

ZONING CASE Z-2024-10700113 ERZD (Council District 8): October 1, 2024

A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 0.389 acres out of NCB 14728 and Lot 8, Block 18, NCB 14728, located at 12135 Huebner Road. Staff and SAWS recommend Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 13 notices to property owners within 200', 0 in favor, 0 in opposition, no registered Neighborhood Association

Michael Barr, SAWS, stated they have visited the subject property and reviewed the application for the proposed research and testing lab. 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 60% impervious cover will not be increased on site. SAWS recommends approval with all the environmental recommendations.

Isis Soto Estrada, applicant, stated the proposed retail center can accommodate 4-5 tenants. The location has 2 access points.

No Public Comment

Motion

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

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

Nay: None.