

**ZONING CASE Z-2024-10700035 S ERZD (Council District 9):** June 4, 2024

A request for a change in zoning from “C-3 MLOD-1 MLR-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to “C-3 S MLOD-1 MLR-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Animal Clinic within the Edwards Recharge Zone on 2,922 square feet out of NCB 16331, located at 18206 Blanco Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600018) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 12 notices to property owners, 0 in favor, 0 in opposition no response from Sonterra Property Owners Association. Staff recommends an Alternate Recommendation of “C-2 S” Commercial District with a Specific Use Authorization for an Animal Clinic within the Edwards Recharge Zone District.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated no new construction is being proposed. There were no sensitive geologic features observed on site nor is the site located within the floodplain. He stated there are no new construction being proposed therefore the existing impervious cover will not be increased on site. SAWS recommends approval with all the environmental recommendations within the SAWS report.

Brianna Moretti, representative, stated the property will be used as a Veterinary Clinic, for daytime appointments and minor surgeries. No pets are boarded overnight, kennels are used as holding areas while waiting for exams or for before and after surgery. There is no exterior scope, and no outdoor runs are included.

**No Public Comment**

**Motion**

Commissioner Barros motioned for approval of Staff’s alternate recommendation of “C-2 S”. Commissioner Ortiz seconded the motion.

Commissioner Barros withdraws motion. Commissioner Ortiz accepts the motion to withdraw.

Commissioner Barros motioned for approval as recommended “C-3 S”. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None