



City of San Antonio

Agenda Memorandum

File Number:16-4607

Agenda Item Number: Z-7.

Agenda Date: 9/15/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2016207

(Associated Plan Amendment 16060)

SUMMARY:

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

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Erica Greene, Planner

Property Owner: Pablo Manrique and Maria Luisa Manrique

Applicant: Longhorn Tejas Property Builder

Representative: Pedro Rodriguez

Location: 150 Babcock Road

Legal Description: Lot 33, Block 2, NCB 8416

Total Acreage: 0.309

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Monticello Park and Maverick Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1939. A 1986 case (Ordinance 64079) zoned the subject property as “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “O-2” High-Rise Office District.

Topography: The property is located in a mandatory detention area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Restaurant Depot

Direction: West

Current Base Zoning: O-2

Current Land Uses: Allied Women’s Center

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Apartments

Direction: East

Current Base Zoning: O-2

Current Land Uses: Office Building

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: Secondary Arterial Road

Proposed Changes: None

Public Transit: There is a VIA bus stop one block east at the corner of Babcock Road and Fredericksburg 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: Beauty Shop- Minimum Vehicle Spaces: 1 per 300 sf GFA. Maximum Vehicle Spaces: 1 per 200 sf GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "O-2" High-Rise Professional Office District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval, pending Plan Amendment

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 Near Northwest Community Plan, and is currently designated as Urban Low-Density Residential in the future land use component of the plan. The requested "C-1" Light Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment from Urban Low-Density to Neighborhood Commercial. Staff and Planning Commission recommend approval.

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:

The current "O-2" base zoning district is appropriate for the subject property's location; however, the lack of intensity in comparison to surrounding commercial districts may discourage the placement of appropriate uses along a high-capacity urban road, while hindering economic development and limiting the diversity of businesses in order to meet community needs for this area.

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

6. Size of Tract:

The subject property totals 0.309 acres in size, which reasonably accommodates the uses permitted in "C-1" Light Commercial District.

7. Other Factors:

None.