



City of San Antonio

Agenda Memorandum

Agenda Date: July 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE ZONING-Z-2024-10700131

(Associated Plan Amendment PA-2024-11600042)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Wayne & Doris Zamzow

Applicant: Wayne & Doris Zamzow

Representative: Lana Libson

Location: 1041 Clydeville Road

Legal Description: Lots 38-45, NCB 12048

Total Acreage: 0.7600 acres

Notices Mailed**Owners of Property within 200 feet:** 20**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** Office of Historic Preservation, Aviation Department, Planning Department**Property Details**

Property History: Subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 55427, dated June 10, 1982, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District.

Code & Permitting Details:

Residential Building Permit Application (RES-RBP-APP24-35501551) April 2024

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:** "I-1"**Current Land Uses:** Office Space**Direction:** East**Current Base Zoning:** "I-1"**Current Land Uses:** Warehouse, Office Space**Direction:** South**Current Base Zoning:** "I-1"**Current Land Uses:** Single Family Dwelling**Direction:** West**Current Base Zoning:** "I-1"**Current Land Uses:** Single Family Dwelling**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: Clydeville Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Gordon Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: None

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 Dwelling - 1 Family (Detached) is 1 space per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: "R-20" Residential Single-Family District allows for a Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Greater Airport Area Regional Center but is not within ½ a mile from 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 San Antonio International Airport Vicinity Land Use Plan, adopted in May 2010, and is currently designated as "Light Industrial" in the future land use component of the plan. The requested "R-20" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Low Density Residential". Staff and Planning Commission recommend Approval.
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.
3. **Suitability as Presently Zoned:** The current "I-1" General Industrial District is appropriate zoning district for the property and surrounding area. The proposed "R-20" Residential Single-Family District is also appropriate. Given the surrounding residential uses, the proposed request is consistent with the land use in the area and a more appropriate zone than the existing "I-1" General Industrial District. The request is to rebuild a single-family residence that was previously on the property.
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 Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.
 - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Land Use Plan may include:

- Goal I: Protect the quality of life of residents including health, safety, and welfare
 - o Objective 1.1 Protect integrity of existing residential neighborhoods and prevent excessive noise pollution and other airport hazards
 - o Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise
6. **Size of Tract:** The 0.760 acre site is of sufficient size to accommodate the proposed residential development.
 7. **Other Factors:** The applicant is requesting the rezoning to rebuild a single-family residence that was previously on the property.