

AN ORDINANCE 2008-06-19-0632

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 5, Block 1, NCB 17106 from "C-2 IH-1" Commercial National Highway System High Priority Corridor Overlay District-1 to "C-2 NA S IH-1" Commercial Nonalcoholic Sales National Highway System High Priority Corridor Overlay District-1 with a Specific Use Authorization for a Tennis Academy.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective on June 29, 2008.

PASSED AND APPROVED this 19th day of June 2008.



M A Y O R
PHIL HARDBERGER

ATTEST:



City Clerk

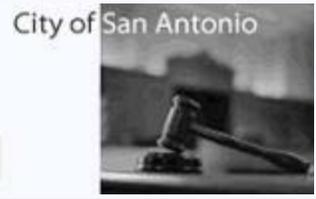
APPROVED AS TO FORM:



For City Attorney



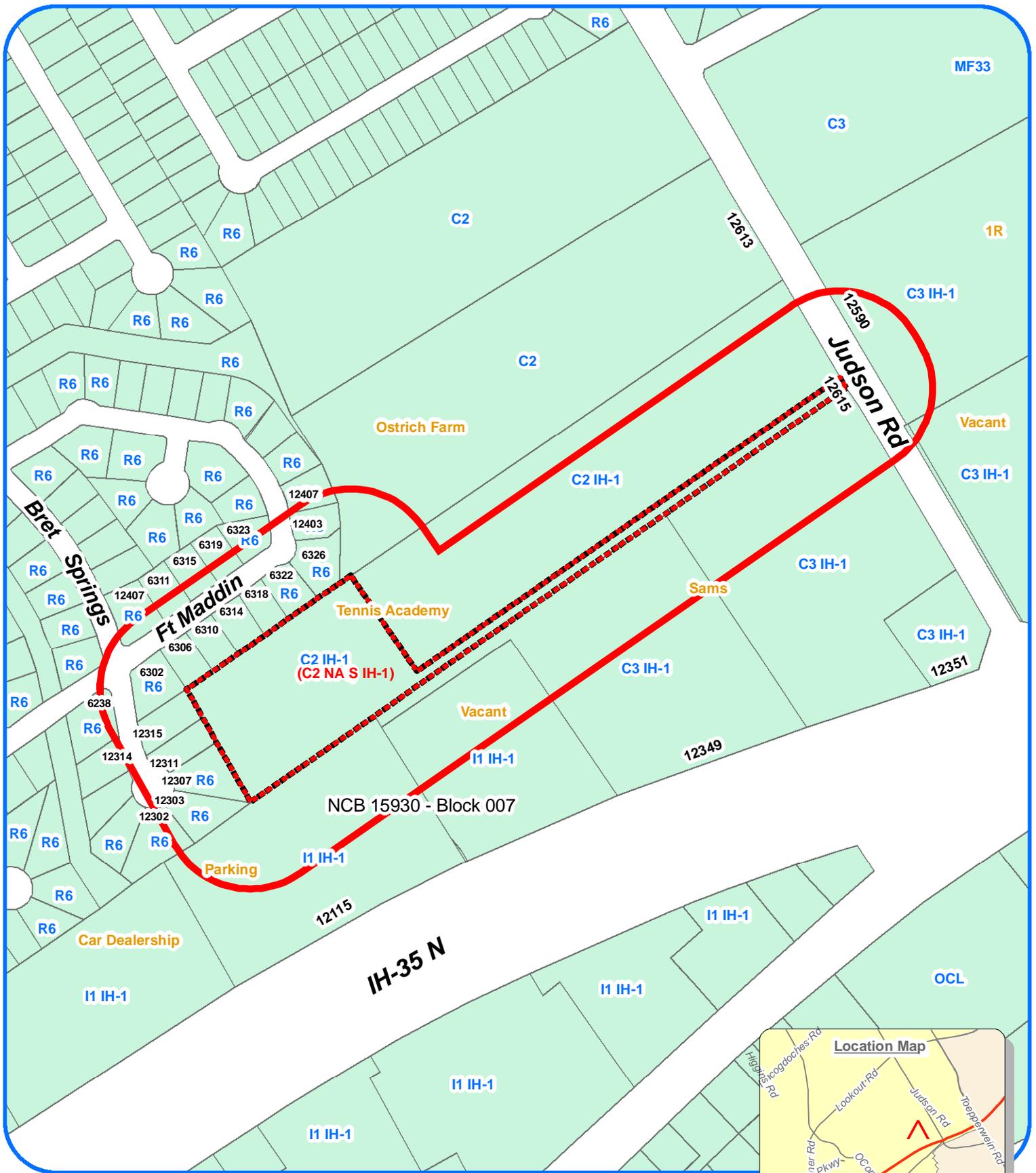
Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-18

Name:	Z-3, Z-4, P-1, Z-5, Z-6, Z-7, Z-10, Z-11, Z-13, Z-18
Date:	06/19/2008
Time:	05:29:34 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008069 S (District 10): An Ordinance changing the zoning district boundary from "C-2 IH-1" Commercial National Highway System High Priority Corridor Overlay District-1 to "C-2 NA S IH-1" Commercial Nonalcoholic Sales National Highway System High Priority Corridor Overlay District-1 with a Specific Use Authorization for a Tennis Academy on Lot 5, Block 1, NCB 17106, 12615 Judson Road as requested by John Roddick, Applicant for John Roddick, Owner. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4	x					
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x			x	
Louis E. Rowe	District 9		x				
John G. Clamp	District 10	x					



Zoning Case Notification Plan

Case Z-2008-069 S

Council District 10

Scale: 1" approx. = 300'

Subject Property Legal Description(s): Parcel P-6 Abs: 57 - NCB 15724 - Block 000

Legend

- Subject Property (4.1 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(01/23/2008)

Z 2008069S



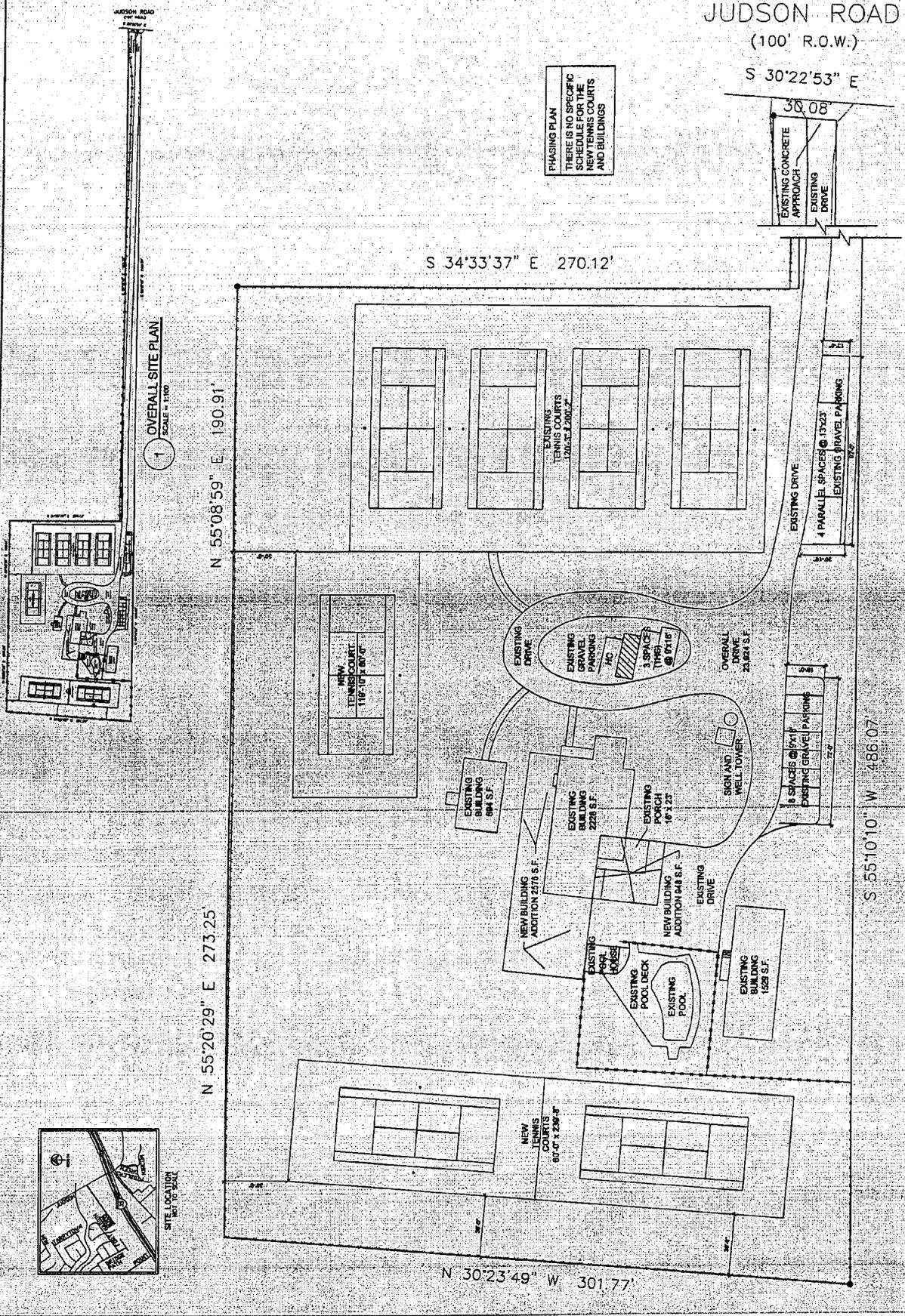
Helms & Associates
1999 Guilmet drive, suite 670, san antonio, tx 78217
E-mail: mhelms@helmsco.com
FAX: 210-822-2135 (fax) 210-822-5195
Architecture • project management • design/build

San Antonio, Texas 78233
12615 Judson Rd.
Roddick Tennis Facility

© 2008
Revisions

DATE: 3/14/08
Site Plan

AS1.1



JUDSON ROAD
(100' R.O.W.)
S 30°22'53" E
30.08'

S 34°33'37" E 270.12'

N 55°08'59" E 190.91'

N 55°20'29" E 273.25'

N 30°23'49" W 301.77'

S 55°10'10" W 486.07'

1 OVERALL SITE PLAN
SCALE = 1"=100'

1 SITE PLAN
SCALE = 1"=150'

PHASING PLAN
THERE IS NO SPECIFIC
SCHEDULE FOR THE
NEW TENNIS COURTS
AND BUILDINGS

PLAT NO. 06004D RE-ZONING NO. Z-22-00806A

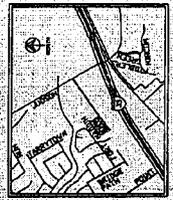


EXHIBIT A



Helmske & Associates
1999 Guilford Drive, Suite 670, San Antonio, TX 78217
(Phone) 210-317-3213 & 210-822-2125 (Fax) 210-822-5195
E-mail: mhelmske@helmskecompanies.com
architecture • project management • design/build

Roddick Tennis Facility
12615 Judson Rd
SAN ANTONIO, TEXAS 78233

© 2008
Revisions:

DATE: 3/14/08
Site Plan

AS1.1

PLAT NO. 060040 REC'D 2/14/06 NO. 22.008069

JUDSON ROAD
(100' R.O.W.)

S 30°22'53" E
30.08'

PHASING PLAN
THERE IS NO SPECIFIC
SCHEDULE FOR THE
NEW TENNIS COURTS
AND BUILDINGS

S 34°33'37" E 270.12'

1 OVERALL SITE PLAN
SCALE = 1/100

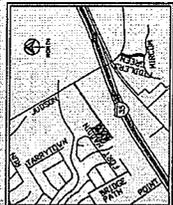
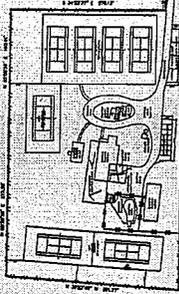
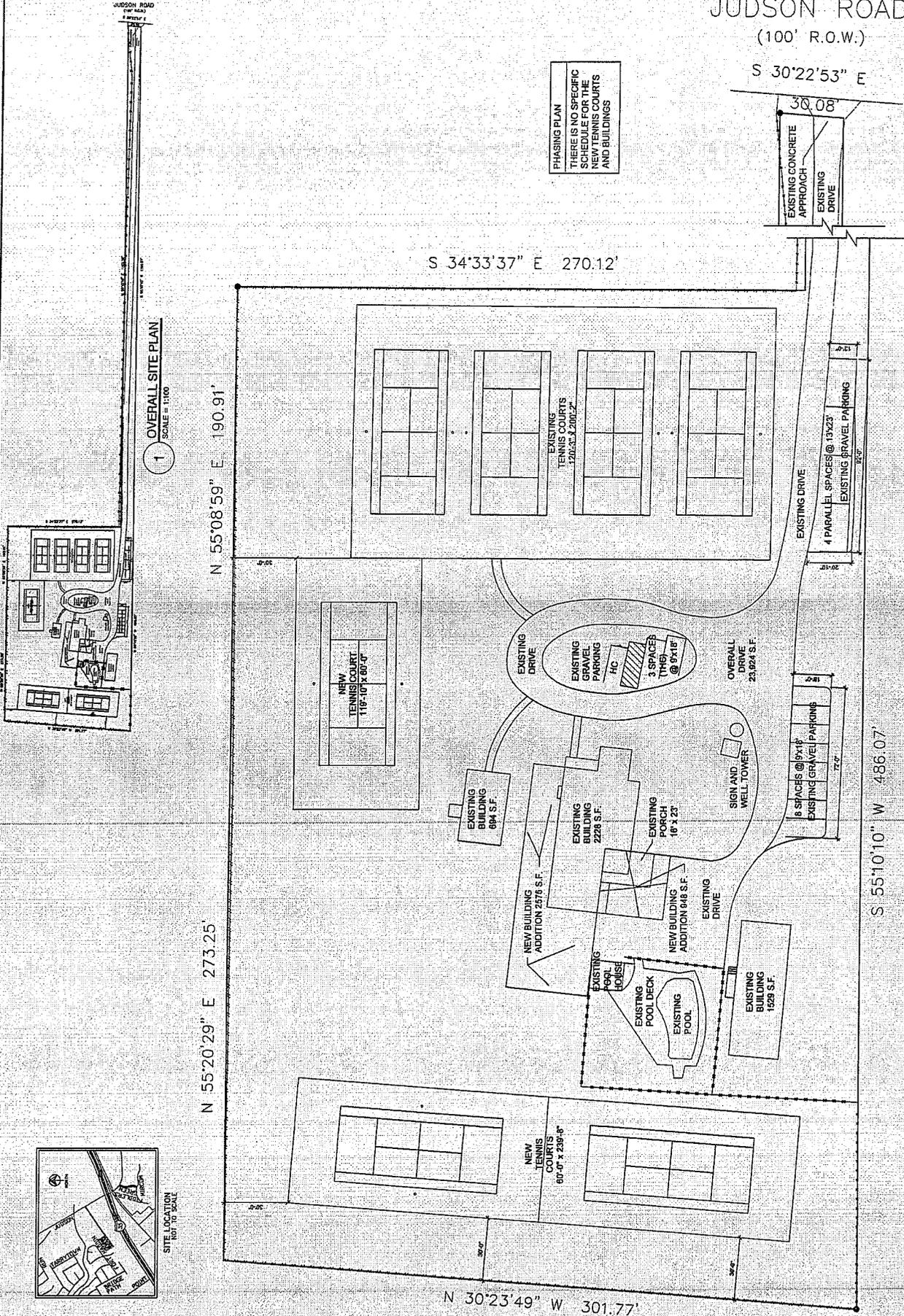
N 55°08'59" E 190.91'

N 55°20'29" E 273.25'

S 55°10'10" W 486.07'

1 SITE PLAN
SCALE = 1/50

N 30°23'49" W 301.77'



Z2008069

ZONING CASE NUMBER Z2008069 (Council District 10) – February 5, 2008

The request of John Roddick, Applicant, for John Roddick, Owner(s), for a change in zoning from “C-2” IH-1 Commercial National Highway System High Priority Corridor District to “C-3” IH-1 General Commercial National Highway System High Priority Corridor District on Lot 5, Block 1, NCB 17106, 12615 Judson Road. Staff recommends approval.

Mike Helmke, representative, requesting a continuance until February 19, 2008.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend a continuance until February 19, 2008.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright,
Martinez, Gray**

NAY: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2008069 (Council District 10) – February 19, 2008

The request of John Roddick, Applicant, for John Roddick, Owner(s), for a change in zoning from “C-2” IH-1 Commercial National Highway System High Priority Corridor Overlay District to “C-3” IH-1 General Commercial National Highway System High Priority Corridor Overlay District on Lot 5, Block 1, NCB 17106, 12615 Judson Road. Staff recommends approval.

Mike Helmke, representative, stated he would like to amend his request to “C-2NA”. He stated they are proposing a tennis academy.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Z2008069

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner Myers to recommend approval of "C-2NA" CD IH-1 for a tennis academy and including in that definition would be tennis courts, guest lodging/dormitory and fitness centers/gymnasium with the Conditions being Type "C" Buffer abutting residential zoning to the south and the west, outside tennis court lighting is downward directed, outside lighting would be cut-off lighting from the residential area from any off the other facilities that they would have.

Commissioner Robbins withdrew his motion as the second, Commissioner Myers concurred. A motion was made by Commissioner Robbins and was seconded by Commissioner Wright to recommend approval of "C-2NA" CD IH-1 for tennis courts with the attached site plan

**AYES: Sherrill, Robbins, J. Valadez, Gadberry, Myers, Wright, Martinez, R.
Valadez, Gray**

NAYS: None

THE MOTION CARRIED



**CITY OF SAN ANTONIO
Request for Council Action**

Agenda Item # Z-18
Council Meeting Date: 6/19/2008
RFCA Tracking No: R-3444

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 10

SUBJECT:
Zoning Case Z2008069 S

SUMMARY:

From "C-2 IH-1" Commercial National Highway System High Priority Corridor Overlay District-1 to "C-2 NA S IH-1" Commercial Nonalcoholic Sales National Highway System High Priority Corridor Overlay District-1 with a Specific Use Authorization for a Tennis Academy.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: February 19, 2008

Applicant: John Roddick

Owner: John Roddick

Property Location: 12615 Judson Road

Lot 5, Block 1, NCB 17106

On the westside of Judson Road between IH-35 North to the south and Jud-Toepper Way to the north

Proposal: To conform zoning with existing land use

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; prohibiting the proposed tennis academy and restricting future land uses to those permissible in a C-2 commercial zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend approval.

The subject property is a 4.096 acre parcel located on the northeast side of San Antonio. This property is located on the southwest side of Judson Road, west of the Judson Road and Interstate Highway IH-35 intersection. This area was annexed by the City of San Antonio on December 26, 1972. The subject property is developed and is being operated as a tennis academy. The zoning of the subject parcel was converted to C-2 following the adoption of the current zoning districts in 2002. The IH-1 National Highway System High Priority Corridor District overlay was adopted by ordinance 99358, which was approved by City Council on June 24, 2004. The parcel to the east of the subject property is zoned C-2 IH-1 and is currently developed with 3 tennis courts. Parcels to the west and north are zoned R-6 and are occupied by single-family residences. The lots to the south are zoned I-1 IH-1 and C-3 IH-1 and have been developed with retail uses.

The applicant is requesting this zoning change so that the subject property will conform to its current use (tennis academy) and will be able to accommodate dormitory/lodging type of facilities for its long-term visitors and students. If this zoning change request is approved, a "Type C" buffer will be required along the north and west property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. In addition to the required buffer, the National Highway System High Priority Corridor District Development and Design Standards will apply should the applicant make improvements on the site.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008069.pdf
Zoning Commission Minutes	Z2008069.pdf
Site Plan	Site Plan.pdf
Voting Results	
Ordinance/Supplemental Documents	200806190632.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager