



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1291  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 1/19/2016  
**Title:** ZONING CASE # Z2016029 (Council District 10): A request for a change in zoning from "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage on 5.87 acres of land out of NCB 15724 located in the 12600 Block of Judson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16008)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016-029 Location Map, 2. Z2016029 Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**  
Zoning Case Z2016029  
(Associated Plan Amendment 16008)

**SUMMARY:**  
**Current Zoning:** "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** January 19, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Lawrence Roddick

**Applicant:** TRC Engineers, Inc.

**Representative:** TRC Engineers, Inc.

**Location:** 12600 Block of Judson Road

**Legal Description:** 5.87 acres of land out of NCB 15724

**Total Acreage:** 5.87

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** Valley Forge Residents Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned “Temporary R-1” Single-Family Residence District. A 1985 case zoned the subject property as “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial 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:** C-2

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** C-2 NA-S IH-1

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** C-3 IH-1

**Current Land Uses:** Commercial Use- Gas Station

**Direction:** East

**Current Base Zoning:** C-3 IH-1

**Current Land Uses:** Vacant Land

**Overlay and Special District Information:** All surrounding properties carry the “AHOD” Airport Hazard Overlay District, due to their proximity to an airport or approach path. The “AHOD” does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** Judson Road

**Existing Character:** Primary Arterial

**Proposed Changes:** None

**Thoroughfare:** I-35

**Existing Character:** Major Highway

**Proposed Changes:** None

**Public Transit:** There is a VIA bus stop #640 on Judson Road near 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:** The proposed zoning change will require the minimum of 1 vehicle spaces per 600 sf GFA and a maximum of 1 vehicle spaces per 350 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current C-2 IH-1" Commercial Northeast Gateway Corridor Overlay.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**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 North Sector Plan, and is currently designated as Regional Center in the future land use component of the plan. The requested "C-3" General Commercial base zoning district is not consistent with the adopted land use designation. The applicant applied for a Plan Amendment to change the designation to Regional Center. Staff and the Planning Commission recommended approval of the Plan Amendment.

**2. Adverse Impacts on Neighboring Lands:**

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

**3. Suitability as Presently Zoned:**

The current "C-3 IH-1" base zoning district is appropriate for the subject property's location. The adjacent property to the south is zoned "C-3 IH-1" which works in conjunction with surrounding properties in the zoning district. The request to rezone the subject property follows the current pattern of development.

**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 5.87 acres in size, which should reasonably accommodate the uses permitted in “C-3” General Commercial District.

**7. Other Factors:**

The applicant proposes RV/Boat storage on the subject property. The adjacent property on Judson Road is zoned “C-3 IH-1” General Commercial Northeast Gateway Corridor District with existing uses similar to the proposed request.