



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4419

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 8/18/2015

**Title:** (Continued from 08/04/15) ZONING CASE # Z2015234 (Council District 8): A request for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on Lot 11, Block 1, NCB 14701 located at 5949 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15061)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-234 Location Map

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2015234  
(Associated Plan Amendment 15061)

**SUMMARY:**

**Current Zoning:** "C-1" Light Commercial District

**Requested Zoning:** "C-2" Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 18, 2015. This case is continued from the August 4, 2015 hearing.

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Atascosa Land & Cattle, Ltd., by Wayne Schuchart (Registered Agent/President of GP)

**Applicant:** LBK LLC, by Daniela Nguyen, Manager

**Representative:** Brown & Ortiz, PC (c/o James B. Griffin)

**Location:** 5949 Babcock Road

**Legal Description:** Lot 11, Block 1, NCB 14701

**Total Acreage:** 1.29

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Oakland Estates; Alamo Farmstead Babcock Road

**Planning Team:** Oakland Estates Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was originally zoned “R-1” Temporary Single-Family Residential District and was rezoned to “B-1” Business District on March 2, 1989 (Ordinance 68973). Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to the current “C-1” Light Commercial 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:** North

**Current Base Zoning:** O-2

**Current Land Uses:** Child Daycare

**Direction:** East

**Current Base Zoning:** RE

**Current Land Uses:** Single-Family Residences

**Direction:** South

**Current Base Zoning:** O-2, C-2

**Current Land Uses:** Vacant Lot, Apartments

**Direction:** West

**Current Base Zoning:** O-2, C-3

**Current Land Uses:** Offices, H-E-B

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** Babcock Road

**Existing Character:** Secondary Arterial Type A 86’

**Proposed Changes:** None known

**Public Transit:** The subject property is located near the Floyd Curl Drive and Huebner Road stop along Route 522.

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

**Parking Information:** Service Medical: Clinic (Physician and/or Dentist) - Minimum Vehicle Spaces-1 per 400 sf GFA; Maximum Vehicle Spaces-1 per 100 sf GFA.

**ISSUE:**

None

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "C-1" Light Commercial District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission 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 Oakland Estates Neighborhood Plan and is designated as "Neighborhood Commercial" in the land use component of the plan. The requested "C-2" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to "Community Commercial". Staff and Planning Commission recommend approval.

**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 "C-2" base zoning district would be appropriate for the subject property and surrounding area. The existing property is adjacent to Babcock Road, a Secondary Arterial. The applicant requests this zoning change in order to develop the property as a dentist office.

**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 1.29 acres in size which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.

