

CASE NO: Z2005020 S

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 10

Ferguson Map: 519 A5

Appeal: No

Applicant:

Earl & Associates, P. C.

Owner:

HCRA of Texas Inc.

Zoning Request: From R-6 Residential Single-Family District to RM-6 S Mixed Residential District with a Specific Use Authorization for an assisted living facility

Lot 3, Block 1, NCB 17788

Property Location: 1 Heartland Drive

The intersection of Heartland Drive and Forrester Lane

Proposal: To permit existing assisted living facility

Neighborhood Association: High Country Home Owner's Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is located at the intersection of Heartland Drive and Forrester Lane. An assisted living facility has been in operation at this site prior to annexation. The request for a Specific Use Authorization is for the continued use of this facility. The land use surrounding the property includes residential properties and vacant C-3 General Commercial properties. RM-4 Residential Mixed conforms to the surrounding land uses.

Zoning Commission Recommendation:

Approval

VOTE

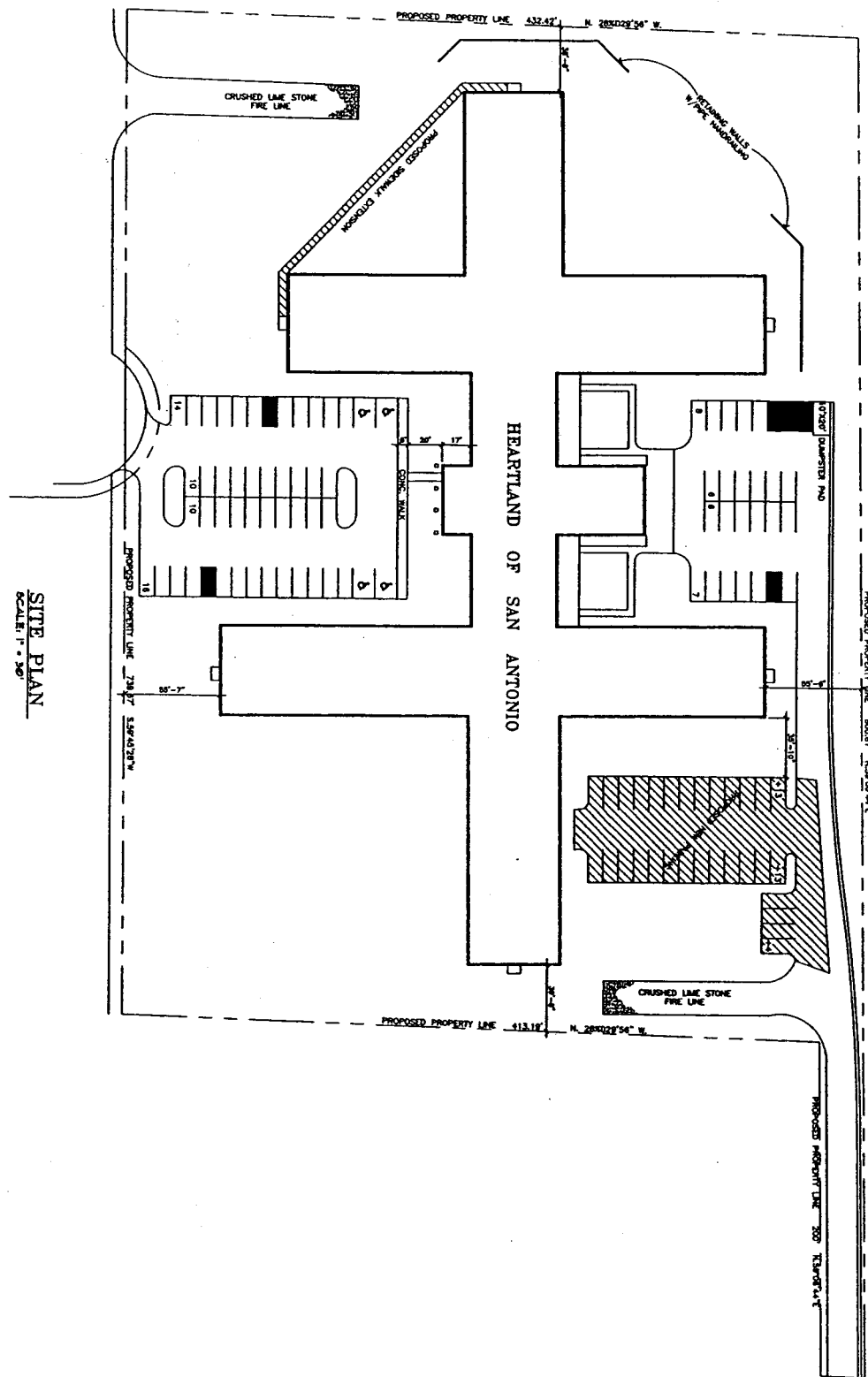
FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945



SITE PLAN
SCALE: 1" = 20'

DRAWING TITLE
SITE PLAN
SHEET NO.
1 OF 3

DATE
12/1/2004
DRAWN BY
S
CHECKED BY
T
DATE
12/1/2004

NO.	DATE	DESCRIPTION

TITLE
**HEARTLAND HEALTH CARE
REHABILITATION CENTER
SAN ANTONIO, TX**

CONSULTANT
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ZONING CASE NO. Z2005020 – January 18, 2005

Applicant: Earl & Associates, P. C.

Zoning Request: "R-6" Residential Single Family District to "RM-6" S Mixed Residential District with a Specific Use Authorization for an assisted living facility.

Buck Benson, 111 Soledad, representing the owner, stated they are seeking this zoning change for the continued operations of an assisted living facility. He stated this nursing home was built in 1984, which was situated just outside the city limits. The property was later annexed into the City and was zoned Temporary "R-1". He stated this zoning request would be consistent with the existing use.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

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 Robbins and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 3, Block 1, NCB 17788 at 1 Heartland Drive.
2. There were 26 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.