

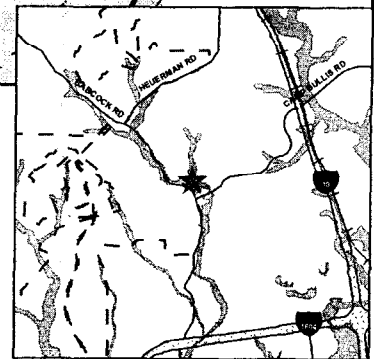
ZONING CASE: Z2005-110

City Council District NO. 8
 Requested Zoning Change
 From: "R-6" To "RM-6"
 Date: June 9, 2005
 Scale: 1" = 500'

■ Subject Property
 ○ 200' Notification



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CASE NO: Z2005110

Staff and Zoning Commission Recommendation - City Council

Date: June 09, 2005

Zoning Commission Meeting Date: May 17, 2005

Council District: 8

Ferguson Map: 513 F2

Applicant:

Lutheran High School Association of
San Antonio

Owner:

Diamondback Golf Development, Ltd.

Zoning Request: From R-6 Residential Single Family District to RM-6 Residential Mixed District

Lot 1, Block 10, NCB 18333; Lot P-10, P-11, P-11A, NCB 34721

Property Location: 18102 & 18104 Babcock Road

The northeast corner of Camp Bullis Road and Babcock Road

Proposal: To allow development of a private high school.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. A change in zoning at this location from R-6 Single-Family Development to R-M6 is desired to permit development of the desired private High School. RM-6 does not change the allowable density should the High School not be developed. Optional zoning classifications such as R-20 will permit the development of the High School by right and may be considered by the applicant in the event that RM-6 is not a viable choice.

Zoning Commission Recommendation:

Approval

CASE MANAGER: Fred Kaiser 207-7942

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005110

ZONING CASE NO. Z2005110 – May 17, 2005

Applicant: Lutheran High School Association of San Antonio

Zoning Request: "R-6" Residential Single Family District to "RM-6" Residential Mixed District.

Lucy Gentry, 100 W. Houston, representing the applicant, stated they are requesting this change in zoning to develop a private high school. It is currently located at a temporary location and have approximately 130 students enrolled. She stated the proposed site would allow them to have up to 500 students. She stated she had been in contact with Mr. Rudy Herrera of Crown Ridge Homeowner Association regarding this request and received a letter expressing their support. She further stated the property is deed restricted, the requirement is that any development would have to be approved by Crown Ridge Architectural Control Committee, which is in the process.

OPPOSE

Virgil Flathouse, 18480 Babcock Road, stated his home is the only residence within the 200 radius. He was not certain as to the type of development that was proposed for this site. He stated he is concerned with a recharge feature that has not been identified. He feels this issue should be addressed before new development moves into the community. He stated he is in support of the development of a school in place of multi family development.

REBUTTAL

Lucy Gentry, 100 W. Houston, deferred her time to Mr. Jeff Brown, the engineer of the project.

Jeff Brown, 1000 Central Parkway North, #100, state this property is not located on the Recharge Zone however it is within the contributing zone and are subject to the rules of the State accordingly and addition to any applicable City rules or regulations.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Stribling and seconded by Commissioner Dutmer to recommend approval.

Z2005110

1. Property is located on Lot 1, Block 10, NCB 18333; Lot P-10, P-11, P-11A, NCB 34721 at 18102 & 18104 Babcock Road.
2. There were 20 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.