



City of San Antonio

Agenda Memorandum

File Number:15-4419

Agenda Item Number: 7.

Agenda Date: 8/18/2015

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 18, 2015. This case is continued from the August 4, 2015 hearing.

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 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 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 Planning Commission recommend approval.

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

7. Other Factors:

None.