



City of San Antonio

Agenda Memorandum

Agenda Date: October 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2022-10700225

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 18, 2022. This case is continued from the September 20, 2022 hearing.

Case Manager: Mark Chavez, Planner

Property Owner: Collins Reed & Maria Nydia Glendenning

Applicant: Collins Reed & Maria Nydia Glendenning

Representative: Collins Reed & Maria Nydia Glendenning

Location: 114 Buckingham Avenue

Legal Description: West 50 feet of Lot 7, NCB 6519

Total Acreage: 0.1228

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B” Residence District converted to the current “R-4” Residential Single-Family 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: R-4

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: Interstate 10, IDZ

Current Land Uses: Religious Entity

Direction: East

Current Base Zoning: Interstate 37, R-4

Current Land Uses: Interstate, Residential Dwelling

Direction: West

Current Base Zoning: I-1

Current Land Uses: Retail 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.

Transportation

Thoroughfare: Buckingham Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance.

Routes Served: 36 & 242

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: There are no parking requirements for the permitted use of a Parking Lot.

Proximity To Regional Center/Premium Transit Corridor:

Subject property is located within the Downtown Regional Center and within ½ a mile and is within the Premium Transit Corridor.

ISSUE:

None

ALTERNATIVES:

Existing: “R-4” Residential Single-Family allows dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed: “C-2” Commercial district allows 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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency: The subject property is located within the Downtown Area Regional Center Plan and is currently designated as “Urban Mixed Use” 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. Properties across the street are “R-4” Residential Single-Family and the adjacent properties are “I-1” General Industrial.

3. Suitability as Presently Zoned: The existing “R-4” Residential Single-Family is not appropriate zoning for the property and surrounding area. Residential development is not likely on this property, especially due to the close proximity to the Interstate. The proposed “C-2” Commercial District is appropriate. The subject property is generally on Buckingham Avenue between South Presa Street and the IH-10/IH-37 interchange making it suited for commercial development. The property is currently vacant except for a shed/garage structure and partially paved area.

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 Downtown Area Regional Center Plan.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **GCF Policy 14:** Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- **Housing Policy 30:** Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Strategies of the Downtown Area Regional Center Plan include:

- **Goal 4:** Diversify the Mix of Uses in the Downtown Core - Cultivate entrepreneurship, small business, and innovation.
- **Economic Development Recommendation 3:** Support and grow entertainment, arts and culture activities, organizations and businesses in Downtown.

6. Size of Tract:

The 0.1228-acre site is of sufficient size to accommodate the proposed commercial development.

7. Other Factors: The applicant is rezoning to create additional parking spaces and relieve parking concerns on South Presa Street for the adjacent business currently zoned “I-1” General Industrial.