



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** January 21, 2025

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2024-10700326 S

**SUMMARY:**

**Current Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Hall

**Requested Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 21, 2025.

**Case Manager:** Eradio Gomez

**Property Owner:** San Pedro Towne Plaza Investments LLC

**Applicant:** Donald Oroian c/o ADA Consulting Group, Inc.

**Representative:** Donald Oroian c/o ADA Consulting Group, Inc.

**Location:** 7142 San Pedro Avenue

**Legal Description:** 0.148 acres out of NCB 12025

**Total Acreage:** 0.148

**Notices Mailed**

**Owners of Property within 200 feet:** 113

**Registered Neighborhood Associations within 200 feet:** Shearer Hills/ Ridgeview, San Antonio Texas District 1 Resident Association, T.H.U.G.G.I.N for Christ, Women in Film & Television San Antonio, NES Foundation, and Lifeline Overeaters Anonymous Community Organizations

**City-Wide Community Organizations:** T.H.U.G.G.I.N for Christ, Women in Film & Television San Antonio, NES Foundation, and Lifeline Overeaters Anonymous Community Organizations

**Applicable Agencies:** Aviation Department, Planning Department

### **Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Residence District. The property was rezoned by Ordinance 29701, dated July 19, 1961, to "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to the current "C-2" Commercial District. The property was rezoned by Ordinance 2022-09-01-0649, dated September 11, 2022, to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Hall.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-3

**Current Land Uses:** Condominiums

**Direction:** South

**Current Base Zoning:** R-5

**Current Land Uses:** Residential Single-Family Dwellings

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** Apartment Complex

**Direction:** West

**Current Base Zoning:** C-2, IDZ-3

**Current Land Uses:** Food Service Establishment, Dentist, Gas Station, Commercial Building

### **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:**

None.

**Transportation**

**Thoroughfare:** San Pedro Avenue

**Existing Character:** Principal Primary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** West Rampart Drive

**Existing Character:** Collector

**Proposed Changes:** None Known

**Thoroughfare:** Sprucewood Lane

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 4

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking requirement for a Party House, Reception Hall, Meeting Facilities is 1 space per 2 seats. The maximum number of parking is 1 per 1.5 seats.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: C-2 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.

Proposed Zoning: "C-2 S" 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.

The Specific Use Authorization for the property allows for a Party House, Reception Hall, Meeting Facilities.

**FISCAL IMPACT:**

None.

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

Subject property is located with the Greater Airport Area Regional Center and within ½ a mile from the San Pedro Premium Transit Corridor.

**RECOMMENDATION:**

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

**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 North Central Neighborhoods Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-2 S” base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not 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 of the surrounding area. The surrounding zoning consists of “C-2” Commercial District, “C-3” General Commercial District and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The requested “C-2 S” is also appropriate zoning for the property and surrounding area. The proposed rezoning maintains the base “C-2” Commercial District and the “CD” Conditional Use allows consideration of a Party House, Reception Hall, Meeting Facilities. The Conditional Use also requires a prescribed site plan and allows consideration of Conditions where necessary such as: hours of operation, no temporary signage and screening/buffering where appropriate. The Specific Use Authorization also requires a prescribed site plan and allows consideration of conditions where necessary such as: hours of operation, no temporary signage and screening/buffering where appropriate.
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 not appear to conflict with any public policy objectives. Relevant Goals and Policies of the Comprehensive Plan may include: - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors. - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods. - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses. - JEC P30: Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors. Relevant Goals and Policies of the Midtown

Area Regional Center Plan may include: - Goal 1: Preserve Midtown's Distinct Character - Goal 3: Support Great Transit - Goal 4: Support Unique, Mixed Activity Areas - Goal 7: Stimulate a Thriving Economy

- JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.

Relevant Goals and Policies of the North Central Neighborhoods Community Plan may include:

- Goal 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city
- Goal 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.  
Objective 2.2: Encourage mixed use development (in the area bounded by San Pedro Avenue, Rector, McCullough, and Sprucewood) that combines commercial, residential and office uses near a transportation node.  
Objective 2.3: Encourage a Town Center development with a core of community offices and a peripheral development of pedestrian oriented. Businesses including professional offices and restaurants at the site of the former Handy Andy at the intersection of Dresden and Blanco Road.

- 6. Size of Tract:** The 0.148-acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations. The applicant is rezoning to develop a Party House, Reception Hall, Meeting Facilities.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.