



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6174

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 12/7/2017

**Title:** ZONING CASE # Z2017288 (Council District 3): An Ordinance amending the Zoning District Boundary from "O-2" High-Rise Office District to "C-2 NA" Commercial Nonalcoholic Sales District on Lot 27 and the East 44 feet of Lot 28, NCB 13575, located at 4127 East Southcross Boulevard. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2017-12-07-0965

Date	Ver.	Action By	Action	Result
12/7/2017	1	City Council A Session	Motion to Approve	

**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.

