



City of San Antonio

Agenda Memorandum

File Number:18-1022

Agenda Item Number: 10.

Agenda Date: 12/19/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018015

SUMMARY:

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

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Angela Cardona, Planner

Property Owner: DORK Investments LTD

Applicant: Duke Stevens Jr.

Representative: Duke Stevens Jr.

Location: 1725-1733 Babcock Road

Legal Description: Lot 5, Block 8, NCB 12788

Total Acreage: 0.3644 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on June 30, 1955 (Ordinance 21436) and was zoned “A” Residential District. The property then was rezoned to “F” Local Retail District on September 9, 1957 (Ordinance 25539) which then converted to the current “C-2” Commercial District upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

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

Current Base Zoning: “R-5” and “C-2”

Current Land Uses: Offices Building and Church

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Apartments

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Retail

Direction: West

Current Base Zoning: “R-5” and “C-2”

Current Land Uses: Insurance Agency, Apartments

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Babcock Road

Existing Character: Primary Arterial Type A

Proposed Changes: None.

Thoroughfare: Newgate Street

Existing Character: Local Street

Proposed Changes: None.

Public Transit: The nearest VIA bus route #522 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking is determined by use. Retail uses require a minimum of 1 space per 300 sf GFA and a maximum of 1space per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. "C-2" Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property falls within the Medical Center Regional Center and is within proximity to the General McMullen-Babcock Premium Transit Corridor.

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 North Sector Plan and is currently designated as "Regional Center". The request for "C-3" base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on neighboring lands in relation to this zoning change because the request will bring the existing uses into compliance.

3. Suitability as Presently Zoned:

The current "C-2" base zoning is appropriate for the area. The request for the "C-3" zoning will allow for additional retail uses.

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 land use goals and strategies of the of the North Sector Plan to continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

6. Size of Tract:

The subject property totals 0.3644 acres in size, which should reasonably accommodate the uses permitted in "C-3" General Commercial.

7. Other Factors:

None.