



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-5709

---

**Agenda Item Number:** Z-17.

**Agenda Date:** 12/1/2016

**In Control:** City Council A Session

---

**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 and Zoning Commission (9-0) recommend 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.