

**Item #4****ZONING CASE Z-2022-10700334 CD S ERZD (Council District 9): 10/17/2023**

A request for a change in zoning from "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 CD S PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space) and a Specific Use Authorization for Office Warehouse (Flex Space) over the Edwards Recharge Zone District and "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space) and a Specific Use Authorization for Office Warehouse (Flex Space) over the Edwards Recharge Zone District on 1.675 acres out of NCB 18212, formerly CB 4921, generally located in the 20000 block of Bulverde Road. Staff Recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [Adolfo.gonzalez@sanantonio.gov](mailto:Adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 33 notices to property owners within 200 feet, 0 returned in favor; 2 returned in opposition; no response from Encino Bluff/Northwood Hills Improvement Club Neighborhood Association.

Mike Escalante, SAWS Research Protection Division is present and comes to the podium to present recommendations. The 1.67 acres is undeveloped with native trees and understory. Black Cat Cave extends into the Southeast portion of the side, and natural buffer exists. No portion is in the flood plain. No outside storage of chemical or manufacturing of equipment onsite to be allowed. SAWS recommends approval; with all environmental recommendations within the report to include submitted site plan and 64.2% impervious cover for 1.67-acre project.

The applicant, Evan Jacobson with Alamo Commercial Real Estate comes to the podium with a presentation on the 1.67-acre site.

**No Public Comment**

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

**MOTION PASSES**