



City of San Antonio

Agenda Memorandum

Agenda Date: December 1, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2022-10700286

SUMMARY:

Current Zoning: “R-6 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

Requested Zoning: “C-2 MLOD-3 MLR-2 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2022

Case Manager: Camryn Blackmon, Planner

Property Owner: James Hollis Sr.

Applicant: Big Diamond, LCC

Representative: Patrick W. Christensen

Location: 6180 Walzem Road

Legal Description: Lot 1, Block 1, NCB 15894

Total Acreage: 1.025

Notices Mailed

Owners of Property within 200 feet: 7

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 85087, dated December 30, 1996, and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

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: R-6

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Overlay District Information:

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District does not restrict permitted uses but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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:** Walzem Road**Existing Character:** Secondary Arterial A**Proposed Changes:** None**Thoroughfare:** Woodlake Parkway**Existing Character:** Secondary Arterial A**Proposed Changes:** None**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 632**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is Not Required.

Parking Information: Minimum Parking requirement: 1 per 100 sf GFA. Maximum Parking Requirement: 1 per 40 sf GFA**ISSUE:**

None

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "C-2" Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located in or within ½ mile from a Regional Center but located within ½ a mile from the Southeast Premium Transit Corridor.

RECOMMENDATION:**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on 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 use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned “C-2” Commercial and “C-3” General Commercial.
- 3. Suitability as Presently Zoned:** The existing “R-6” Residential District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also an appropriate zoning for the property and surrounding area. The Property would not likely be developed as single-family residential on a corner of two roadways unless it was higher density. Nodes such as Walzem Road and Woodlake Parkway are more conducive to “C-2” Commercial Development.
- 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 objectives of the San Antonio Tomorrow Plan.

Neighborhood Goal 1: Preserve, protect and enhance the integrity, economic viability, and livability of San Antonio's neighborhoods.

- Policy 1a: Rezone vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- 6. Size of Tract:** The 1.025 acre site is of sufficient size to accommodate the proposed commercial development.
 - 7. Other Factors:** The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

The property is intended to be developed for commercial goods and services.