



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-4291  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 7/17/2018  
**Title:** ZONING CASE # Z2018246 CD (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for a Construction Contractor Facility on 1.16 acres out of NCB 10849, located at 5006 Alma Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18075)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2018246 CD  
(Associated Plan Amendment 18075)

**SUMMARY:**

**Current Zoning:** "R-20" Residential Single-Family District

**Requested Zoning:** "C-2 CD" Commercial District with a Specific Use Authorization for a Construction Contractor Facility

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 17, 2018

**Case Manager:** Nylih Acosta, Planner

**Property Owner:** Raul Scott

**Applicant:** Jim Ferrell

**Representative:** Jim Ferrell

**Location:** 5006 Alma Drive

**Legal Description:** 1.16 acres out of NCB 10849

**Total Acreage:** 1.16

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Lower Southeast Side Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1957 and was zoned “A” Single-Family District. Upon the adoption of the 2001 Unified Development Code, the previous “A” converted to “R-5” Residential Single-Family District. A 2015 case, Ordinance 2015-05-21-0448, rezoned the property to the current “R-20” Residential Single-Family 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:** Vacant Lot

**Direction:** East

**Current Base Zoning:** R.O.W

**Current Land Uses:** Loop 410

**Direction:** South

**Current Base Zoning:** L

**Current Land Uses:** Mechanic Shop

**Direction:** West

**Current Base Zoning:** R-20

**Current Land Uses:** Residences

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** Loop 410 Frontage

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Thoroughfare:** Alma Drive

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** There are no VIA routes within walking distance of 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:** Construction Contractor Facility: Minimum vehicle spaces- 1 per 1,000 Sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools are allowed within the “R-20” district.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

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

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

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

**1. Consistency:**

The property is located within the Eastern Triangle Community Plan, and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Neighborhood Commercial” to “Community Commercial”. Staff and Planning Commission recommend Approval.

**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 subject property is currently vacant. The applicant proposes to develop the lot for an office and construction contractor uses. The “C-2 CD” Commercial District with a Specific Use Authorization for a Construction Contractor Facility, allows conditions to be placed on the request to provide further buffering for the residences to the west. “C-2” is an ideal transition from Loop 410 going west into the local roads, and does not allow for intense commercial uses. In addition, it is a goal within the Eastern Triangle Community Plan to promote diverse business.

**3. Suitability as Presently Zoned:**

The current “R-20” base zoning district is appropriate for the subject property’s location. However, “C-2” is also appropriate with proper buffering.

**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 1.16 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

**7. Other Factors:**

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.