

ZONING CASE Z-2023-10700355 S ERZD (Council District 8) – April 16, 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 “L S MLOD-1 MLR-1 AHOD ERZD” Light Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Laboratory - Research and Testing within the Edwards Recharge Zone on Lot 2, Block 5, NCB 14848, located at 15926 University Oaks. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners, 1 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application for the proposed research and testing lab. He stated the site is currently operating as an office warehouse. 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 64% impervious cover will not be increased on site. SAWS recommends approval with all the environmental recommendations to include not outside storage of any fluids or containers and a spill kit should be onsite to contain any accidental spills.

Bill Kaufman, representative, stated his client has been at this location since 2018. This facility is an innovation lab for testing only. There would be no manufacturing nor storage. They conduct all its operations with strict adherence to safety, control and reliability standards to ensure safety operations. He stated they maintain regular trainings, regular maintenance and inspections. They are governed by local state and federal rules. They have been working closely with city staff and SAWS staff and they are in agreement with SAWS recommendations.

Public Comment

Voicemail

Dawnielle Ritz, is neutral however expressed concerns with noise and light pollution.

In Person

James Toth, expressed concerns with noise and light pollution.

Rebuttal

Bill Kaufman, representative, stated the purpose of this request is to add operations, there would be no new construction. The lab would only to work until 6 pm at the latest therefore there would be no noise. He stated currently there is no lights shining around this building.

Motion: Commissioner Ortiz motioned to approve with SAWS recommendations
Second: Commissioner Whitsett
In Favor: Unanimous
Opposed: None

MOTION PASSES