



# 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:**

PLAN AMENDMENT CASE PA-2021-11600082  
(Associated Zoning Case Z-2021-10700243)

**SUMMARY:**

**Comprehensive Plan Component:** Oakland Estates Neighborhood Plan

**Plan Adoption Date:** June 1998

**Current Land Use Category:** Low Density Residential Estate

**Proposed Land Use Category:** Neighborhood Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 13, 2021

**Case Manager:** Rebecca Rodriguez, Planner

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

**Applicant:** Sabu John

**Representative:** Sabu John

**Location:** 6395 Old Babcock Road

**Legal Description:** The 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

**Transportation****Thoroughfare:** Old Babcock Road**Existing Character:** Local**Proposed Changes:** None**Public Transit:** There are no VIA bus routes within walking distance of the subject property.**Routes Served:** None**ISSUE:****Comprehensive Plan Component:** Oakland Estates Neighborhood Plan**Plan Adoption Date:** June 1998**Plan Update History:** April 2007**Plan Goals:**

- The Plan emphasizes preserving existing single-family developments, while locating most commercial uses at nodes, or along highly traversed corridors.
- Commercial uses are also segregated by intensity of use, with Community Commercial uses being located primarily at the intersection of arterials, and Neighborhood Commercial uses where collectors and arterials meet, or where collectors and residential streets meet.

**Comprehensive Land Use Categories****Land Use Category:** Low Density Residential Estate**Description of Land Use Category:**

- Residential Estate Development includes large lot Single Family Residential Development which would allow an individual lot no less than 15,000 square feet.
- This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** Related Zoning Districts: NP-15, R-20, \*RE, and RP \*Preferred for Interior Lots**Land Use Category:** Neighborhood Commercial**Description of Land Use Category:**

- Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians' office, or small, neighborhood sized grocery stores.
- 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.

**Permitted Zoning Districts:** NC, O-1, & C-1**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use Classification:**

Single-Family Residence

Direction: North

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use Classification:**

Single-Family Residence

Direction: South

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Single-Family Residence/Commercial store

Direction: West

**Future Land Use Classification:**

Public Institutional (Huebner/Leon Creeks Community Plan)

**Current Land Use:**

SAWS Water Tank

**ALTERNATIVES:**

1. Recommend denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

There is no fiscal impact.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission recommend Approval.

The applicant seeks a Plan Amendment to “Neighborhood Commercial” to rezone to “NC” Neighborhood Commercial. This is consistent with the Oakland Estates Neighborhood Plan’s goal to locate most commercial uses along highly traversed corridors. The subject property is located at the intersection of Babcock and Old Babcock Road, in proximity to similar land use

designations which are compatible with commercial uses. Neighborhood Commercial allows for less intensive commercial uses, such as a grocery store and convenience store. The change in land use will enable economic development in this neighborhood while also preserving the values of the Neighborhood Plan by creating a buffer between residential uses and more intensive commercial uses.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700243**

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

Proposed Zoning: "NC" Neighborhood Commercial District

Zoning Commission Hearing Date: October 19, 2021