



City of San Antonio

Agenda Memorandum

File Number:16-4378

Agenda Item Number: 14.

Agenda Date: 8/16/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016210

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Ditch Rider LLC

Applicant: Ditch Rider LLC

Representative: Kaufman & Killen, Inc

Location: 2000 Block of Babcock Road

Legal Description: Lot 29, Block 2, NCB 11612

Total Acreage: 0.56

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Dreamhill Estates Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “A” Single-Family Residence District. In 1975 the subject property was rezoned to “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “O-2 AHOD” High Rise Office Airport Hazard Overlay District. The subject property was platted in 1929 (volume 980, page 146 of the Deed and Plat Records of Bexar County, Texas). The subject property was developed as a parking lot in association with the restaurant on Lot 30 in 1994.

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: Northeast

Current Base Zoning: R-5

Current Land Uses: University of Texas

Direction: Southeast

Current Base Zoning: C-1

Current Land Uses: Parking Lot, Medical/Dental Services

Direction: Southwest, Northwest

Current Base Zoning: R-5

Current Land Uses: Residential Single-Family, SAWS Monitoring Station

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: Babcock Road

Existing Character: Primary Arterial, Type A

Proposed Changes: None known

Public Transit: The nearest Via route to the subject property is Via route 522 and 600 that operates along Babcock Road.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Office and Retail type use category. A specific use is not defined or requested. Therefore the parking requirement can't be assessed at this time.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 subject property is located within the North Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The proposed “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

Both the existing “O-2” base zoning district and the proposed “C-2” base zoning district are suitable zoning districts.

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 measures 0.56 of an acre and is sufficient for the proposed development and parking requirements.

7. Other Factors:

None.