



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2025-10700066 S

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: W Plaza Cresthaven LLC

Applicant: Carla Villarreal

Representative: Carla Villarreal and Lori Rose-Alvarez

Location: 3625 West Avenue

Legal Description: Lot 1, Block 32, NCB 9754

Total Acreage: 2.3580 acres

Notices Mailed**Owners of Property within 200 feet:** 28**Registered Neighborhood Associations within 200 feet:** Dellview Area, North Central Neighborhood Associations and San Antonio Texas District 1 Residents Association**City-Wide Community Organizations:** Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 10710, dated November 30, 1949, and zoned "F" Local Retail District. The property was rezoned by Ordinance 56051, dated October 28, 1982, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-3" Business District converted to "C-3" General Commercial District. The property was rezoned by Ordinance 2009-10-01-0786, dated October 1, 2009, to "C-2" Commercial District. The property was rezoned by Ordinance 2020-11-05-0797, dated November 5, 2020, to "C-2 S" Commercial District with a Specific Use Authorization for a Bingo Parlor.

Code & Permitting History:

Change of Zoning (ZONING-Z-2020-10700191) October 2020

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 P", "R-4", "C-2P S"**Current Land Uses:** Icehouse, Locksmith, Single-Family Residences**Direction:** East**Current Base Zoning:** "R-4", "C-2", "MF-33"**Current Land Uses:** Single-Family Residences, Senior Healthcare Facility, Apartments**Direction:** South**Current Base Zoning:** "C-3", "C-2P CD", "C-2P", "R-4"**Current Land Uses:** Auto Repair, Commercial Strip Mall, Gas Station, Single-Family Residences**Direction:** West**Current Base Zoning:** "R-4"**Current Land Uses:** Church**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: West Avenue

Existing Character: Minor Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Nassau Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 97, 296

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 a Dance Hall is 1 space per 2 seats.

ISSUE:

None.

ALTERNATIVES:

Current 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 “S” Specific Use Authorization is for a Bingo Hall.

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 “S” Specific Use Authorization is for a Party House, Reception Hall, Meeting Facilities.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center and is not within a ½ mile of a 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 Greater Dellview Area Community Plan, adopted in 2005, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” 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 P” Commercial Pedestrian District, “R-4” Residential Single-Family District, “C-2P S” Commercial Pedestrian District with a Specific Use Authorization for a Wireless Communication System, “C-2” Commercial District, and “C-3” General Commercial District.
- 3. Suitability as Presently Zoned:** The existing “C-2 S” Commercial District with a Specific Use Authorization for a Bingo Hall is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities is also appropriate. The request to rezone is to permit a reception hall within an existing commercial strip mall. Given the abutting commercial uses and zones, staff finds that the request for the reception hall aligns with the current development in the area. Additionally, the applicant will have to adhere to the prescribed site plan. Any deviation from the document could be subject to further City Council review.
- 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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - GCF P1: Incentivize the development of housing and employment uses in the city’s priority growth areas.
 - 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 P12: Develop programs to encourage and incentivize adaptive reuse.

Relevant Goals and Objectives from the Greater Dellview Area Community Plan may include:

- Goal 2: Neighborhood Commercial Revitalization - Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses.
- Goal 3: Commercial Development: Type, Form and Appearance - Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses.
 - o Objective 3.2: Reuse and Retrofit - Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area.

6. **Size of Tract:** The subject property is 2.3580 acres, which can reasonably accommodate the proposed residential 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 Reception Hall within an existing commercial strip mall.

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