



City of San Antonio

Legislation Details (With Text)

File #:	16-1958
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	3/15/2016
Title:	ZONING CASE # Z2016104 (Council District 2): A request for a change in zoning from "R-6 AHOD" Single-Family Residential Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-22, NCB 15894, located at 7004 Walzem Road. Staff recommends Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2016-104 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2016104

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 15, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: A.W. Rohde, III

Applicant: A.W. Rohde, III

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: 7004 Walzem Road

Legal Description: Lot P-22, NCB 15894

Total Acreage: 0.8630 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in to the city limits on 12/31/1996 (Ordinance # 85087). According to available records, the subject property was zoned Temporary "R-1" Single Family Residential. Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "R-6" Single-Family Residential.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL

Current Land Uses: Gas Station, Vacant

Direction: East

Current Base Zoning: C-2, R-6

Current Land Uses: Convenience Store, Restaurant, Vacant

Direction: South

Current Base Zoning: C-2

Current Land Uses: Gas Station

Direction: West

Current Base Zoning: C-2, C-3

Current Land Uses: Wal-Mart Marketplace, Gas Station

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" 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: Walzem Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Gibbs-Sprawl Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Branching Court

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Route 632 is located within close proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer for the project must be present at the zoning commission meeting.

Parking Information: The off-street vehicle parking requirements for commercial uses are typically determined by building size and use. The zoning application does not refer to a specific use. The number of required spaces cannot be determined at this time.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present "R-6 AHOD" zoning district designation.

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 not within a Community Plan or Sector Plan, therefore a finding of consistency is not required. However, the requested "C-2" base zoning district is consistent with the nearby adopted Neighborhood Commercial land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The requested zoning will allow for commercial retail uses that are compatible with the surrounding area.

3. Suitability as Presently Zoned:

The existing "R-6" zoning district is not appropriate for the subject property and surrounding areas, as the surrounding properties primarily consist of commercial uses. Furthermore, the subject property located near the intersection of two major thoroughfares making the property more suitable for higher volumes of traffic and commercial uses.

4. Health, Safety and Welfare:

Staff has found no 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 objective.

6. Size of Tract:

The subject property is 0.8630 acres in size, which will accommodate commercial/retail uses.

7. Other Factors:

None.