



City of San Antonio

Agenda Memorandum

File Number: 17-6174

Agenda Item Number: Z-19.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017288

SUMMARY:

Current Zoning: "O-2" High-Rise Office District

Requested Zoning: "C-2 NA" Commercial Nonalcoholic Sales District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Mendota Properties, LLC

Applicant: Travis Hudson

Representative: Travis Hudson

Location: 4127 East Southcross Boulevard

Legal Description: Lot 27 and the East 44 feet of Lot 28, NCB 13575

Total Acreage: 0.972

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Pecan Valley Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was zoned “A” Single-Family Residential District. A 1971 case, Ordinance 39697, rezoned the property to “O-1” Office District. Upon adoption of the 2001 Unified Development Code the previous “O-1” converted to the current “O-2” High Rise Office District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: O-2, C-1 S

Current Land Uses: Dental Center, Medical Group, Well Med VA Clinic

Direction: South

Current Base Zoning: C-2, C-2S

Current Land Uses: Apartments, Parking Lot, Vacant Commercial

Direction: West

Current Base Zoning: O-2

Current Land Uses: Vacant Lots, Professional Office

Overlay and Special District Information: None

Transportation

Thoroughfare: East Southcross Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA routes 515 and 28 are within walking distance from the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements

Parking Information: Daycare- Minimum vehicles spaces: 1 per 375 sf GFA. Maximum vehicle spaces: 1.5 per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “O-2” High Rise Office districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned “NC”, “C-1” or “O-1” is to be provided when abutting residential uses or zoning. Outdoor display or sale of

merchandise is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is not currently within a Neighborhood, Community, Perimeter or Sector Plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to use the building for a daycare. Southcross Boulevard is a commercial corridor, and the change to “C-2” would not be out of character.

3. Suitability as Presently Zoned:

The current “O-2” base zoning district is not appropriate for the subject property’s location. It is not ideal to have a high rise office within close proximity to residential uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.972 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.