

ZONING CASE: Z2004-055

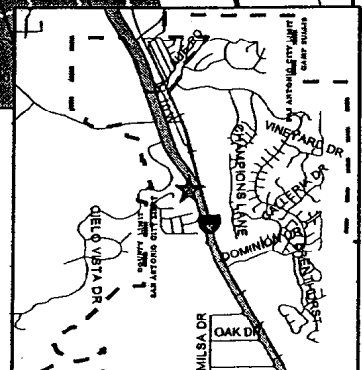
City Council District NO. 8
 Requested Zoning Change
 From: "R-6 GC-1" To "O-1 GC-1"
 Date: April 8, 2004
 Scale: 1" = 300'

■ Subject Property
 ○ 200' Notification

F-3
 p.479



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 (A 2)



CASE NO: Z2004055

Staff and Zoning Commission Recommendation - City Council

Date: April 08, 2004

Zoning Commission Meeting Date: March 16, 2004

Council District: 8

Ferguson Map: 479 F3

Appeal: No

Applicant:

Top Flight Development and
Investment, LLP

Owner:

Cha Choe

Zoning Request: From "R-6 GC-1" Residential Single Family Gateway Corridor-1 District to
"O-1 GC-1" Office Gateway Corridor-1 District

P-4A, NCB 18338

Property Location: 23293 IH 10 West

Proposal: To develop an office complex

**Neighborhood
Association:** Cielo Vista

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. The subject property lies outside the Boerne Stage Road / IH 10 commercial node to the north. Although the subject property fronts IH-10 West, it is completely surrounded by "R-6" residentially zoned property. The Unified Development Code requires that "O-1" zoning maintain arterial or collector street access and that business and commercial development along urban arterials be located on collector streets. If approved, rezoning would facilitate the strip commercialization of the IH-10 corridor. Considering the property's location, along a highway, insufficient access to collector or arterial streets, and the surrounding residential zoning, the proposed rezoning request would not be an appropriate classification for this property.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004055

ZONING CASE NO. Z2004055 – March 16, 2004

Applicant: Top Flight Development and Investment, LLP

Zoning Request: "R-6" GC-1 Residential Single Family Gateway Corridor-1 District to
"O-1" GC-1 Office Gateway Corridor-1 District.

Andy Guerrero, 3134 Renker, representing the applicant, stated their intent is to develop an office complex on the subject property. He stated the building would have a residential character appearance.

Jim De La Garza, stated he has been in contact with the surrounding neighbors who are in support of this request. He further stated the complex would be designed to have a residential appearance.

FAVOR

Diane Most, real estate agent, stated she feels this request is appropriate for this area. The residential appearance would enhance the appearance of the community.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Cielo Vista Neighborhood Association.

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 McAden to recommend approval.

1. Property is located on P-4A, NCB 18338 at 23293 IH10 West.
2. There were 5 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial.

AYES: Martinez, Cardenas-Gamez, 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.