

## **Z2014103 ERZD**

### **ZONING CASE NUMBER Z2014103 ERZD (Council District 9) – May 6, 2014**

A request for a change in zoning from “MF-33 PUD ERZD MLOD-1 AHOD” Multi-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 9.66 acres and “O-1 ERZD MLOD-1 AHOD” Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 4.936 acres on 14.596 acres out of NCB 15009 on a portion of the 2900 Block of West Bitters Road. Staff recommends approval, pending plan amendment.

Staff stated there were 58 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 in favor and no response from Oakwood Owner’s Association.

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

Ashley Farrimond, representative, stated of the 14.596 acres they are requesting “C-2” on 9.660 and “O-1” on 4.936 for office development. She stated they are also requesting an 8 foot fence as this would serve as a barrier to the adjacent residential homes. She further stated there are existing restrictive covenants aside from city requirements that they will comply with. She stated she would like to add that they are working with The Village at Inwood Homeowner’s Association on additional restrictive covenants.

#### **The following citizens appeared to speak:**

Buck Benson, representing Village at Inwood Homeowner’s Association, stated they have been working closely with the applicant and are in support of the proposed development with the restrictive covenants.

Lorina Rommel, member of Inwood Hollows, stated she is not in opposition of the proposed request however she would like that the applicant extent the invitation of having the adjacent association involved in the proposed restrictive covenants.

Chuck Luedemann, R. L. Worth, stated he has been working with working both homeowners association has addressed their concerns in the restrictive covenants however he feels there has been miscommunication between the president of the homeowner’s association and the residents.

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.

**Z2014103 ERZD**

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner McFarland to recommend approval with the 8 foot fence including SAWS recommendations.

**AYES: McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez**

**NAY: Salazar, Ornelas**

**THE MOTION CARRIED**