



# City of San Antonio

## Agenda Memorandum

**File Number:**17-1283

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**Agenda Item Number:** 2.

**Agenda Date:** 2/6/2017

**In Control:** Board of Adjustment

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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.