



City of San Antonio

Legislation Details (With Text)

File #: 16-5480

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/1/2016

Title: ZONING CASE # Z2016269 (Council District 6): A request for a change in zoning from "I-1 MAOZ-2 AHOD" General Industrial Military Airport Overlay Airport Hazard Overlay District and "C-3NA MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Military Airport Overlay Airport Hazard Overlay District to "L MAOZ-2 AHOD" Light Industrial Military Airport Overlay Airport Hazard Overlay District on Lot 17, Block 3, NCB 11379, located at 106 S. Callaghan Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-269 Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016269

SUMMARY:

Current Zoning: "I-1 MAOZ-2 AHOD" General Industrial Military Airport Overlay Airport Hazard Overlay District and "C-3NA MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Military Airport Overlay Airport Hazard Overlay District

Requested Zoning: "L MAOZ-2 AHOD" Light Industrial Military Airport Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Arath A Herrera and Jesus Gonzalez

Applicant: Arath A Herrera

Representative: Ringney H.S. Mena

Location: 106 S. Callaghan Road

Legal Description: Lot 17, Block 3, NCB 11379

Total Acreage: 1.45

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Community Workers Council Association

Applicable Agencies: Lackland

Property Details

Property History: The subject property was annexed into the City Limits on September 25, 1952 and was originally zoned "R-A" Temporary Residence-Agricultural District. On December 18, 1986 Ordinance 64225 rezoned a portion of the property to "B-3NA" Business Nonalcoholic Sales District and a portion was rezoned to "I-1" Light Industrial District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3NA" General Commercial Nonalcoholic Sales District and "I-1" General Industrial District.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-3NA, I-1

Current Land Uses: Solid Waste Department, Fleet/Recycle Company.

Direction: East, South

Current Base Zoning: C-2NA, I-1

Current Land Uses: Vacant lot, Fleet/Recycle Company

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.

All surrounding properties carry the "MAOZ" Military Airport Overlay District, due to their proximity to Military Airfields. The "MAOZ" restricts the density of permitted uses and its effects on operations at the military airport operations.

Transportation

Thoroughfare: Callaghan Road

Existing Character: Secondary Arterial Type 86'

Proposed Changes: None known

Thoroughfare: Commerce Street

Existing Character: Secondary Arterial Type 86'

Proposed Changes: None known

Public Transit: There are no VIA bus routes that operate adjacent to the property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Food - Restaurant or Cafeteria: Minimum vehicle parking spaces 1 per 100 sf. GFA. Maximum vehicle parking spaces 1 per 40 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present 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 located within the West Sector Plan and is currently designated as Agribusiness Tier in the future land use component of the plan. The requested "L" Light Industrial base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties because there is no change of use. The request is for an existing restaurant to sell alcoholic beverages.

3. Suitability as Presently Zoned:

The requested "L" Light Industrial District will not have any negative effects on future development, but rather provide an amenity to the area. The site location is on a Major Thoroughfare and it surrounded by similar commercial and industrial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare because the request is consistent with the future land use plan.

5. Public Policy:

The request does not appear to conflict with any public policy objective because the request is consistent with the future land use plan.

6. Size of Tract:

The subject property is 1.45 acres in size, which accommodates the proposed development.

7. Other Factors:

The subject property is located within the Lackland Notification Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio (JBSA) and the City of San Antonio, the Military was notified of the request.