



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 16, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600023  
(Associated Zoning Case Z-2022-10700073)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Current Land Use Category:** "Low Density Residential"

**Proposed Land Use Category:** "Low Density Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 13, 2022

**Case Manager:** Summer McCann, Planner

**Property Owner:** TQD Properties LLC

**Applicant:** TQD Properties LLC

**Representative:** Brown & Ortiz, PC

**Location:** 4434 Brideman Drive

**Legal Description:** Lot 16, Block 2, NCB 10671

**Total Acreage:** 0.2466 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Martindale Army Airfield

## **Transportation**

**Thoroughfare:** Brideman Drive

**Existing Character:** Local

**Proposed Changes:** None Known.

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

**Routes Served:** 552

**ISSUE:** None.

## **COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

Relevant goals/recommendations/strategies of the Eastern Triangle Community Plan may include:

- Goal 12: Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area
  - Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community.
- Goal 13: Encourage well-maintained neighborhoods and housing stock
  - Objective 13.1: Encourage home and property maintenance to improve existing housing stock

## **Comprehensive Land Use Categories**

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

**Description of Land Use Category:** Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

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

**Description of Land Use Category:** Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated into one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged

**Permitted Zoning Districts:** RM-6, RM-5, RM-4, MF-18, NC, C-1, TOD, MXD, MPCD, UD, FBZD, & O-1

## **Land Use Overview**

Subject Property

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

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

Direction: North

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

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

Direction: East

**Future Land Use Classification:** “High Density Mixed Use”

**Current Land Use Classification:** Machinery, Tools and Construction Equipment Sales and Service

Direction: South

**Future Land Use Classification:** “High Density Mixed”

**Current Land Use Classification:** Tire Shop

Direction: West

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

**Current Land Use:** Single-Family Dwelling

**FISCAL IMPACT:** None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is located within the Fort Sam Houston Regional Center and within a Premium Transit Corridor

**FISCAL IMPACT:** There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial. Planning Commission recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Low Density Mixed Use” is requested in order to rezone the property to “O-1” Office District. The proposed “Low Density Mixed Use” is inconsistent with the existing use pattern in the area. The subject property is fronting a local street at the corner of an established Single-Family neighborhood. The proposed development would be an encroachment into a residential area. Existing commercial and nonresidential uses currently front South WW White Road, a primary arterial.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700073**

**Current Zoning:** “R-5 MLOD-3 MLR-1” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**Proposed Zoning:** “O-1 MLOD-3 MLR-1” Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**Zoning Commission Hearing Date: April 19, 2022**