



City of San Antonio

Agenda Memorandum

Agenda Date: August 4, 2022

In Control: City Council

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: 1.687 acres out of NCB 14862

Total Acreage: 1.687 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 and Zoning Commission recommend Approval.

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 Neighborhood Plan that is used as a guide only in evaluating zoning cases. Therefore, a finding of consistency is based on goals and objectives of the plan and 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.