

Item #4

ZONING CASE Z-2023-10700069 ERZD (Council District 8): 05/16/2023

A request for a change in zoning from "C-3 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District and "I-1 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Industrial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District to "MF-33 UC-1 MLOD-1 MLR-1 AHOD ERZD" Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District on Lots 3, 4, 5, Block 103, NCB 18612, generally located in the 4800 block of North Loop 1604. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 22 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, no registered Neighborhood Association within 200 feet.

Mike Barr, with Saws-Resource Protection & Compliance Division reviewed the application for the multifamily development. Of the 12 acres only 2.55 acres is within the recharge zone and the remaining 9.77 is within the contributing zone. No portion of the site lies within the 100-year flood plain and no sensitive geologic features were observed on the site or noted on file. SAWS recommends approval with all the environmental recommendations within the report to include 50% impervious cover for the 2.55 acres on the recharge zone.

Applicant, Kevin DeAnda (representative) is present and available for any questions.

No Public Comment

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

MOTION PASSES