



City of San Antonio

Agenda Memorandum

File Number:15-4117

Agenda Item Number: 11.

Agenda Date: 8/18/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2015237

(Associated Plan Amendment 15063)

SUMMARY:

Current Zoning: "O-2" High Rise Office District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 18, 2015

Case Manager: Shepard Beamon, Planner

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

Applicant: Ryan Schuchart

Representative: Ryan Schuchart

Location: 5900 Block of Babcock Road

Legal Description: Lot E 334.5 ft of 10, Block 1, NCB 14701

Total Acreage: 1.439

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 “O-1” Office District on September 10, 1981 (Ordinance 54260). Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to the current “O-2” High Rise Office 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, C-1

Current Land Uses: Child Daycare, Vacant Lot

Direction: East

Current Base Zoning: RE

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: O-2

Current Land Uses: 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 "O-2" High Rise Office District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend 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 Oakland Estates Neighborhood Future Land Use 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 and the Planning Commission recommended approval of the Plan Amendment.

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 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 1.439 acres in size which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.