

ZONING CASE # Z2016283 ERZD (Council District 9) – February 21, 2017

A request for a change in zoning from "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District and "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District to "MF-25 MLOD-1 MSAO-1 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District on Lot 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road, generally located at the Northeast corner of Blanco Road and Wilderness Oak. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16084)

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition within 200 feet,

Mike Barr, SAW Representative, presented SAWS recommendation of Approval.

Rob Killen, representative, explained the background and current zoning on the subject property to the Zoning Commission. The representative stated the proposed zoning, and explained the planned project of multi-family apartments with all the requirements that would follow into development. The representative also indicated he has been working with the community for mutual agreements, and plans for the future traffic issues.

Amy Avery, traffic engineer, stated a TIA Study was performed to help address traffic concerns.

The following citizens appeared to speak:

Scott Horsley, spoke in opposition, and presented videos of congested traffic to the Planning Commission.

Emily Wang, yielded minutes to Scott Horsley.

Elaine Hsieh, yielded minutes to Scott Horsley.

Kyle Kennedy, spoke in opposition regarding traffic issues.

Edgar Salinas, spoke in opposition.

Ryan Sweeney, President of the Promontory Pointe Homeowners Association, spoke in favor and stated the representative has worked with the surrounding neighborhood associations for agreements. Mr. Sweeney also indicated the traffic is a huge concern for all the property owners, but the HOA is not opposed.

Angel Gonzalez, traffic engineer, spoke in opposition and stated there are major traffic issues with many accidents.

Sascha Vander, yielded minutes to Angel Gonzalez.

Mike Moody, spoke in opposition.

Melissa Albert, yielded minutes to Mike Moody.

Ralph Neff, spoke in opposition and presented a letter from the principal of the Rolling Hills Catholic High School & Antonian Middle School in opposition.

Laura McDaniel, spoke in opposition regarding traffic issues.

Angi Lockwood, yielded minutes to Laura McDaniel.

Megan Johnson, spoke in opposition.

The Zoning Commissioners discussed and asked questions regarding the zoning request.

Rob Killen, representative, presented a TIA study which was previously submitted.

Christina De la Cruz, COSA Transportation & Capital Improvements Traffic Engineer, addressed the questions and concerns regarding the TIA study and the traffic issues discussed.

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 Greer and seconded by Commissioner Rose-Gonzales to recommend Approval with SAWS recommendations.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rosalez, Rose-Gonzales, Greer, Nix,

NAY: Kamath

THE MOTION CARRIED