



# City of San Antonio

## Agenda Memorandum

**File Number:**16-1958

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**Agenda Item Number:** 15.

**Agenda Date:** 3/15/2016

**In Control:** Zoning Commission

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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.