



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 19, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Zoning Case Z-2022-10700076

(Associated Plan Amendment PA-2022-11600024)

**SUMMARY:**

**Current Zoning:** "O-1 AHOD" Office Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

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

**Case Manager:** Despina Matzakos, Planner

**Property Owner:** BCBW Holdings LLC

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 7978 Broadway

**Legal Description:** Lot 101, NCB 11889

**Total Acreage:** 0.3810 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 84

**Registered Neighborhood Associations within 200 feet:** Oak Park – Northwood Neighborhood Association

**Applicable Agencies:** Aviation

**Property Details**

**Property History:** The property was annexed into the City of San Antonio on September 24, 1952 by Ordinance 18115 and originally zoned “A” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “A” Single-Family Residence District converted to “R-5” Residential Single-Family District. The property was rezoned under Ordinance 2018-10-04-0802, dated October 4, 2018 from “R-5” Residential Single-Family District to the current “O-1” Office District.

**Topography:** The subject property is located within the Aquifer Artesian Zone and Upper SAR Watershed.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, O-2

**Current Land Uses:** Salon & Spa

**Direction:** South

**Current Base Zoning:** C-1

**Current Land Uses:** Salon, Offices

**Direction:** East

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family Homes

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Restaurant Uses

**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Special District Information:** N/A

**Transportation**

**Thoroughfare:** Broadway Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known

**Thoroughfare:** East Sunset Road

**Existing Character:** Minor  
**Proposed Changes:** None known

**Public Transit:** There are three (3) VIA bus routes within proximity to the subject property.  
**Routes Served:** 647, 9, 209

**ISSUE:**  
None

**ALTERNATIVES:**

**Current Zoning:** "O-1" Office Districts contain small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

**Proposed Zoning:** "C-2" Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within the Greater Airport Area and is located within proximity to a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

**Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.**

1. **Consistency:** The subject property is located within the Northeast Inner Loop Plan and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "C-2" Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern along Broadway, however it is not consistent with the established development pattern along Sunset Boulevard. Surrounding properties are primarily "C-1" Light Commercial, "C-2" Commercial, and "R-5" Residential Single-Family

Districts. Given the site's proximity to single-family residential housing, the requested "C-2" Commercial zoning would not be appropriate. Rather, a light commercial designation of "C-1" would be more suitable. Such a designation would permit light commercial uses that could support the adjacent residential uses, whereas a higher-intensity commercial designation would allow for uses that could potentially adversely affect the existing residential community on Sunset.

3. **Suitability as Presently Zoned:** The existing "O-1" Office District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is not an appropriate zoning for the property and surrounding area.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does and does not appear to conflict with any public policy objectives.  
Relevant Goals and Policies of the Northeast Inner Loop Plan may include:  
Goal 1: Housing and Neighborhood Character
  - Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods.Goal 2: Economic and Physical Redevelopment of Austin Highway
  - Modify Austin Highway to become a more urban, pedestrian and transit-friendly boulevard with a "town center" that is connected to the surrounding neighborhoods and has activities to attract neighborhood residents as well as visitors and people from around the city.Objective 2.3: Business Development
  - Attract new, neighborhood-friendly businesses and infill development that will meet the resident's daily needs and bring new vitality to the neighborhoods' commercial centers.
6. **Size of Tract:** The 0.3810-acre site is of sufficient size to accommodate the proposed Commercial uses and development.
7. **Other Factors:** The applicant intends to utilize the existing dental office and offer commercial lease space on the 2<sup>nd</sup> floor.