7, 2024



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



SUMMARY



- Rezone
 - Multi-Family District (MF-D) to Parking (P)
 - Burr Rd north side, west of N. New Braunfels

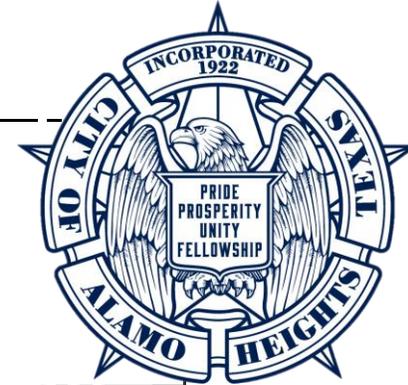


BACKGROUND

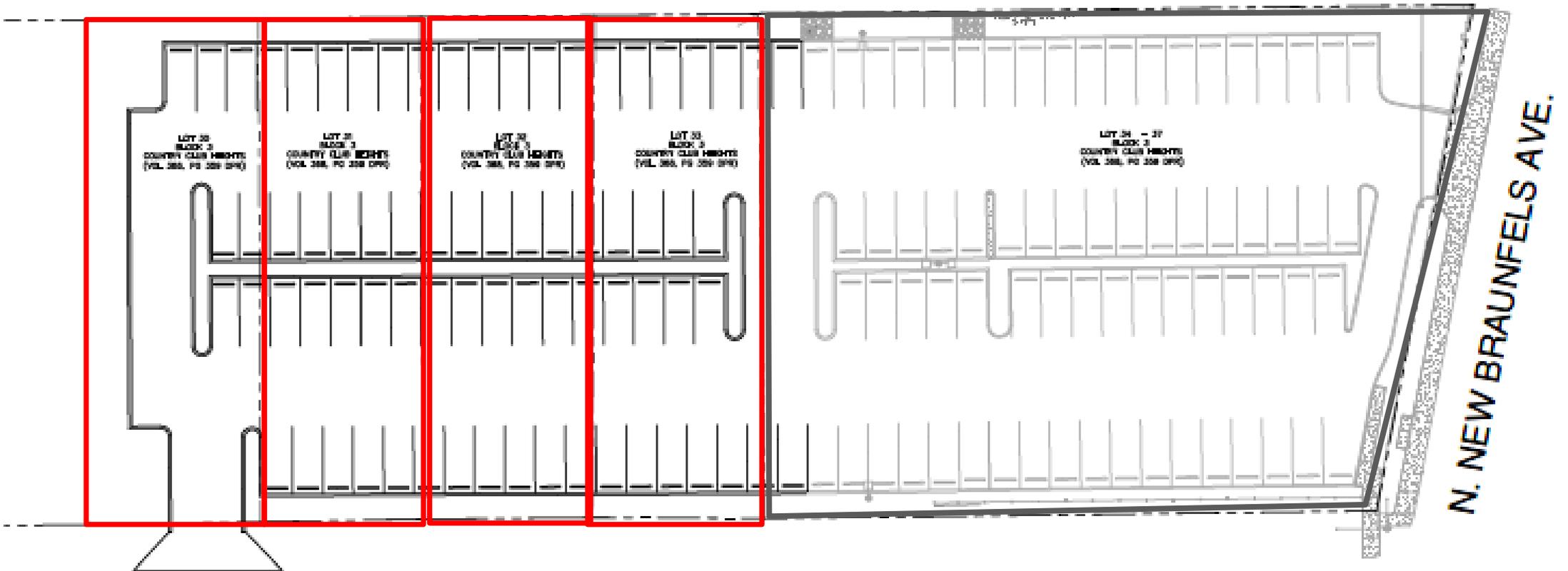


MFD to P

- Total lot area = 30,000sq ft (200ft by 150ft)
 - Each lot 7,500sq ft (50ft by 150ft)
- 3 of 4 lots vacant
 - 151 Burr lot has residential duplex; intended for removal
- Proposed employee parking for San Antonio Country Club (SACC)



PROPERTY



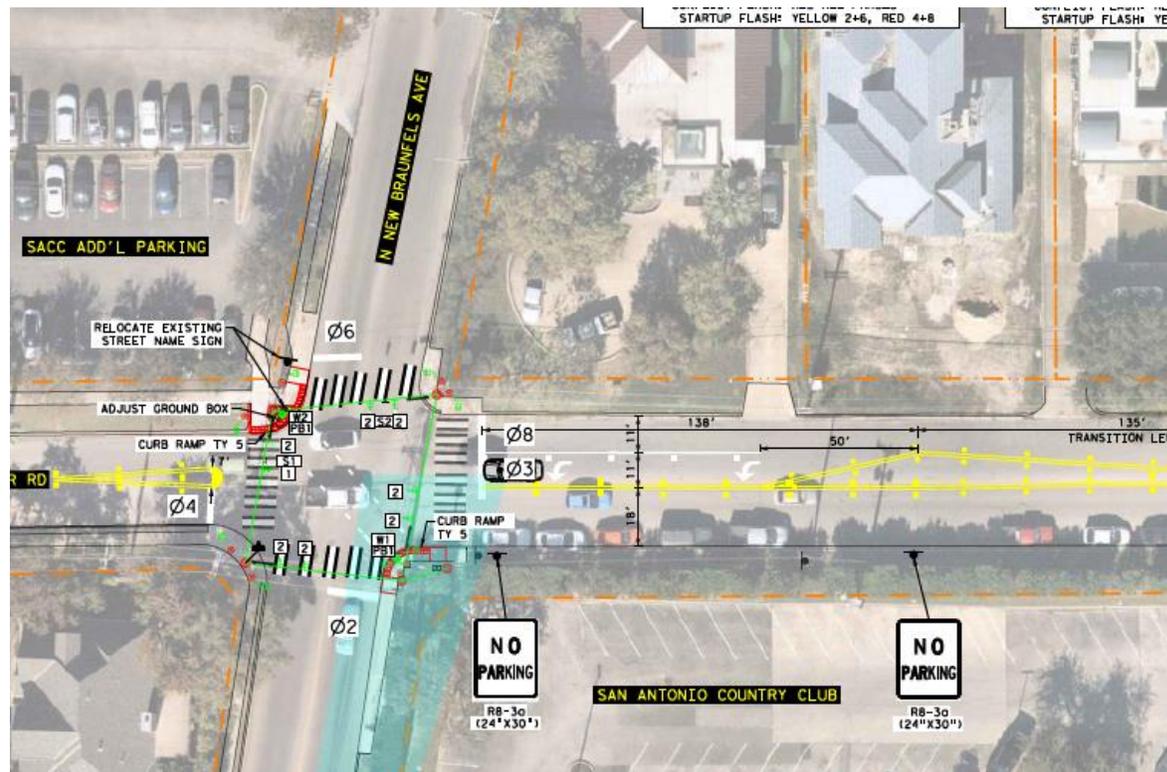
BURR ROAD

N. NEW BRAUNFELS AVE.

■ Proposed



INTERSECTION SAFETY IMPROVEMENTS



- SACC to install intersection improvements, upon rezone & parking enhancements
- SACC employee street parking eliminated on Burr
- Crosswalks, including diagonal to parking lot
- Dedicated turning lane
- Pedestrian signals



POLICY ANALYSIS

- The proposed zoning change is in keeping with the adjoining property on the east side that is zoned Parking (P) and is currently used for that purpose.
- Future improvements would be subject to Final Review by the Architectural Review Board and approval by City Council.
- Rezone to spur intersection safety improvements at SACC expense
 - Coordinated with City of San Antonio



POLICY ANALYSIS

- Each lot/address to be rezoned individually from Multi-Family District (MF-D) to Parking (P)
- Separate public hearing & action required for each case
 - Case No. 439 – 137 Burr Rd
 - Case No. 440 – 141 Burr Rd
 - Case No. 441 – 149 Burr Rd
 - Case No. 442 – 151 Burr Rd



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)