

(Continued from 03/15/2022) ZONING CASE Z-2021-10700258 ERZD (Council District 10) – April 19, 2022

A request for a change in zoning from "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 7.93 acres out of CB 4955, generally located at North Loop 1604 East and Emerald Forest. Staff and SAWS recommend Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 1 returned in favor, 3 returned in opposition, 28 returned in opposition outside the 200 feet, a petition was received with 24 signatures in opposition, and Emerald Forrest Neighborhood Association is opposed.

Mike Escalante, SAWS representative, recommends approval for impervious cover for 56% for 7.9 acres with a 120-foot flood plain buffer along the northern portion of the site.

Rob Killen, representative, requested C2 for three office buildings and amended the application to include NA and NR.

Public Comment:

Joe Jesse Sanchez, 3711 River Falls, spoke in opposition.

David Rettinger, 18307 Apache Springs, spoke in opposition.

The Commission asked the applicant, staff, and community member questions concerning the request. The applicant, staff, and community member responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Whyte made a motion for Approval as amended.

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval as amended.

(Continued from 02/15/2022) ZONING CASE Z-2021-10700258 ERZD (Council District 10) – March 15, 2022

A request for a change in zoning from "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 7.942 acres out of CB 4955, generally located at North Loop 1604 East and Emerald Forest. Staff and SAWS recommend Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, 19 returned in opposition outside the 200 feet, and there was no response from Emerald Forest Home Owner's Association.

No Public Comment

Motion: Commissioner Sipes made a motion for a Continuance to April 19, 2022.

Second: Commissioner McDaniel

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 19, 2022.

ZONING CASE Z-2021-10700258 ERZD (Council District 10) – February 15, 2022

A request for a change in zoning from "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 7.942 acres out of CB 4955, generally located at North Loop 1604 East and Emerald Forest. Staff and SAWS recommend Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, 2 opposed outside the 200 feet, and no response from Emerald Forest neighborhood association. 17 responses in opposition were received.

Public Comment:

Joe Sanchez, 3711 River Falls, spoke in opposition.

Eric Williams, 18303 Apache Springs Dr., spoke in opposition.

The Commission asked the applicant and staff questions concerning the request. The applicant and staff responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Sipes made a motion for Continuance to March 15, 2022.

Second: Commissioner Watson

In Favor: Watson, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to March 15, 2022.