

CASE NO: Z2004107 S

Staff and Zoning Commission Recommendation - City Council

Date: June 10, 2004

Zoning Commission Meeting Date: May 18, 2004

Council District: 1

Ferguson Map: 581 F2

Appeal: No

Applicant:

Irma O. Huerta

Owner:

Irma O. Huerta

Zoning Request: From R-4 Residential Single-Family District to R-4 S Residential Single-Family District with Specific Use Authorization for a Group Day Care Home

Lot 11, Block 13, NCB 10176

Property Location: 127 Saratoga

The north side of Saratoga approximately 360 feet west of Saxon

Proposal: For a group day care home

Neighborhood Association: Dellview Area Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. A group day care facility at this location can provide convenient child care for this developed area. A group day care home permits care for seven to twelve children under fourteen years of age for less than twenty-four hours per day. The following conditions are required by the UDC: (a) Outdoor play space shall not be permitted within the front yard. (b) No signs shall be permitted except for a name plate not exceeding one(1) square foot in size and attached flat to the main structure. (c) The outdoor play space shall be enclosed by a six-foot solid (opaque) fence.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 1

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004107 S

ZONING CASE NO. Z2004107 S – May 18, 2004

Applicant: Irma O. Huerta

Zoning Request: "R-4" Residential Single Family District to "R-4" S Residential Single-Family District with Specific Use Authorization for a Group Day Care Home.

Irma Huerta, 127 Saratoga, owner, stated she is requesting this change in zoning to allow for a group child day care home. She stated she has been in operation for approximately 7 years and is registered with the State.

Staff stated there were 31 notices mailed out to the surrounding property owners, 3 returned in opposition and 4 returned in favor and Dellview Area Neighborhood Association is in favor. A petition was submitted with 19 signatures expressing their support.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on Lot 11, Block 13, NCB 10176 at 127 Saratoga
2. There were 31 notices mailed, 3 returned in opposition and 4 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: Grau

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.