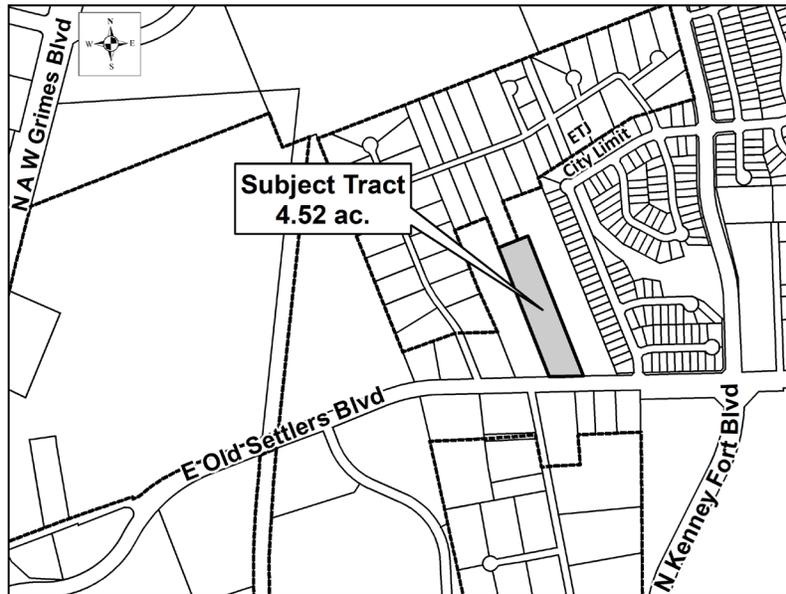


**Brooks Clark Learning Center
Original Zoning to OF-1 (General Office)
Zoning ZON2109-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of original zoning to OF-1 (General Office)

ZONING AT TIME OF APPLICATION: un-zoned - default district is SF-R (Single Family - rural)

DESCRIPTION: 4.52 acres out of the Willis Donahoe Jr. Survey

CURRENT USE OF PROPERTY: vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

- North: ETJ - large lot residential
- South: un-zoned - large lot residential
- East: un-zoned - vacant
- West: un-zoned - large lot residential and commercial

PROPOSED LAND USE: day care center

TOTAL ACREAGE: 4.52

Owner:
Brooks Clark Learning, LLC
Tamika Vaughn
1209 S Mays
Round Rock, TX 78664

Applicant:
Stephen J. Kramer
4733 Shavano Oak Drive
Ste. 103
San Antonio, TX 78249

**Brooks Clark Learning Center
Original Zoning to OF-1 (General Office)
Zoning ZON2109-001**

HISTORY: The 4.52-acre property was annexed into the city in 2009 as part of an approximately 20-acre area on the north side of Old Settlers Blvd. No zoning was applied to this area upon annexation.

DATE OF REVIEW: October 6, 2021

LOCATION: North side of E Old Settlers Blvd and west of N Kenney Fort Blvd

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan: The property is designated for residential on the Future Land Use Map of the comprehensive plan.

Traffic, Access and Roads: Access is provided from Old Settlers Blvd. There is a median along the frontage of the property, and it cannot be redesigned to provide a left turn into the property. A driveway analysis will be required with the site plan to ensure that pick-up and drop-off traffic can be accommodated.

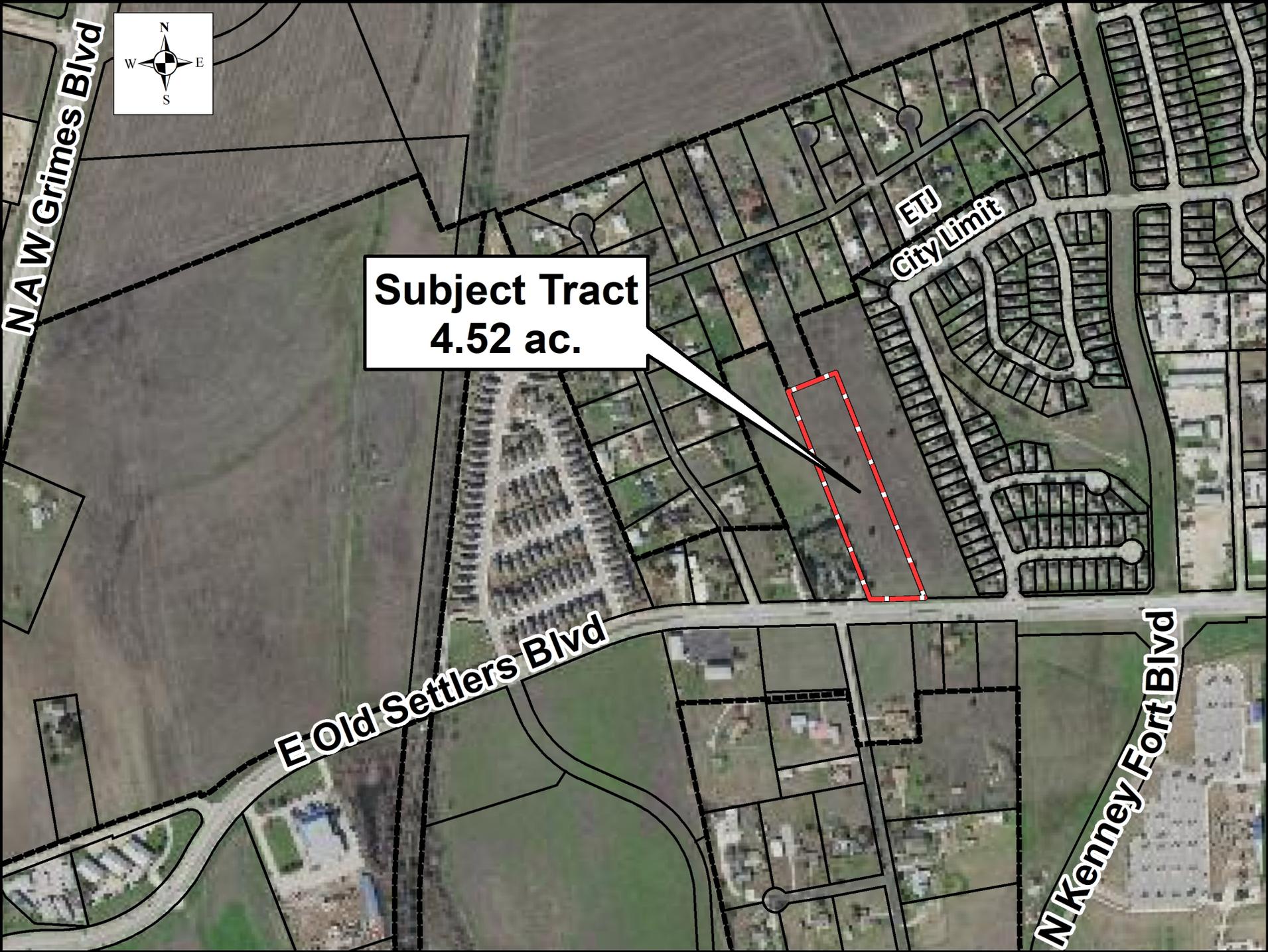
OF-1 district: The OF-1 (General Office) zoning district provides for 2-story offices, day care, cosmetic services, and other uses. According to the comprehensive plan, the district is considered compatible with adjacent residential uses.

Proposed Use: The proposed day care use is permitted in the OF-1 district, subject to the following supplementary use standards:

1. All day care facilities shall meet the minimum state requirements for such facilities.
2. All day care facilities regardless of size shall provide a 25-foot unencumbered landscape buffer along property lines that adjoin existing or planned single- or two-family homes. However, this increased buffer shall not be required if the outdoor play/instruction area is located adjacent to a principal building elevation that is the farthest away from the single- or two-family lots.
3. All day care facilities less than 7,500 square feet shall provide a masonry fence at least six feet in height along property lines that adjoin existing or planned single- or two-family homes with a residential zoning designation.
4. All day care facilities that exceed 7,500 square feet shall provide a masonry fence at least eight feet in height along property lines that adjoin existing or planned single- or two-family homes.
5. All day care facilities 10,000 square feet and larger shall require special exception approval by the zoning board of adjustment (ZBA).

RECOMMENDED MOTION:

Staff recommends approval of an original zoning to the OF-1 (General Office) zoning district.



N A W Grimes Blvd

**Subject Tract
4.52 ac.**

**ETJ
City Limit**

E Old Settlers Blvd

N Kenney Fort Blvd

