



PROJECT:
Add/Alter Day Care Center
1411 Upland Road
SAN ANTONIO, TX 78219

EXISTING BLDG:
Legal Description: NCB 13736 BLK 2 LOT 1
Commercial Store Site: 0.3444 Acres (15,000 sq ft)
DAY CARE CENTER Class C – F
Exterior Wall: Brick
Year Built: 1965
Current Property Zoning: O-2
Proposed Property Zoning: IDZ-2

PROJECT CODE REVIEW (IBC 2021)
Allowable Floor Area:
• Unlimited floor area [per IBC Table 506.2]
• Primary Occupancy: I-4 Group E, Child Day Care (IBC 308.5)
• Automatic Fire Suppression: No.
• For children over 2 ½ years of age receiving educational, supervision or personal care operating fewer than 24 hours per day by trained caregivers
Type of Construction: Type II – Wood frame with clear coat fire retardant treatment [IBC Table 603.1]
Actual (1-existing) and Allowable (5) Number of Stories: exits must be at ground level.

Parking	Nr	Size
Staff Parking	6	9' x 10'
Dropoff	8	9' x 18'
Handicap	1	12' x 18'
Van	1	12'-8" x 22'

	Areas	Square Feet		
		Existg	Proposed	Incr (Decr)
Imperv	Public Sidewalk	1,416.28	1,416.28	-
Imperv	Parking/Drives	7,605.55	6,367.08	(1,238.47)
Imperv	Conc. Walk	579.48	1,056.84	477.36
Imperv	Conc. Swale	1,768.51	1,768.51	-
Imperv	Lean-to	24.00	-	(24.00)
Imperv	Outbuilding	288.00	288.00	-
Imperv	CDC Building	2,187.00	3,515.00	1,328.00
All Imperv		13,868.82	14,411.71	542.89
Open	Playground	2,829.75	1,946.26	(883.49)
All Areas		15,282.29	14,941.69	(340.60)

Case: Z-2023-10700109 / PA-2023-11600026
Address: 1411 Upland Drive

Legal Address: Lot 1, Block 2, NCB 13736

Parking Information: 13 spaces provided, 9' x 18'; 1 van parking space provided
Landscaping Notes: Open space may be utilized for landscaping; no landscape buffers required

Main Building: Building dimensions noted on the site plan;
Red Building (Relocated): 12' x 24'; 288 sq/ft

Height:
Main Building: 115"
Red Building (Relocated): 96"

I, Stephanie Kelly, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

Stephanie Kelly, Property Owner

Proposed Zoning: "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "IDZ-1 MLOD-3 MLR-1" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with uses permitted in "C-1" Light Commercial District

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Add/Alter Stephanie's Angels
Child Care Center
1411 Upland Rd
San Antonio, TX 78219

ZONING APPLICATION PLAN

DRAWINGS PROVIDED BY:
R. SINKFIELD, AIA, FBAE 8956
New Braunfels, TX 78132

DATE:

5/14/2023

SCALE:

SHEET:

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