



City of San Antonio

Agenda Memorandum

File Number:15-2525

Agenda Item Number: 16.

Agenda Date: 4/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2015152

(Associated Plan Amendment 15035)

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Southwest Research Institute

Applicant: King & Sommer, PLLC

Representative: King & Sommer, PLLC

Location: 600 block of Callaghan Road

Legal Description: Approximately 23.219 acres of land being out of NCB 11493

Total Acreage: 23.219

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: FC Community Association

Planning Team: West/Southwest Sector Plan -35

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits. The property was originally annexed in September 25, 1952 (Ordinance 18115). On May 4, 1972 the property was rezoned from “A” Single-Family Residential District to “R-5” Single Family Residential District (Ordinance 40678). Upon the adoption of the 2001 Unified Development Code, the zoning district retained the "R-5" Residential Single-Family District classification.

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

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: “I-1, C-2, C-3”

Current Land Uses: vacant lot, educational institution, commercial building, apartments

Direction: West, South

Current Base Zoning: “I-1”

Current Land Uses: Research Institute.

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.

Transportation

Thoroughfare: Callaghan Road

Existing Character: Secondary Arterial Type A 86'.

Proposed Changes: None known.

Thoroughfare: Martin Goland

Existing Character: Local; 1 lane in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic engineer must be present at Zoning Commission.

Parking Information: Laboratory - Research: 1 spaces per 1000 sf. GFA. Maximum Parking Requirement: 1 spaces per 200 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-5” residential zoning.

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 property is located within the West/Southwest Sector Land Use Plan and designated as General Urban Tier. The applicant has requested a Plan Amendment to Specialized Center. On April 8, 2015 the Planning Commission recommended approval of the Plan Amendment to Specialized Center. The requested "I-1 AHOD" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed "I-1" zoning district is appropriate for the subject property. The applicant requests this zoning change in order to integrate the subject property which is contiguous with the research facility. The current property is vacant and unused. The subject property is a research institute. The Southwest Research Institute purchased the former Army Reserve Center and acquired the abandoned portion of Old Callaghan Road. The Southwest Research Institute plans to use the property in the furtherance of its research purposes and as part of larger research campus. The property is already integrated to the campus and secured from public access. The proposed "I-1" General Industrial District will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 23.219 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.