

**Item #3**

**ZONING CASE Z202310700171 ERZD (Council District 8): 12/05/2023**

A request for a change in zoning from “QD CD UC-1 MLOD-1 MLR-1 AHOD ERZD” Quarry IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use for Blasting and Asphaltic Concrete and "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial IH10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "ED MLOD-1 MLR-1 AHOD ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 51.049 acres out of NCB 17700, generally located in the 4000 block of West Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600045) (Joseph Leos, Zoning Planner, (210) 207-3074, [joseph.leos@sanantonio.gov](mailto:joseph.leos@sanantonio.gov), Development Services Department)

Staff stated 27 notices were mailed to property owners, 0 returned in favor; 2 returned in opposition; no registered Neighborhood Association. Owners outside 200 feet, 5 returned in favor, 3 returned in opposition.

Michael Barr, SAWS Research Protection Division, is present and comes to the podium to present recommendations. The 51-acre site is undeveloped with native trees, it is not in a 100-year flood plain, no portion of the site has sensitive geologic features. SAWS recommends approval to include environmental recommendations 65% impervious cover on 51-acre site.

Applicant representative, Caroline McDonald provides details of the rezoning request and agrees with JBSA stipulations.

**No Public Comment**

**Motion:** Commissioner Ortiz approves item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**