



City of San Antonio

Legislation Details (With Text)

File #: 15-2528

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/21/2015

Title: ZONING CASE # Z2015154 (Council District 3): A request for a change in zoning from "R-5" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lot 3, NCB 10837. 4439 East Southcross Boulevard. Staff recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015154_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2015154

SUMMARY:
Current Zoning: "R-5" Residential Single-Family District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 21, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Shantha and Vatsala Kesavulu (Owners/Trustee)

Applicant: Carmen M. Ramirez

Representative: Carmen M. Ramirez

Location: 4439 East Southcross Boulevard

Legal Description: Lot 3, NCB 10837

Total Acreage: 1.0323

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Planning Team: None-NA

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-5” Residential Single-Family District. The subject property was platted in its current configuration in 1946 (volume 2222, page 80 of the Deed and Plat Records of Bexar County, Texas). It is vacant and has not been developed.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-5”, “R-4”, “C-2”

Current Land Uses: Single Family Residences, VFW Post

Direction: East

Current Base Zoning: “C-3NA”, “C-3R”

Current Land Uses: Vacant, Auto Sales, Car Wash

Direction: South, West

Current Base Zoning: “R-5 PUD”, “R-5”

Current Land Uses: Single Family Residences

Overlay and Special District Information: No overlay districts

Transportation

Thoroughfare: Valleyfield Drive

Existing Character: Local, Type A; one lane each direction with sidewalks both side

Proposed Changes: None known

Thoroughfare: East Southcross

Existing Character: Secondary Arterial, Type A; two lanes each direction divided with sidewalks both side.

Proposed Changes: None known

Public Transit: The nearest VIA bus route to the subject property is route 28, 230 and 515 that operates along East Southcross Boulevard.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application does not refer to the type of commercial development being proposed. Therefore, no parking assessment can be determined.

ISSUE:

None.

ALTERNATIVES: A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the “C-3” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 located within any of the adopted Neighborhood or Sector Plan. The requested “C-2” base zoning district is consistent with the surrounding commercial development pattern fronting a major thoroughfare.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “R-5” base zoning district is not appropriate for the subject property fronting a major thoroughfare.

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

6. Size of Tract:

The subject property measures 1.032 acres in size, which is sufficient to accommodate the development and required parking.

7. Other Factors:

None.