



City of San Antonio

Legislation Details (With Text)

File #: 16-4377
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/16/2016
Title: ZONING CASE # Z2016204 S (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for Childcare Daycare Center on Lot 2, Block 4, NCB 13346, located at 806 Cobble Drive. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-204, 2. Z2016204 S_SP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016204 S

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

Requested Zoning: "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for Childcare Daycare Center

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 16, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Randall K. and Lois Koutz

Applicant: Lois H. Koutz

Representative: Lois H. Koutz

Location: 806 Cobble Drive

Legal Description: Lot 2, Block 4, NCB 13346

Total Acreage: 0.1874

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District. The subject property was platted in 1961 (volume 4600, page 219 of the Deed and Plat Records of Bexar County, Texas). The subject property was developed in 1962 with approximately 2162 square feet single family residential structure.

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

Adjacent Base Zoning and Land Uses

Direction: All

Current Base Zoning: R-5

Current Land Uses: Residential Single-Family

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: Cobble Drive, Marcus, Northstar, Haltown

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest VIA route #2 is at the intersection of Blanco and Haltown, which operates along Blanco Road is the near to 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Childcare-License Child Care {Parking Class: Registered Family Home (12 children Maximum)}.

Minimum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA);

Maximum Parking Requirement: 1.5 per 375 square feet Gross Floor Area (GFA).

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the “R-5” zoning districts.

FISCAL IMPACT:

None.

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 property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Low Density Residential in the future land use component of the plan. The base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “R-5” base zoning district is consistent with surrounding zoning and uses.

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 measures 0.1874 of an acre in size and is fully developed with building structure and parking area.

7. Other Factors:

None.