

ZONING CASE Z-2024-10700294 CD ERZD (Council District 8): April 15, 2025

A request for a change in zoning from "C-2 ERZD" Commercial District Edwards Recharge Zone District to "C-2 CD ERZD" Commercial District Edwards Recharge Zone District with a Conditional Use for a Sound and Recording Studio on Lots 2 and 3, Block 3, NCB 14867, located generally in the 13000 block of FM 1560 North. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200', 1 in favor, 0 opposed; Bavarian Forest Homeowners Association gave no response.

Michael Barr, SAWS, stated they have visited the subject property and reviewed the application for a Sound and Recording Studio on 2.15 acres. The site is a Type 2 category tract. There were no sensitive geologic features observed on site nor is the site located within the floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report to include 60% impervious cover for the 2.15-acre tract.

Ken Brown, Brown & McDonald, requested to rezone 2 tracts with 1 of them having previous development. With the rezoning, the undeveloped tract will allow for future development.

No Public Comment

Motion

Commissioner Gonzales motioned for approval w/conditions (enforced only on the conditional use; hours of operation Monday-Saturday, 8:00 am – 6:00 pm no outdoor speakers). Commissioner Whitsett seconded the motion. The motion carried by the following vote:

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

Nay: None