



City of San Antonio

Agenda Memorandum

Agenda Date: August 15, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600042
(Associated Zoning Case Z-2024-10700131)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan
Plan Adoption Date: May 2010

Current Land Use Category: “Light Industrial”

Proposed Land Use Category: “Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 10, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Wayne and Doris Zamzow

Applicant: Wayne and Doris Zamzow

Representative: Lana Libson

Location: 1041 Clydeville Road

Legal Description: Lots 38 – 45, NCB 12048

Total Acreage: 0.760 Acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation, San Antonio International Airport, Planning Department

Transportation

Thoroughfare: Clydeville Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Gordon Road

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety, and welfare
 - Objective 1.1 Protect integrity of existing residential neighborhoods and prevent excessive noise pollution and other airport hazards
 - Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise

Comprehensive Land Use Categories

Land Use Category: “Light Industrial”

Description of Land Use Category:

A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Should include proper screening and buffering and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor’s suppliers and warehousing.

Permitted Zoning Districts: L, Light Industrial, BP, Business Park, C-3, Commercial, O-1, Office District, O-1.5, Office District*

* Not allowed within the Noise Contours

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, Residential Single Family, R-4, Residential Single Family, R-5, Residential Single Family, R-6, Residential Single Family, R-20, Residential Single Family, NP-8, Neighborhood Preservation District, NP-10, Neighborhood Preservation District, NP-15, Neighborhood Preservation District, RP, Resource Protection

Land Use Overview

Subject Property

Future Land Use Classification:

"Light Industrial"

Current Land Use Classification:

Single-Family Dwelling – Burned down, vacant at the moment.

Direction: North

Future Land Use Classification:

"Light Industrial"

Current Land Use Classification:

Office Space

Direction: East

Future Land Use Classification:

"Light Industrial"

Current Land Use Classification:

Warehouse, Office Space

Direction: South

Future Land Use Classification:

"Light Industrial"

Current Land Use Classification:

Single Family Dwelling

Direction: West

Future Land Use Classification:

"Light Industrial"

Current Land Use Classification:

Single Family Dwelling

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

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.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed land use amendment from "Light Industrial" to "Low Density Residential" is requested to rezone the property to "R-20" Residential Single-Family District. Given the surrounding residential uses, the proposed plan amendment to "Low Density Residential" is consistent with land use in the area and a more appropriate classification than the existing "Light Industrial".

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700131

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

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

Zoning Commission Hearing Date: July 16, 2024