



City of San Antonio

Legislation Details (With Text)

File #: 17-1283

Type: Zoning Case

In control: Board of Adjustment

On agenda: 2/6/2017

Title: A-17-045: A request by the Swanson Development Group for A request for 1) 7.5' variance to the Babcock Road landscape bufferyard requirement to allow for a 7.5' wide landscape buffer; 2) 5' variance to the Callaghan Road landscape bufferyard requirement to allow for a 5' wide landscape buffer; 3) 20' variance from the 30' rear setback requirement to allow for a building to be located within 10' of the rear property line; and 4) a 5' variance from the 10' side setback requirement to allow for a building to be located within 5' of the side property line, located at 6647 Callaghan Road. Applicant is requesting a Continuance. (Council District 7)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Case Number: A-17-045

Applicant: Swanson Development Group

Owner: Nabil Issa

Council District: 7

Location: 6647 Callaghan Road

Legal: Lot 14, Block 1, NCB 12781

Description:

Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Case Manager: Margaret Pahl, AICP, Senior Planner

Request

A request for 1) 7.5' variance to the Babcock Road landscape bufferyard requirement to allow for a 7.5' wide landscape buffer; 2) 5' variance to the Callaghan Road landscape bufferyard requirement to allow for a 5' wide landscape buffer; 3) 20' variance from the 30' rear setback requirement to allow for a building to be located within 10' of the rear property line; and 4) a 5' variance from the 10' side setback requirement to allow for a building to be located within 5' of the side property line.

Executive Summary

The applicant is under contract to purchase the existing Texaco Gas Station and is planning to demolish the existing canopy and convenience store and construct a new building and service station canopy. The redevelopment plans trigger the need for the above-described variances with setback and landscaping requirements on all four sides of the property. The property includes 23,500 square feet and is surrounded on

two sides by arterial streets and the other two sides by existing multi-family residential housing. The arterials trigger an “adjoining street bufferyard” and the residential triggers a side and rear building setback. The proposed redevelopment plans did not consider the adjacent land residential because the property is zoned “C-2”. Residential land use however, even multi-family, triggers the building setbacks. The applicant is hoping to be given approval to be within 10 feet of the rear property line and within 5 feet of the side property line.

The applicant is requesting a continuance to work to reduce the number of requested variances.