



# City of San Antonio

## Agenda Memorandum

**File Number:**15-3992

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**Agenda Item Number:** 14.

**Agenda Date:** 7/22/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Plan Amendment 15063

(Associated Zoning Case Number Z2015237)

**SUMMARY:**

**Comprehensive Plan Component:** Oakland Estates Neighborhood Plan

**Plan Adoption Date:** August 31, 2000

**Plan Update History:** April 19, 2007

**Current Land Use Category:** Neighborhood Commercial

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 22, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Atascosa Land & Cattle, Ltd (Wayne Schuchart, President)

**Applicant:** Ryan Schuchart

**Representative:** Ryan Schuchart

**Location:** Lot E 334.5 Ft of 10, Block 1, NCB 14701, located generally at the 5900 Block of Babcock Road.

**Total Acreage:** 1.43

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Oakland Estates Neighborhood Association; Alamo Farmsteads Babcock Rd. NA  
**Planning Team:** Oakland Estates  
**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Babcock Road  
**Existing Character:** Secondary Arterial Type A 86'  
**Proposed Changes:** None

**Public Transit:** There is a VIA bus stop located near the subject property at the intersection of Babcock Road and Huebner Road along bus route 604.

### **ISSUE:**

**Plan Adoption Date:** August 31, 2000

**Update History:** April 19, 2007

### **III. Zoning and Land Use**

A. Zoning - Locate commercial and business activities near the main intersections of arterial roads, including Huebner Road and Babcock Road, or along highly traversed corridors. Commercial uses are also segregated by intensity of use, with Community Commercial uses being located primarily at the intersection of arterials.

### **Comprehensive Land Use Categories**

**Neighborhood Commercial:** Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

**Permitted Zoning Districts:** NC, O-1, & C-1

### **Comprehensive Land Use Categories**

**Community Commercial:** Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Locations for Community Commercial include along arterials. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

**Permitted Zoning Districts:** NC, O-1, C-1, & C-2 (except C-3 & O-2)

### **Land Use Overview**

Subject Property

Future Land Use Classification: Neighborhood Commercial

Current Use Classification: Vacant Lot

Direction: North

Future Land Use Classification: Neighborhood Commercial

Current Use: Daycare

Direction: East

Future Land Use Classification: Low-Density Residential

Current Use: Single-Family Residences

Direction: South

Future Land Use Classification: Neighborhood Commercial, High-Density Residential

Current Use: Vacant Lot, Multi-Family Residences

Direction: West

Future Land Use Classification: Regional Commercial, Neighborhood Commercial

Current Use: Commercial uses, Office

### **Land Use Analysis**

The applicant requests this Plan Amendment to Community Commercial in order to allow for an approximately 8,000 square foot multi-tenant medical office/retail building on the currently undeveloped property. The subject property is located near the Huebner Road and Babcock Road intersection, of which both roads are major arterial thoroughfares and contain primarily commercial uses. In order to accommodate future commercial development the applicant has requested an associated rezoning from "O-2" High-Rise Office District to "C-2" Commercial District. Babcock Road, travelling north from Huebner Road, was widened to a four lane, with center turn lane, arterial and has developed into a commercial corridor. This property is over an acre and can be developed as "C-2" with appropriate buffers and screening to protect the residential development to the east. Additionally, "O-2" has no height restriction which is not appropriate directly adjacent to residential uses. The request will not substantially nor permanently injure the property rights of the owners of all real property affected by the proposed change in zoning.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Oakland Estates Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### **FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The Community Commercial land use designation is compatible with the Oakland Estates Neighborhood Plan and the existing land use development pattern.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015237**

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

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

Zoning Commission Hearing Date: August 4, 2015