



## DEVELOPMENT SERVICES

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February 11, 2025

UP Engineering + Surveying  
111 Tower Dr, Suite 325  
San Antonio, TX 78232

**SUBJECT: ZV-2025-13300031; LOT P-23 WALZM-GIBBS-SPRAWL ANEXATN, NCB 15894 & LOT 4, BLOCK 18, NCB 15894; 6670 WALZEM RD, SAN ANTONIO, TX 78239**

To Whom It May Concern:

As of the date of this letter, the above-referenced property is zoned **“C-3 MLOD-3 MLR-2 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-2 MLOD-3 MLR-2 AHOD” Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and “C-1 MLOD-3 MLR-2 AHOD” Light Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.** The property was annexed into the City of San Antonio by Ordinance 85087, dated December 30, 1996, and zoned Temp “R-1” Single Family Residence District. The property was rezoned by Ordinance 95033, dated December 13, 2001, to “C-2” Commercial District, “C-3” General Commercial District, “C-1” Light Commercial District.

**The use Hardware Sales - Retail is permitted in the “C-3”, “C-2”, and “C-1” base zoning districts.**

Please reference Articles III and V of San Antonio’s Unified Development Code for lot dimension and building criteria, including outside storage and display standards, height limitations, buffer requirements, building setbacks, and minimum and maximum parking requirements. To ensure compliance with the current building code or with development standards and other regulations in the UDC, please visit this link to the Preliminary Plan Review Form to schedule a meeting: <https://docsonline.sanantonio.gov/FileUploads/DSD/IB116.pdf>

Information on the enforcement of building and development code requirements including the issuance of building permits, records of zoning code violations and certificates of occupancy, may be directed to our Customer Services Section at (210) 207-1111. Research and verification was conducted and prepared by Valeria Seca, Senior Planner. If we may be of further assistance, please contact Valeria Seca, Senior Planner for Zoning Verifications, at (210) 207-5110 or via email at [Valeria.Seca@sanantonio.gov](mailto:Valeria.Seca@sanantonio.gov). Thank you.

Cordially,

*Valeria Seca*

Valeria Seca  
Senior Planner

*Forrest Wilson*

Forrest Wilson  
Principal Planner



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## City of San Antonio One Stop

