

ZONING CASE Z-2024-10700119 ERZD (Council District 9): October 15, 2024

A request for a change in zoning from "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-33 GC-3 MLOD-1 MLR-2 ERZD" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-15, CB 4865 and Lot P-1 CB 4866, located at 26449 Smithson Valley Road and 26449 Trinity Park. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners within 200', 1 in favor, 0 in opposition, outside 200': (OCL) 55 opposed; no registered Neighborhood Association within 200'.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated residential development is being proposed. The geologic features observed on site will be preserved and maintained on a fenced area in their natural condition. No portion of the site is on a floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report to include 50% impervious cover.

Patrick Christensen, applicant's representative, stated s request for a change in zoning from "C-2 GC-3 MLOD-1 MLR-2 ERZD" to "MF-33 GC-3 MLOD-1 MLR-2 ERZD" is being proposed. 256 units will be developed on the subject property. The project was downgraded to 31 units per acre to 18 units per acre with 50% impervious cover.

Public Comment

John Hackemack, spoke in opposition.

Thomas Kelly, spoke in opposition.

Dr. Byron Augustin, spoke in opposition.

John Egger, spoke in opposition.

Voicemail

Balis Case, spoke in opposition

Christina Solis, spoke in opposition.

David Coffey, spoke in opposition.

Diane Enriquez, spoke in opposition.

James Sanders, spoke in opposition.

Jainie Caldwell, spoke in opposition.

Johnathan Mills, spoke in opposition.

Mason Brand, spoke in opposition.

Matt Bonner, spoke in opposition.

Thomas Popp, spoke in opposition.

Rebuttal

Patrick Christensen, stated he is sympathetic to the residents. He is requesting mix use for the vibrant neighborhoods. The project would benefit as there are multiple needs for housing.

Motion

Commissioner Barros motioned to approve the item as presented. Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

Nay: None.