

AN ORDINANCE 2008-08-21-0735

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 59, Block 3, NCB 11613 from "C-1" Light Commercial District and "O-2" Office District to "C-2 NA" Commercial District, Nonalcoholic Sales.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective August 31, 2008.

**PASSED AND APPROVED** this 21st day of August, 2008.



M A Y O R  
**PHIL HARDBERGER**

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

<b>Agenda Item:</b>	<b>Z-5 ( in consent vote: Z-2, Z-5, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14 )</b>						
<b>Date:</b>	08/21/2008						
<b>Time:</b>	04:29:10 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE #Z2008210 (District 8): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District and "O-2" Office District to "C-2 NA" Commercial District, Nonalcoholic Sales on Lot 59, Block 3, NCB 11613 located at 2116 Babcock Road. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Phil Hardberger	Mayor	x					
Mary Alice P. Cisneros	District 1		x				x
Sheila D. McNeil	District 2		x			x	
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				

**Z2008210**

**ZONING CASE NUMBER Z2008210 (Council District 8) – July 15, 2008**

A request for a change in zoning from “C-1” Light Commercial District and “O-2” Office District to “C-2” Commercial District on Lot 59, Block 3, NCB 11613, 2116 Babcock Road. Staff recommends approval.

This case was approved by consent.

Applicant is agreeable to “C-2NA” as staff has recommended.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Dreamhill Estates Neighborhood Association is in support of “C-2NA”.

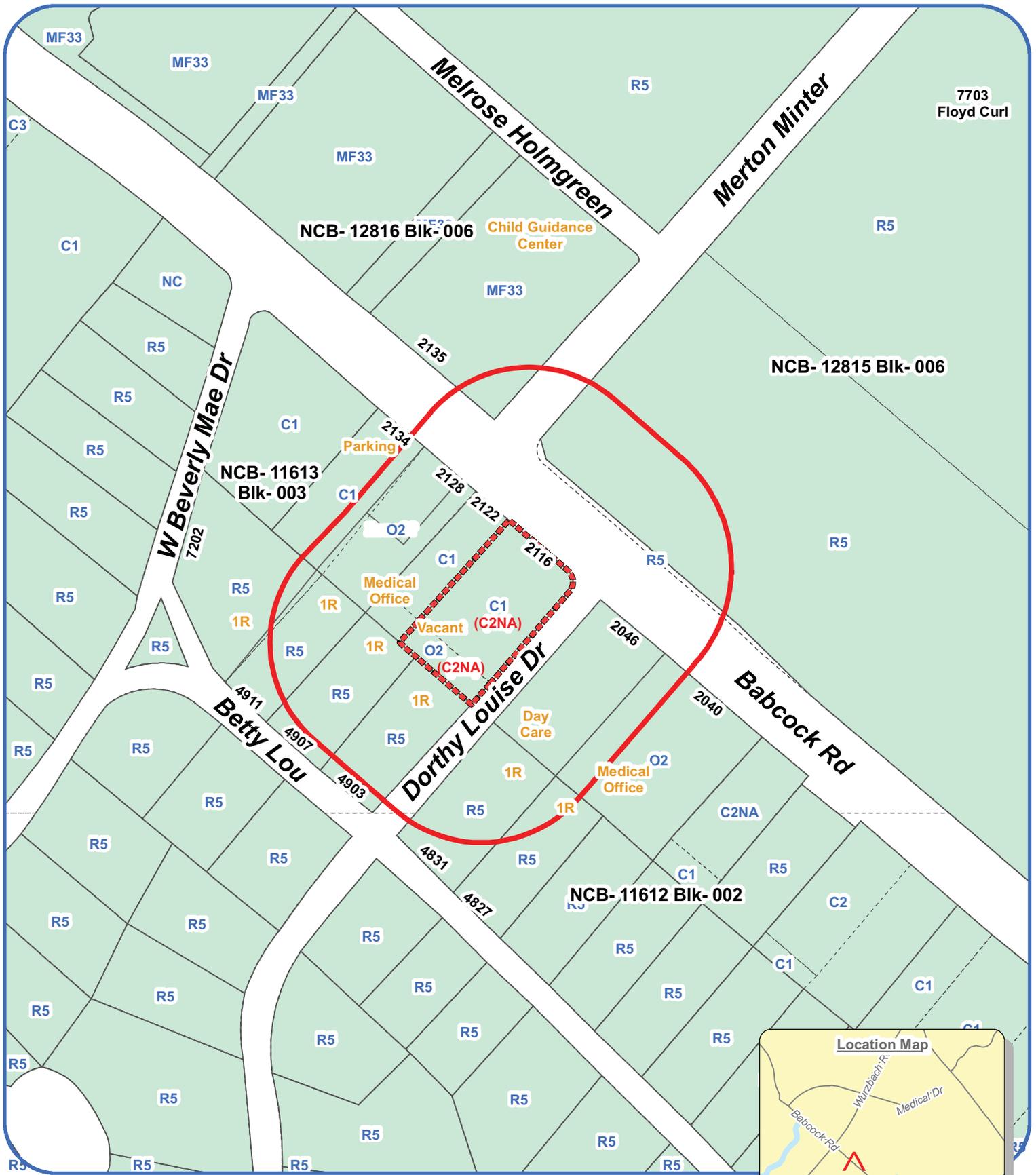
**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers,  
Wright, Martinez, R. Valadez, Gray**

**NAY: None**

**THE MOTION CARRIED**



7703  
Floyd Curl

NCB- 12816 Blk- 006

Child Guidance  
Center

NCB- 12815 Blk- 006

NCB- 11613  
Blk- 003

Parking

Medical  
Office

Vacant

Day  
Care

Medical  
Office

NCB- 11612 Blk- 002



# Zoning Case Notification Plan

## Case Z-2008-210

Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 59 Blk: 003 NCB: 11613

### Legend

Subject Property  (0.756 Acres)

200' Notification Buffer

Current Zoning **R6**

Requested Zoning Change **(R6)**

100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/24/2008)



**CITY OF SAN ANTONIO  
Request for Council Action**

Agenda Item # Z-5  
Council Meeting Date: 8/21/2008  
RFCAs Tracking No: R-3682

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 8

**SUBJECT:**  
Zoning Case Z2008210

**SUMMARY:**

From "C-1" Light Commercial District and "O-2" Office District to "C-2 NA" Commercial District, Nonalcoholic Sales.

**BACKGROUND INFORMATION:**

**Zoning Commission Meeting Date:** July 15, 2008

**Applicant:** Henry Chu, D.D.S.

**Owner:** Henry Chu, D.D.S.

**Property Location:** 2116 Babcock Road

Lot 59, Block 3, NCB 11613

On Babcock Road, at the northwest intersection of Babcock Road and Dorothy Louise Drive

**Proposal:** To allow a medical office

**Neighborhood Association:** Dreamhill Estates Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of this zoning request will result in the subject property retaining the current zoning classifications, and prohibiting the proposed medical office.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (11-0) recommend approval.

The subject property was annexed in September 1952, totals approximately 0.756 acres and is currently undeveloped. The subject property is currently split zoned between C-1 and O-2, with the subject property consisting mostly of C-1 zoning. The current zoning designations converted from the former B-1 and O-1 zoning districts with the adoption of the Unified Development Code. The property to the northeast of the subject property is zoned R-5 and is occupied by a park that serves the Medical Center. The property to the southeast is zoned O-2 and is occupied by a day-care center. Residential zoning and uses lie to the southwest of the subject property. The property directly to the northwest is zoned C-1 and is vacant. Beyond that to the northwest are office uses zoned O-2.

The applicant has applied for C-2 zoning to allow a medical office that will not exceed 6,500 square feet. C-2 zoning districts accommodate commercial and retail uses that are more intensive in character than the existing C-1 zoning on the subject property, and generate a greater volume of vehicular traffic. The requested C-2 zoning serves as a downzoning from the existing portion of the property that is zoned O-2, as that district is more intense in nature than C-2. Being as the subject property is located on Babcock Road, which is identified as a Secondary Type-A Arterial, this appears to be an appropriate request. The proposed C-2 zoning is consistent with the character of the immediate area, as commercial and office uses front Babcock Road to the northwest and southeast of the subject property. While the requested zoning is an increase in intensity from C-1, staff believes that the request for a 6,500 square foot medical office is a reasonable request, given the character of this portion of Babcock Road. Furthermore, a Type B Landscape Buffer would be required between the back portion of the subject property and the residential uses behind it, further mitigating the impact of the requested commercial zoning.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">Zoning Commission Minutes</a>	Z2008210.pdf
<a href="#">Location Map</a>	Z2008210.pdf
<a href="#">Voting Results</a>	
<a href="#">Ordinance/Supplemental Documents</a>	200808210735.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Roderick Sanchez Director Development Services

**APPROVED FOR COUNCIL CONSIDERATION:**

T.C. Broadnax Assistant City Manager