



City of San Antonio

Legislation Details (With Text)

File #: 15-1924

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/3/2015

Title: ZONING CASE NUMBER Z2015085 (Council District 9): A request for a change in zoning from "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Facility to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 26, NCB 11742. 11238 Baltic Drive. Staff recommends approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-085_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2015085

SUMMARY:

Current Zoning: "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Facility

Requested Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2015. Continued from the February 17, 2015 Zoning Commission Hearing

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Spanish Homes, Inc., Ramon Karrody

Applicant: Ramon Karrody

Representative: Ramon Karrody

Location: 11238 Baltic Drive

Legal Description: Lot 4, Block 26, NCB 11742

Total Acreage: 1.0267

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: San Antonio International Vicinity Plan

Property Details

Property History: The property was annexed on September 25, 1952 (Ordinance 18115) and zoned "A" Single-Family Residence District. The zoning was changed to "O-2 S" Office District with a Specific Use Authorization for a Childcare Facility (Ordinance 95156), on January 10, 2002.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-5" and "O2-S"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-4" and "R-5"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Public School (Larkspur Elementary)

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: Baltic Drive

Existing Character: Local Street, 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Larkspur Drive

Existing Character: Local Street, 1 lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is route 602 with the nearest stop located between Silver Oaks and Larkspur Drive.

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 parking requirements will be met by providing 1 space per single-family residence.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "O-2 S AHOD" High-Rise Office zoning classification, restricting future land uses to those permissible in the "O-2" zoning district with a Specific Use Authorization for a Childcare Facility.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is currently designated as Low Density Residential in the future land use component of the plan. The proposed zoning classification of "R-5" is consistent with the future land use.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning classification will not pose any adverse impacts on neighboring lands.

3. Suitability as Presently Zoned:

The current base zoning of "O-2 S AHOD" High-Rise Office is not suitable for the current property which is surrounded by single-family residences and directly adjacent to an elementary school. The proposed zoning of "R-5 AHOD" Residential Single-Family is a suitable use of the property.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is sufficient size for the uses permitted in the "R-5 AHOD" Residential Single-Family District, along with the typical required parking.

7. Other Factors:

None.