

# **ZONING CASE: Z2005-216**

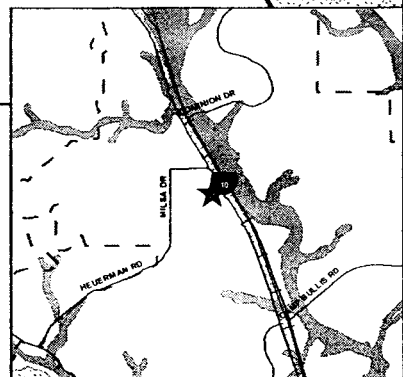
City Council District No. 8  
 Requested Zoning Change  
 From "R-20 GC-1" To "C-2 GC-1"  
 Date: December 15, 2005  
 Scale: 1" = 200'

 Subject Property

 200' Notification



C:\Sept\_6\_2005



# CASE NO: Z2005216

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** December 15, 2005

**Zoning Commission Meeting Date:** October 04, 2005

**Council District:** 8

**Ferguson Map:** 480 A6

**Applicant:**

Dan Snell

**Owner:**

Pommerening Living Trust and Annabella A.  
Pommerening Living Trust

**Zoning Request:** From "R-20 GC-1" Residential Single-Family Gateway Corridor District-1 to  
"C-2 GC-1" Commercial Gateway Corridor District-1

2.79 acres out of NCB 18337

**Property Location:** The northwest corner of Oak Road and IH 10 West Access Road

**Proposal:** To allow development of an office building

**Neighborhood Association:** Friends of Friedrich Wilderness Park

**Neighborhood Plan:** None

**TIA Statement:** A Level-1 Traffic Impact Analysis (TIA) was submitted and is in compliance  
with TIA Ordinance 91700

### **Staff Recommendation:**

Denial of "C-2" and Approval of "O-1"

The subject property is currently vacant and located at the intersection of Oak Road and the IH-10 Access Road. The properties to the west and east are zoned for residential use. There are established single-family residences on the properties to the west and southwest. South of the property is undeveloped commercial and to the north is developed commercial.

"O-1" Office District would be more appropriate at this site because of the required design standards. Parking is required to be located to the rear of the building and the buildings must contain windows at street level. This district limits the building size to 10,000 square feet, however, the collective square footage of all of the buildings on the property would be 90,000 square feet. This zoning change would serve as a continuation of the commercial buffer that is currently established to the north and south. The Master Plan Policies encourage the development of uses that are compatible with the character, size to the site, and the surrounding uses. This development would serve as a buffer between the residential units and the highway.

### **Zoning Commission Recommendation:**

Approval of "O-1"

### **VOTE**

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Robin Stover 207-7945

**CITY OF SAN ANTONIO**  
**Development Services Department**

**Interdepartmental Correspondence Sheet**

**TO:** John Jacks (Planning Manager), Development Services Zoning Division  
**FROM:** Marc Courchesne (Sr. Engineering Technician) Development Services TIA Division  
**COPIES TO:** File  
**SUBJECT:** Dominion-Hills, Re-Zoning of 2.79-Acres, Level 1 TIA (Z2005216)  
**DATE:** September 2, 2005

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Dominion-Hills Tract, re-zoning of 2.79-acres. The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located at the northwest corner of Oak Road and IH 10 west Frontage Road in northwest Bexar County. The 2.79-acres is proposed to be re-zoned from R-20 Residential Single-Family District use to C-2 Commercial District use. The property is proposed to be developed into an office park. The proposed development is projected to generate 31 AM peak hour trips and 114 PM peak hour trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the 2.79-acre tract, at no cost to the City of San Antonio:

- Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements.
- All access driveways shall comply with UDC 35-506 (r).
- All access driveways shall provide clear sight distance along IH 10 Frontage Road and Oak Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

NOTE: Texas Department of Transportation (TxDOT) will determine access point along frontage road.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this proposed development. Reduced number of driveways and cross access is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

Approved by:



Marc A. Courchesne  
Senior Engineering Technician  
Development Services TIA Division  
2005TIA0904

**Z2005216**

**ZONING CASE NO. Z2005216 -- October 4, 2005**

Applicant: Dan Snell

Zoning Request: "R-20" "GC-1" Residential Single Family Gateway Corridor District 1 to "C-2" "GC-1" Commercial Gateway Corridor District 1.

Daniel Snell, 325 Sharen Drive, applicant, stated he is currently in operation at 1856 Lockhill Selma Road. He stated he is requesting this change zoning to allow his business to relocate on the subject property. He stated this would allow for parking of their commercial vehicle on site. Their commercial vehicles consist of pick-up trucks (F250). He further stated the owner of the property has agreed to sale the property with the condition that the property be rezoned to "C-2" zoning designation. He stated he is agreeable to a two-week continuance to meet with the owner to request an "O-1" zoning designation instead of a "C-2" on the subject property.

Andy Guerrero, 3134 Renker, stated the surrounding uses are all commercial uses. He feels Mr. Snell's request would be consist with the surrounding uses. He further stated they are proposing to construct a professional office and does not feel this development would pose a threat to the surrounding business owners.

### **OPPOSE**

Michelle Myers, 6955 Oak Drive, stated she is concerned with how this zoning change would negatively affect her property values. She stated

### **REBUTTAL**

Daniel Snell, 325 Sharen Drive, applicant, stated he is agreeable to a two week continuance to further discuss this zoning change with the owner of the property as well as address any concerns the surrounding property owners may have.

Staff stated there were 11 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and Friends of Friedrich Wilderness Park are in support of "O-1".

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 Sherrill to recommend denial of "C-2" and approval of "O-1".

1. Property is located 2.79 acres out of NCB 18337 at the northwest corner of Oak Road and IH 10 West Access Road.
2. There were 11 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

**Z2005216**

**AYES: Martinez, Robbins, Rodriguez, Farias, Marshall, Sherrill, Avila, Stribling, Gray**  
**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.