



City of San Antonio

Agenda Memorandum

Agenda Date: December 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2024-10700266 S

SUMMARY:

Current Zoning: "C-2" Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Halle on Huebner, LLC

Applicant: Tricia Fleming Schleicher

Representative: Tricia Fleming Schleicher

Location: 10319 Huebner Road

Legal Description: Lot 353, Block 2, NCB 14864

Total Acreage: 3.32 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Oakland Estates Neighborhood Association and Riot Commons Community Organization
Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41426, dated December 26, 1972, and zoned “B-3” Business District. The property was rezoned by Ordinance 90453, dated September 9, 1999, to “R-3” Multiple Family Residence. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-3” Multiple Family Residence converted to the “MF-33” Multifamily District. The property was rezoned by Ordinance 101371, dated September 8, 2005, to current “C-2” Commercial District.

Code & Permitting History:

There is no code enforcement or permitting history for the subject property.

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-2

Current Land Uses: Vacant

Direction: South

Current Base Zoning: C-3, MF-25

Current Land Uses: Apartments, Commercial Strip

Direction: East

Current Base Zoning: C-2

Current Land Uses: Food Service Establishment

Direction: West

Current Base Zoning: C-2

Current Land Uses: Gas Station, Vacant, Medical Clinic

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Research Drive
Existing Character: Secondary Arterial Type A
Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 522, 503, 603

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for Dance Hall is 1 space per 2 seats.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial District accommodates 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” Commercial District accommodates 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 “S” Specific Use Authorization would allow for Party House, Reception Hall, Meeting Facilities

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within ½ a mile of the Fredericksburg 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 Oakland Estates Neighborhood Plan adopted April 2007 and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2 CD” 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. Surrounding properties are “C-2” Commercial District and “C-3” General Commercial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-2 S" Commercial District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities is also appropriate. The property is surrounded by commercial and more intense residential developments. Additionally, it is situated at the intersection of a primary and secondary arterial which can support commercial activities. The use provided by the Specific Use Authorization is limited by the specified site plan.
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. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.
 - GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
 - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
6. **Size of Tract:** The subject property is 3.32 acres, which can reasonably 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. This is an existing structure, and the applicant is zoning to be consistent and in conformance with the use of the property.

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

