

**ZONING CASE Z-2023-10700353 ERZD (Council District 8)** – March 19, 2024

A request for a change in zoning from “R-6 CD S UC-1 MLOD-1 MLR-2 ERZD” Residential Single-Family District IH10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Conditional Use for a Noncommercial Parking Lot, and with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone and “O-1 S UC-1 MLOD-1 MLR-2 ERZD” Office District IH10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone to “C-2 UC-1 MLOD-1 MLR-2 ERZD” Commercial IH10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 6 and 8, Block 4, NCB 14759, located at 999 Red Robin Road and 7535 West Loop 1604. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600091) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 10 notices to property owners, 0 returned in favor, 0 returned in opposition and Hills and Dales Neighborhood Association is in favor.

Michael Escalante, SAWS, stated they have reviewed the zoning application for property located at 7535 West Loop 1604 and Red Robin Road allowing for commercial development on a 1.09-acre lot. He stated the site is partially developed with an existing parking lot near the eastern boundary of the site with native trees and understory along the remaining northern and western boundary. There were no sensitive geologic features were observed on site nor is the site located in a floodplain. The commercial development would consist of a medical clinic office and retail space. He stated they recommend approval with all the environmental recommendations to include 65% impervious cover and proper containment and disposal of medical bio-waste materials from a licensed waste hauler.

Patrick Christensen, representative, stated the initial zoning of “R-6” CD S” then “O-1 S” that was to construct parking lots and detention basins. His client is proposing additional clinic space with some retail for any additional space that may not be utilized. He stated they are in agreement with SAWS recommendations and have been working with Hills and Dales Neighborhood Association to work on deed restriction to include a tree save area, buffers, no SOB’s and 8-foot fence. He further stated he would be amending to “C-2NA”.

**Public Comment**

**In Person**

James Harnish, spoke in favor of amendment of “C-2NA”.

**Motion:** Commissioner Ortiz motioned for approval as amended to “C-2NA”  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**