

Item #2**ZONING CASE Z-2023-10700046 ERZD (Council District 9):** Continued from 09/05/2023

A request for a change in zoning from "C-3R MLOD-1 MLR-2 AHOD ERZD" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District and "O-1 S MLOD-1 MLR-2 AHOD ERZD" Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Commercial Athletic Fields to "MF-18 MLOD-1 MLR-2 AHOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lots 2 and 3, save and except 0.396 acres out of NCB 15674, NCB 15674, located at 15838 San Pedro Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 52 notices sent; 1 in favor, 2 opposed; there are no registered Neighborhood Associations within 200 feet.

Michael Barr, SAWS Research Protection Division is present and comes to the podium to present recommendations on multifamily development. The 3.46 acres is undeveloped with native trees. No portion of the site is on a flood plain and no sensitive geologic features were observed or noted on file. SAWS recommends approval; with all environmental recommendations stated within the report to include 50% imperious cover for the multifamily 3.64-acre project.

Applicant, Kevin Deando with Brown and Ortiz comes to the podium with a presentation on the 3.5-acre site. Commercial and residential properties surround the subject property. The current request is for an MF-18 in to allow for a 59-unit multifamily residential development. The project will consist of 2 buildings closest to Highway 281. Predicted height is set to be no higher than 35 feet with no vehicular access on Shady Oaks and proposing a 6-foot fence (metal and concrete), and a buffer on the eastern lot line that is adjacent to the Shady Oaks Neighborhood. Drainage improvements will be made and compliance with all city ordinances to include military lighting, Edwards Aquifer Protection Ordinance, tree ordinance, and storm water sign requirements to include drainage requirements.

Public Comment

- Geenie Respic, is in opposition.
- Allen Hilton, is in opposition.
- Geoffrey Meade, is in opposition.

Rebuttal

Mr. Deando addresses the setback on the northern portion of the lot line. The set back will be 5 feet with an 8-foot electrical easement. There will be an 8-foot minimum set back the subject property and the San Pedro Mobile Home Park. Downward lighting will be used, and no variance is needed.

Motion: Commissioner Barros to approve item as presented
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES