



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 18, 2021

**In Control:** City Council Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING CASE Z-2021-10700243

(Associated Plan Amendment PA-2021-11600082)

**SUMMARY:**

**Current Zoning:** "R-6" Residential Single-Family District

**Requested Zoning:** "NC" Neighborhood Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 19, 2021

**Case Manager:** Rebecca Rodriguez, Planner

**Property Owner:** Leena Joy, Joy Thomas, and Sabu John

**Applicant:** Sabu John

**Representative:** Sabu John

**Location:** 6395 Old Babcock Road

**Legal Description:** North 96.7 feet of Lot 4, Block 9, NCB 14709

**Total Acreage:** 0.986

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** Alamo Farmsteads Babcock Road Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41426, dated December 26, 1972, and zoned TEMP “R-1” Single-Family Residence District. The property was rezoned by Ordinance 90370, dated August 26, 1999, to “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family 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

**Current Land Uses:** Vacant lot

**Direction:** South

**Current Base Zoning:** O-1

**Current Land Uses:** Commercial Business

**Direction:** East

**Current Base Zoning:** RE

**Current Land Uses:** Single-Family Residence

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Water tower

**Overlay District Information:**

None.

**Special District Information:**

None.

**Transportation**

**Thoroughfare:** Old Babcock Road

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Babcock Road  
**Existing Character:** Secondary Arterial A  
**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Traffic Impact:** ROW dedication and improvement may be required along Old Babcock Road.

**Parking Information:** The minimum parking requirement for a grocery store is 1 per 300 sf GFA.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**Proposed Zoning:** “NC” Neighborhood Commercial provides for small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

**FISCAL IMPACT:**  
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**  
The subject property is not within a Regional Center or within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval, pending Plan Amendment.

**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 Oakland Estates Neighborhood Plan and is currently designated as Low Density Residential Estate in the future land use component of the plan. The requested “NC” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Neighborhood Commercial. Staff and Planning Commission recommend Approval.

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. There is existing “O-1” Office, “C-2” Commercial and “C-3” General Commercial zoning and uses in the area.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The subject property is located at the intersection of Babcock and Old Babcock Road, in proximity to similar zoning district that are compatible with commercial uses. The property is located in the outer boundary of the Oakland Estates Neighborhood, allowing the proposed “NC” Neighborhood Commercial to act as a buffer between the existing single-family residences to the east and the more intensive commercial uses found north and west of the 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 objective. The proposed zoning change will meet the following goals and principles of the Oakland Estates Neighborhood Plan:
  - Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials.
  - Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.
6. **Size of Tract:** The 0.986-acre site is of sufficient size to reasonably accommodate neighborhood commercial uses, including the proposed grocery store development which is limited to 3,000 square feet.
7. **Other Factors:** The applicant seeks to rezone the property to open a neighborhood grocery store to provide goods and services to the area.

Structure must abide with the 30-foot rear setback requirement due to the property abutting a residential lot.

Applicant is aware that they must maintain a 15-foot Type B Landscape buffer to the rear of the property.