



City of San Antonio

Agenda Memorandum

Agenda Date: December 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2024-10700242 CD

SUMMARY:

Current Zoning: "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair

Requested Zoning: "C-2 CD" Commercial District with a Conditional Use for Tattoo Parlor

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2024. This case was continued from November 19, 2024.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Babcock & DeZavala Flex, LLC

Applicant: Bexar Engineers

Representative: Bexar Engineers

Location: 6563 Babcock Road

Legal Description: Lot 82, Block 28, NCB 16840

Total Acreage: 1.570 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Tanglewood Residents Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41426, dated December 25, 1972, and zoned “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2” Business District converted to “C-2” Commercial District. The property was rezoned by Ordinance 2015-05-07-0399, dated May 7, 2015, to “C-2 CD” Commercial District with a Conditional use for Auto and Light Truck Repair Facility.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2,” “R-6”

Current Land Uses: Pet Salon, Food Service Establishments, Liquor Store, Mobile Phone Repair Shop, Tattoo Shop, Apartment Rental Agency, Skateboard Shop, Clothing Alteration Store, Single-Family Dwellings

Direction: South

Current Base Zoning: “C-2,” “RM-4 PUD”

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: “MF-33,” “C-2,” “C-3 NA,” “C-3”

Current Land Uses: Water Damage Restoration Service, Apartment Complex, Restaurant, Auto Repair Shop

Overlay District Information:

N/A

Special District Information:

N/A

Transportation

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Subset Haven Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Spring Time Drive

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 604

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a Tattoo Parlor is 1 space per 300 sf GFA and the maximum parking requirement is 1 space per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “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. The Conditional Use is for Auto Repair.

Proposed Zoning: “C-2 CD” 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.

The “CD” Conditional Use is for a Tattoo Parlor.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant is amending the acreage from 1.570 acres to 0.024 acres out of NCB 16840.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Tanglewood Ridge Neighborhood Plan, adopted in February 1994, and is used as a guide until such plans are repealed or superseded by an amendment. Previously adopted plans do not require consistency determinations for comprehensive rezoning.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are “C-2” Commercial District, “MF-33” Multi-Family District, “C-3” General Commercial District, and “C-3 NA” General Commercial Nonalcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing “C-2 CD” Commercial District with a Conditional Use for Auto Repair is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Tattoo Parlor is also an appropriate zoning for the property and surrounding area. The proposed “C-2” permits commercial use and maintains the current base zoning district, with an additional permitted use of Tattoo Parlor, that is delineated with a survey and site plan. The applicant will be held to the submitted site plan and any major amendments will require additional zoning consideration.
4. **Health, Safety and Welfare:** Staff has not found 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. Relevant Goals, Objectives and Action Steps of the SA Comprehensive Master Plan may include:
 - **GCF Goal 2:** Priority growth areas attract jobs and residents.
 - **GCF P6:** Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center’s unique assets.
 - **GCF P7:** Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
 - **JEC Goal 2:** Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
 - **JEC Goal 3:** San Antonio’s skilled and educated workforce supports the city’s traditional and emerging growth industries.

Relevant Goals, Objectives and Action Steps of the Tanglewood Ridge Neighborhood Plan may include:

- Future land Use Goal: To maintain suburban/county atmosphere of the area.
- Future Land use Goal: To encourage planned development.

6. **Size of Tract:** The 1.570-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a Tattoo Parlor on a small portion of the property (0.024 acres) .

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.