



City of San Antonio

Agenda Memorandum

Agenda Date: August 2, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2022-10700178 S

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 2, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: San Pedro Towne Center LLC

Applicant: Louie Hernandez

Representative: Louie Hernandez

Location: 7142 San Pedro Avenue

Legal Description: 7.271 acres out of NCB 12025

Total Acreage: 7.271

Notices Mailed

Owners of Property within 200 feet: 109

Registered Neighborhood Associations within 200 feet: Shearer Hills/ Ridgeview

Applicable Agencies: 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.

Topography: The property does not include any abnormal physical features such as slope or incursion 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 Dwelling

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Apartment Complex

Direction: West

Current Base Zoning: C-2

Current Land Uses: Jack in the Box, Cell Phone Store

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: San Pedro Avenue

Existing Character: Principal Primary Arterial A

Proposed Changes: None Known

Thoroughfare: West Rampart Drive
Existing Character: Collector
Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 204, 4, 5

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502** A TIA Report is not required.

Parking Information: The minimum parking requirement for a Bingo Parlor is 5 spaces per 1000 sf GFA. At 13,461 square feet, the minimum parking requirement is 67 spaces.

ISSUE:
None.

ALTERNATIVES:

Current 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.

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.

The Specific Use Authorization for the property allows for a Bingo Hall.

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 Bingo Hall. 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.
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 of the North Central Neighborhoods Community Plan.
 - Neighborhood & Economic Development 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.
 - o Neighborhood & Economic Development Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio
 - Neighborhood & Economic Development Goal 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.
 - o Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.
6. **Size of Tract:** The 7.271 acre site is of sufficient size to accommodate the proposed development.
7. **Other Factors** The applicant is rezoning to operate a Bingo Hall within an existing shopping center.

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 Bingo Hall.