



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4117  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 8/18/2015  
**Title:** ZONING CASE # Z2015237 (Council District 8): A request for a change in zoning from "O-2" High Rise Office District to "C-2" Commercial District on Lot E 334.5 ft of 10, Block 1, NCB 14701, generally located in the 5900 block of Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15063)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-237 Location Map

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

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**  
Zoning Case Z2015237  
(Associated Plan Amendment 15063)

**SUMMARY:**  
**Current Zoning:** "O-2" High Rise Office District

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** August 18, 2015

**Case Manager:** Shepard Beamon, Planner

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

**Applicant:** Ryan Schuchart

**Representative:** Ryan Schuchart

**Location:** 5900 Block of Babcock Road

**Legal Description:** Lot E 334.5 ft of 10, Block 1, NCB 14701

**Total Acreage:** 1.439

**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 “O-1” Office District on September 10, 1981 (Ordinance 54260). Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to the current “O-2” High Rise Office 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, C-1

**Current Land Uses:** Child Daycare, Vacant Lot

**Direction:** East

**Current Base Zoning:** RE

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

**Direction:** South

**Current Base Zoning:** O-2

**Current Land Uses:** 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 "O-2" High Rise Office 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 Future Land Use 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 the Planning Commission recommended approval of the Plan Amendment.

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

**7. Other Factors:**

None.