

**Item # 5**

**ZONING CASE Z-2023-10700153 ERZD (Council District 9): 09/05/2023**

A request for a change in zoning from "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District for a Major Site Plan Amendment for a change from "MF-18" Limited Density Multi-Family District to "MF-33" Multi-Family District for 15 acres and "R-6" Residential Single-Family District to "R-6 PUD" Residential Single-Family Planned Unit Development District for 31.02 acres on 237.065 acres out of NCB 17701, generally located in the 4000 block of North Loop 1604 West. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 102 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; there are no registered Neighborhood Associations within 200 feet.

Mike Escalante, with SAWs is present and available. The application has been received for mixed use development of the 237-acre site is an abandoned quarry within the Rogers Ranch Development Plan. SAWs recommends approval with all environmental recommendations stated within the report to include the previous legal agreement with the City of San Antonio allowing 39 % impervious cover in the development plan.

Applicant, Carolyn McDonald, is present. The presentation includes an updated site plan from MF-18 to MF-33 and R6 to R6-PUD.

**No Public Comment**

**Motion:** Commissioner Barros to approve item as amended

**Second:** Commissioner Reyes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**