

Z2014138 S ERZD

ZONING CASE NUMBER Z2014138 S ERZD (Council District 9) – May 6, 2014

A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3NA S ERZD MLOD-1” General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility and “I-1 S ERZD MLOD-1” General Industrial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility on Lot 2, NCB 17866; 18952 Redland Road. Staff recommends denial with an alternate recommendation for “C-2NA CD S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Conditional Use and a Specific Use for a Construction Contractor Facility.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 call received in favor and no response from Redland Ridge Association.

Catherine Hernandez, Planning Manager, stated this case has been initiated by staff to correct an administrative error.

Shirley Sharpsteen, owner, stated she purchased the property in 2006 after receiving a zoning verification letter from City staff confirming the property was zoned “C-3NA ERZD”. Upon applying for permits, she was then informed that the property was zoned for “R-6”. She stated she contacted staff and has been working closely with City Staff and Council Office in effort to correct this error.

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.

COMMISSION ACTION

A motion was made by Commissioner McFarland and seconded by Commissioner Villarreal to recommend a continuance until May 20, 2014.

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

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A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3NA S ERZD MLOD-1” General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility and “I-1 S ERZD MLOD-1” General Industrial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility on Lot 2, NCB 17866; 18952 Redland Road. Staff recommends denial with an alternate recommendation for “C-2NA CD S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Conditional Use and Specific Use Authorization for a Construction Contractor’s Facility.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 call received in favor and no response from Redland Ridge Association.

Catherine Hernandez, Planning Manager, stated this case has been initiated by staff to correct an administrative error. She stated this case was continued from our May 6, 2014 Zoning Commission meeting and since then she has been working closely with the applicant and Council District 9 office to resolve this issue.

Mike Barr, San Antonio Water Systems, presented their recommendation of approval.

Shirley Sharpsteen, applicant, stated as mentioned by city staff this request is to correct an administrative error. She stated she purchased the property in 2006 after receiving a zoning verification letter from City staff confirming the property was zoned “C-3NA ERZD”. Upon applying for permits, she was then informed that the property was zoned for “R-6”. She stated she contacted staff to notify them of the error and has been working with City staff and Council Office to correct this issue.

The following citizens appeared to speak:

Regan Davis, stated he does not feel Mrs. Sharpsteen should be punished for an administrative error made by City staff and fully supports this zoning request.

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.

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COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval of “C-3NA S ERZD MLOD-1” with a Specific Use Authorization for a Construction Contractor Facility and “I-1 S ERZD MLOD-1” with a Specific Use Authorization for a Construction Contractor Facility.

AYES: Salazar, Briones, Shaw, Boyd, Martinez, Ornelas

NAY: Villarreal, Romero

THE MOTION CARRIED