

ZONING CASE Z-2024-10700254 CD ERZD (Council District 9): December 3, 2024

A request for a change in zoning from "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Tattoo Parlor/Studio on 0.125 acres out of NCB 16329, located at 946 North 1604 West. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 8 notices to property owners, 0 in favor, 0 in opposition no registered Neighborhood Association within 200'.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated there are no new construction being proposed therefore the existing impervious cover will not be increased on site. 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 the continued maintenance for an onsite water quality basin.

Emilie Weissler, representative, stated subject property is in Canyon Creek shopping center. The applicant is seeking to rezone the subject property to allow a tattoo shop. The use is consistent with the north sector plan.

No Public Comment

Motion

Commissioner Barros motioned for approval as presented. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

Nay: None.