

ZONING CASE Z-2023-10700221 S ERZD (Council District 9): February 20, 2024

A request for a change in zoning from "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot 2, Block 5, NCB 16329, located at 920 West Loop 1604. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 6 notices to property owners, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200’.

Michael Escalante, SAWS Research Protection Division, is present and comes to the podium to present recommendations. The 2.47-acre site is partially developed with an office building and parking area on the northern portion of the site and native trees with vegetation on the southern portion, and it is not in a 100-year flood plain. There is a preserved cave located near the eastern boundary and a sink hole located near the western boundary. Both sensitive geologic features will be preserved within a buffer area, and applicant has agreed to install a fence at the perimeter of the cave buffer area and a metal grate covering the cave entrance. SAWS recommends approval to include environmental recommendations 60% impervious cover on 2.47-acre site.

No Public Comment

Motion: Commissioner Barros motioned to approve item as presented

Second: Commissioner Ortiz

In Favor: Unanimous

Opposed: None

MOTION PASSES