



City of San Antonio

Agenda Memorandum

Agenda Date: April 13, 2022

In Control: Planning Commission Meeting

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.

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