



City of San Antonio

Agenda Memorandum

Agenda Date: October 13, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT PA-2021-11600082
(Associated Zoning Case ZONING-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 recommends Approval.

The applicant seeks a Plan Amendment to “Neighborhood Commercial” to rezone to “NC” Neighborhood Commercial to develop a small-scale neighborhood grocery/retail store. This is

consistent with the Oakland Estates Neighborhood Plan's goal to locate commercial uses along highly traversed corridors. Additionally, the request for "Neighborhood Commercial" land use is consistent with the existing and surrounding "Neighborhood Commercial" and "Community Commercial" zoning and land use along the Babcock Corridor.

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