

**Item #3**

**ZONING CASE Z-2022-10700321 ERZD (Council District 8): 02/7/2023**

A request for a change in zoning from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment for an increase in total number of residential units and total commercial acreage within the MPCD on Lot P-4, NCB 14867, generally located at the 8000 block of North Loop 1604 West. Staff recommends Approval. (Kellye Sanders, Project Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200 feet, 0 returned in favor, 0 opposed, no response from Stanton Run HOA.

Mike Escalante, with SAWS addressed the updated master plan on 71.51 acres. A portion of the site 48 acres is on the recharge zone with the remaining 23 acres in the transition zone. The eastern/southern portion is on a flood plain. Site is currently undeveloped with no sensitive features overserved on site or on file. SAWS recommends approval with all environmental recommendations on the report to include 50 % impervious cover for the 48.35 acre portion of site on the recharge zone with a floodplain buffer provide on the eastern and southern portion of the site.

Applicant, Robert Ritzenthaler is present.

**No Public Comment**

Motion:	Commissioner Ortiz to approve item as amended.
Second:	Fuentes
In Favor:	Unanimous
Opposed:	None

**MOTION PASSES**