

## **Z2014038 ERZD**

### **ZONING CASE NUMBER Z2014038 ERZD (Council District 9)** – March 4, 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 and “C-2NA ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “O-1.5 ERZD MLOD-1” Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 6.636 acres out of NCB 17586 on a portion of the 19000 Block of Redland Road. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 returned in favor and no response from Encino Park Home Owners Association. Staff mailed 39 notices to the Planning Team.

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

Ashley Farrimond, representative, stated they are proposing professional office use or a school on the subject property. She stated they have been working with Encino Park Home Owners Association and have reached an agreement. She further stated they have agreed on any one story building located on the property would be a minimum of 100 feet from the San Antonio Christian School property line. Two-story building would be at a minimum of 150 feet from San Antonio Christian School property line and there will be no third-story building. In addition, they have agreed on screening provisions, dumpster enclosures, air conditioning screening and landscaping.

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 Middleton and seconded by Commissioner Martinez to recommend approval with SAWS recommendations.

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

**NAY: Ornelas**

### **THE MOTION CARRIED**