



City of San Antonio

Legislation Details (With Text)

File #: 21-3644
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/18/2021
Title: ZONING CASE Z-2021-10700072 S (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Sport Courts (Outdoor Permitted) on Lot P-3 and Lot P-21, NCB 17812, located at 14630 Judson Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT: Zoning Case Z2021-10700072 S

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay with a Specific Use Authorization for Sport Courts (Outdoor Permitted)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 18, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: SPA Properties, LLC

Applicant: Enrique Nunes de Urquidi

Representative: Killen, Griffin & Farrimond, PLLC

Location: 14630 Judson Road

Legal Description: Lot P-3 and Lot P-21, NCB 17812

Total Acreage: 0.951 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city by Ordinance 61633, dated December 29, 1985 and was originally zoned Temporary "R-1" One Family Residence District. It was rezoned to "B-2" Business District by Ordinance 64705, dated March 12, 1987. The previous "B-2" district converted to the current "C-2" Commercial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Baseball field

Direction: East

Current Base Zoning: "C-3NA," "C-2" and "RM-4"

Current Land Uses: Church, duplexes

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single-family dwelling, church

Direction: West

Current Base Zoning: "C-2" and "C-2 CD"

Current Land Uses: Apartments

Overlay and Special District Information:

"AHOD"

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: Secondary Arterial A

Proposed Changes: None

Thoroughfare: Wenzel Road

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus 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: The minimum parking requirement for an outdoor sport court is 1 space per 6 seats or 1 space per 30 square feet of gross floor area if not permanent seats.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

Proposed: The proposed “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

The proposed “S” would allow for consideration of outdoor sport courts.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but is within a premium transit corridor.

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 subject property is located within the North Sector Plan and is currently designated as “Suburban Tier.” The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding zoning is “C-2” Commercial District and “C-3NA” General Commercial Nonalcoholic Sales District.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The requested "C-2 S" maintains the base zoning of the property. The "S" Specific Use Authorization allows consideration of Sport Courts (Outdoor Permitted), in addition to all uses permitted in the "C-2" Commercial District.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

Goal ED-1- Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Goal ED-1.3- Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

6. Size of Tract:

The subject property is 0.951 acres, which could reasonably accommodate commercial uses and outdoor sport courts.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicants intends to develop small outdoor recreation complex with pickleball courts.