



City of San Antonio

Agenda Memorandum

File Number:18-4291

Agenda Item Number: 16.

Agenda Date: 7/17/2018

In Control: Zoning Commission

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: Nyliah 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.