



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4348  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 6/15/2021  
**Title:** ZONING CASE Z-2021-10700124 (Council District 2): A request for a change in zoning from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 22, NCB 12179, located at 4655 Walzem Road. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
Zoning Case Z-2021-10700124

**SUMMARY:**  
**Current Zoning:** "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District

**Requested Zoning:** "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** June 15, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** J & L Hanna LLC

**Applicant:** Aaron Castro

**Representative:** Aaron Castro

**Location:** 4655 Walzem Road

**Legal Description:** Lot 22, NCB 12179

**Total Acreage:** 2.1720

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Texas Department of Transportation

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 18115, September 25, 1952, and zoned "A" Residence District. The property was rezoned by Ordinance 21786, dated October 13, 1955, to the "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Landscape buffer

**Direction:** South

**Current Base Zoning:** "I-1"

**Current Land Uses:** Tire/Battery Retail and Installation

**Direction:** East

**Current Base Zoning:** "I-2"

**Current Land Uses:** Warehousing

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Professional Office

**Overlay and Special District Information:**

"AHOD"

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.

"IH-1"

The Northeast Gateway Corridor District ("IH-1") provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a

coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

### **Transportation**

**Thoroughfare:** Walzem Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 505

**Traffic Impact:** Walzem is identified on the City's Major Thoroughfare Plan as (Primary Arterial Type B 70'-86' ROW). ROW dedication may be required. Arterials require 48' pavement -24' from centerline. Per UDC Table 506-2, note 5 bike facilities are required on all arterials along with sidewalks. ROW dedication and improvement may be required along Interchange Pkwy. Walzem Rd might be a TxDOT roadway, TxDOT review and approval might be required. Documents will need to be sent to TxDOT for review.

**Parking Information:** The minimum parking requirement for Ambulance Service is 1 space per 500 square feet.

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The present zoning district designation of "I-1" District permits areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

**Proposed:** The proposed "L" District permits for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses that service the industrial uses with proper screening and buffering, all compatible with adjoining uses.

### **FISCAL IMPACT:**

None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the NE I-35 and Loop 410 Regional Center and located within the 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 the approval

criteria below.

**1. Consistency:**

The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.

**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 “L” Light Industrial District is a downzone from the existing “I-1” General Industrial District.

**3. Suitability as Presently Zoned:**

The current “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. Neighboring properties are also zoned “I-1” General Industrial District.

**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 rezoning request is not within a neighborhood or community plan.

**6. Size of Tract:**

The subject property is 2.1720 acres, which could reasonably accommodate Ambulance Service.

**7. Other Factors:**

The applicant is requesting a downzoning to the “L” base zoning district to permit an “Ambulance Service.”