



City of San Antonio

Agenda Memorandum

File Number:15-4108

Agenda Item Number: 10.

Agenda Date: 8/4/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2015234

(Associated Plan Amendment 15061)

SUMMARY:

Current Zoning: "C-1" Light Commercial District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2015

Case Manager: Shepard Beamon, Planner

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

Applicant: LBK LLC, by Daniela Nguyen, Manager

Representative: Brown & Ortiz, PC (c/o James B. Griffin)

Location: 5949 Babcock Road

Legal Description: Lot 11, Block 1, NCB 14701

Total Acreage: 1.29

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 “B-1” Business District on March 2, 1989 (Ordinance 68973). Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to the current “C-1” Light Commercial 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”

Current Land Uses: Child Daycare

Direction: East

Current Base Zoning: “RE”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “O-2”, “C-2”

Current Land Uses: Vacant Lot, 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 "C-1" Light Commercial District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 subject property is located within the Oakland Estates Neighborhood 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 recommends approval. Planning Commission continued the case therefore, an automatic continuance is required by the Zoning Commission.

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’s 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 1.29 acres in size which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.