



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** June 21, 2022

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING CASE Z-2022-10700119

**SUMMARY:**

**Current Zoning:** "C-2" Commercial District

**Requested Zoning:** "PUD R-3" Planned Unit Development Residential Single-Family District with a Reduced Perimeter Setback of 10-feet

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 21, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Nike Nickmaram

**Applicant:** Bain Medina Bain, Inc.

**Representative:** Ruben Renteria

**Location:** generally located in the 6400 Block of Babcock Road

**Legal Description:** 1.75 acres out of NCB 14862

**Total Acreage:** 1.75 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Tanglewood Neighborhood Association

**Applicable Agencies:** N/A

**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 the current “C-2” Commercial District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2 and R-4

**Current Land Uses:** Dollar Store and Residential Dwelling

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Church

**Direction:** East

**Current Base Zoning:** RM-4 PUD

**Current Land Uses:** Residential Dwellings

**Direction:** West

**Current Base Zoning:** C-3R and C-2

**Current Land Uses:** Gas Station and Used Car Sales

**Overlay District Information:** N/A.

**Special District Information:** N/A.

**Transportation**

**Thoroughfare:** Babcock Road

**Existing Character:** Principal

**Proposed Changes:** None Known

**Thoroughfare:** Springtime Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is Public Transit within walking distance of the subject property.

**Routes Served:** 604

**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report is not required.

**Parking Information:** The minimum parking for a Single-Family Residential Dwelling is 1 space per unit.

**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.

Proposed Zoning: “PUD R-3” Planned Unit Development Residential Single-Family allows a Planned Unit Development per a site plan with a 20-foot perimeter setback and residential dwellings with a minimum lot size of 3,000 square feet.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located within ½ mile from the UTSA Regional Center but is not within ½ a mile from the Premium Transit Corridor

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

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

- 1. Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
- 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 zoned “C-2” Commercial, “R-4” Residential Single-Family, “MF-33” Multi-Family District and “PUD RM-4” Planned Unit Development Residential Mixed District.

3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “PUD R-3” Planned Unit Development Residential Single-Family is also an appropriate zoning for the property. The proposed rezoning limits density and allows for a mix of housing types. The proposed “PUD R-3” Planned Unit Development Residential Single-Family is also consistent with the “PUD RM-4” Planned Unit Development Residential Mixed District zoning and development to the east of the subject property.
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 objectives.
6. **Size of Tract:** The 1.75 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The applicant intends to build a Planned unit Development of sixteen (16) dwelling units. Planned Unit Developments require a 20-foot perimeter setback. The applicant is requesting a decreased perimeter setback of 10-feet.