

Z2018013 ERZD

ZONING CASE # Z2018013 ERZD (Council District 8) – December 19, 2017

A request for a change in zoning from “R-6 MLOD ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “MF-33 MLOD ERZD” Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 9.02 acres out of NCB 14865, located at 14715 Babcock Road. Staff recommends Approval.

Staff mailed 47 notices to the surrounding property owners, 1 returned in favor, 16 returned in opposition, and no response from the Cedar Point Owners Association. Staff received 25 notices in opposition, and a petition with numerous signatures in opposition from the Cedar Point Owners Association.

Mike Escalante, SAWS representative, stated SAWS recommends Approval with the following conditions; the impervious cover is not to exceed 50%, floodplain buffer, and meet the requirements for the SAWS Ground Water Resource Protection Section.

Daniel Ortiz, representative, presented a power point to the Zoning Commission to explain the plan and show maps of the area. The representative amended the request to “MF-18” and will continue to work with the surrounding community.

Paul Basaldua, Mosaic Development, answered the Zoning Commissioners questions.

Mike Barr, SAWS representative, answered the Zoning Commissioner questions and concerns.

The following citizens appeared to speak:

Clinton McKenzie, spoke in opposition.

Philip Burtch, minutes to Clinton McKenzie.

Pamela Burtch, yielded minutes to Clinton McKenzie.

Debra Juarez, President of the Cedar Point Condo Association, spoke in opposition.

Sylvia Torres, spoke in opposition.

Nick Mohat, VP of Cedar Point Condo Association, spoke in opposition.

Stephen Blankenship, spoke in opposition.

Larry Larrumbide, spoke in opposition.

Lily Alaniz, spoke in opposition.

Victor Chevalier, spoke in opposition.

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Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Rosalez to recommend Approval as Amended to “MF-18” with all SAWS recommendations and conditions, and the following condition:

- 8 foot fence along the residential perimeter on the North and West sides of the property.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Nix, McDaniel

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018013 ERZD (Council District 8) – December 5, 2017

A request for a change in zoning from “R-6 MLOD ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “MF-33 MLOD ERZD” Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 9.02 acres out of NCB 14865, located at 14715 Babcock Road. Staff recommends Approval.

Staff mailed 47 notices to the surrounding property owners, 0 returned in favor, and 29 returned in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 50%.

Daniel Ortiz, representative, requested a continuance to December 19, 2017.

The following citizens appeared to speak:

Ron Juarez, Cedar Point Condo Association, passed until next meeting.

Matt Fassner, passed.

Stephen Blankenship, spoke with concerns for the road.

Larry Larrumbide, in agreement with the continuance to work out traffic concerns.

Nick Mohat, spoke in opposition regarding the population density.

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Victor Chevalier, in agreement with the continuance, and has concerns regarding the future parking.

Gabriel Alaniz, spoke in opposition regarding high density of apartments in the area.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Chair Romero and seconded by Commissioner McGhee for a continuance to December 19, 2017.

**AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix,
McDaniel**

NAY: None

THE MOTION CARRIED