

**ZONING CASE Z-2024-10700181 ERZD (Council District 9):** October 15, 2024

A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/Photostatting Facility to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 5-7, Block 5, NCB 15671, generally located in the 1900 block of East Sonterra Boulevard. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 18 notices to property owners within 200', 1 in favor, 0 in opposition; no registered Neighborhood Association

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated a multi-family development is being proposed. The site is undeveloped with native trees. There were no sensitive geologic features observed on site. The eastern portion of the site is on a floodplain and will require a buffer area. SAWS recommends approval with all the environmental recommendations within the SAWS report.

Ashely Fairmont, representative, requested to rezone to for a multi-family development for townhomes. This will be less dense usage.

**No Public Comment**

**Motion**

Commissioner Barros motioned for approval as presented. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

**Nay:** None.