



City of San Antonio

Agenda Memorandum

Agenda Date: May 19, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600024
(Associated Zoning Case Z-2022-10700076)

SUMMARY:

Comprehensive Plan Component: Northeast Inner Loop Community Plan
Plan Adoption Date: March 2001
Current Land Use Category: “Neighborhood Commercial”
Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 13, 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: None

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

COMPREHENSIVE PLAN

Comprehensive Plan Component: Northeast Inner Loop Community Plan

Plan Adoption Date: March 2001

Plan Goals:

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.

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category:

Includes smaller intensity commercial uses such as smallscale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes.

Permitted Zoning Districts: O-1, NC, and C-1. (IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above).

Land Use Category: “Community Commercial”

Description of Land Use Category:

Includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing 4 commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring

residential areas. All offstreet parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted Zoning Districts: O-1.5, NC, C-1, and C-2. (IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above).

ISSUE:

None.

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 applicant seeks a Plan Amendment to “Community Commercial” to rezone to “C-2” Commercial District. Although the site is located at an intersection, the “Community Commercial” land use designation is not appropriate for the area. Rather, the existing land use designation of “Neighborhood Commercial” is more appropriate given the site’s proximity to single-family residential housing and its usage as a transitional buffer between “Low Density Residential” land use and “Community Commercial” land use on the opposite side of Broadway Street. The existing land use would permit light commercial uses that could support the adjacent residential uses. A higher-intensity land usage would allow for the development of higher-intensity commercial uses that could potentially hinder the existing residential community on Sunset.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

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

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

Zoning Commission Hearing Date: April 19, 2022