

ZONING CASE Z-2021-10700353 ERZD (Council District 9) – April 19, 2022

A request for a change in zoning from “C-2 CD GC-3 MLOD-1 MLR-2 ERZD” Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, “C-2 CD MLOD-1 MLR-2 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, “C-3 GC-3 MLOD-1 MLR-2 ERZD” General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and “C-3 MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to “MXD GC-3 MLOD-1 MLR-2 ERZD” Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a maximum density of 18 units per acre and “MXD MLOD-1 MLR-2 ERZD” Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a maximum density of 18 units per acre on Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926, located at 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North. Staff and SAWS recommend Approval, pending Plan Amendment. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

Mike Barr, SAWS representative, recommended approval for 65% impervious cover for 57 acres.

Ashley Farrimond, representative, requested MXD for mixed use commercial.

No Public Comment

Motion: Commissioner Barros made a motion for Approval.

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.