

AN ORDINANCE **77889**

AMENDING CHAPTER 35 OF THE CITY CODE THAT  
CONSTITUTES THE COMPREHENSIVE ZONING  
ORDINANCE OF THE CITY OF SAN ANTONIO BY  
CHANGING THE CLASSIFICATION OF AND REZONING  
CERTAIN PROPERTY DESCRIBED HEREIN.

\* \* \* \* \*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property, to-wit:

CASE NO. Z93023

The rezoning and reclassification of property from Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District, "R-3" ERZD Multiple Family Residence Edwards Recharge Zone District and "B-2" ERZD Business Edwards Recharge Zone District listed below as follows:

"Temp. R-1 ERZD" to "P-1 R-1 ERZD"

- NCB 15009, Parcels 1-D, 4, 6, 6-A, 7, 7-A, 7-B, 7-C, 8 and 8-A.
- NCB 15010, All of NCB, save and except Parcels 1-E and 12.
- NCB 15011, Portion of Parcel 1-C that is south of Salado Creek.
- NCB 17857, All of NCB.
- NCB 18900, All of NCB.
- NCB 18901, All of NCB.
- NCB 18902, All of NCB.
- NCB 18903, All of NCB.
- NCB 18904, All of NCB.
- NCB 18908, All of NCB.

"Temp. R-1 ERZ" to "R-1 ERZD"

- NCB 15009, Parcel 1-A, save and except a 14.9486 acre tract of land being further described by field notes filed in the office of the Planning Department.
- NCB 15009, Parcel 1-D, Save and except the north 600 feet and a 14.9486 acre tract of land being further described by field notes filed in the office of the Planning Department.
- NCB 15010, Parcel 1-E and also Parcel 12, save and except the north 400 feet.
- NCB 15011, Parcels 1-A and 1-B, save and except the north 400 feet.
- NCB 15011, Portion of Parcel 1-C that is north of Salado Creek.

"Temp. R-1 ERZD" to "R-3 ERZD"

NCB 15009, A 14.9486 acre tract of land being further described by field notes filed in the office of the Planning Department.

"Temp. R-1 ERZD" to "B-2 ERZD"

NCB 15009 Parcels 1-B, 2-D and the north 600 feet of 1-D, save and except a 14.9486 acre tract of land being further described by field notes filed in the office of the Planning Department.

NCB 15010, the north 400 feet of Parcel 12.

NCB 15011, the north 400 feet of Parcels 1-A and 1-B.

NCB 16334, Parcels 1,4,5 and 9.

NCB 17701, Parcels 4 and 33.

The following Environmental Protection Officer's recommendations are included as part of this ordinance:

- (1) Plans for the method of abatement for any of the sinkholes or caves identified by the Water Pollution Abatement Plan process must be submitted and approved by Aquifer Studies Division staff. These plans must have a signed Engineers Seal from the State of Texas.
- (2) Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
  - (a) a set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - (b) a letter from the Texas Water Commission approving a Water Pollution Abatement Plan, and
  - (c) a copy of the approved Water Pollution Abatement Plan.
- (3) That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water need (i.e. use of native plants),
- (4) There will be no storage of hazardous chemicals on this tract.
- (5) That the City of San Antonio shall inspect all future construction of sewer mains and private service laterals for proper construction according to State and City Regulations and Code,
- (6) If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Water Commission (TWC) at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-7461.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35-1024.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 6<sup>th</sup> DAY OF May 1993.

ATTEST: *Arma S. Rodriguez*  
city clerk

*Robert W. Wolff*  
MAYOR

APPROVED AS TO FORM: *Tom Friday*  
City Attorney

**93 - 20**

ARTS & CULTURAL AFFAIRS

AVIATION

BUILDING INSPECTIONS

BUILDING INSPECTIONS-HOUSE NUMBERING

CITY ATTORNEY

MUNICIPAL COURT (REGINA)

REAL ESTATE (FASSNIDGE)

REAL ESTATE (WOOD)

REAL ESTATE (HUBBARD)

TRIAL SECTION

CITY MANAGER

TRAVIS BISHOP, ASST. TO CITY MGR.

CODE COMPLIANCE

INTERGOVERNMENTAL RELATIONS

INTERNATIONAL RELATIONS

YOUTH INITIATIVES

CITY PUBLIC SERVICE-GENERAL MANAGER

CITY PUBLIC SERVICE-MAPS & RECORDS

COMMUNITY DEVELOPMENT

COMMUNITY INITIATIVES

CONVENTION & VISITORS BUREAU

CONVENTION FACILITIES

DOME DEVELOPMENT OFFICE

ECONOMIC DEVELOPMENT

FINANCE DIRECTOR

ASSESSOR

CONTROLLER

GRANTS

RISK MANAGEMENT

TREASURY

FIRE DEPARTMENT

HOUSING TRUST

INFORMATION SERVICES

INTERNAL REVIEW

LIBRARY

MANAGEMENT SERVICES (BUDGET)

MANAGEMENT SERVICES (PERSONNEL)

MARKET SQUARE

METROPOLITAN HEALTH DISTRICT

MUNICIPAL COURTS

PARKS & RECREATION

PLANNING

DISABILITY ACCESS OFFICE

LAND DEVELOPMENT SERVICES

POLICE DEPARTMENT

POLICE DEPARTMENT-GROUND TRANSPORTATION

PUBLIC INFORMATION OFFICE

PUBLIC UTILITIES

PUBLIC WORKS

CAPITAL PROJECTS

CENTRAL MAPPING

ENGINEERING

PARKING DIVISION

REAL ESTATE (BILL TOUDOUZE)

SOLID WASTE

TRAFFIC ENGINEERING

PURCHASING & GENERAL SERVICES

SAN ANTONIO WATER SYSTEM (SAWS)

COMM. RECORDS

MUNICIPAL CODE CORPORATION (PUBLISH)

ITEM NO. 4F DATE: MAY 06 1993

MEETING OF THE CITY COUNCIL

MOTION BY: Thomlin SECONDED BY: Labatt

ORD. NO. 77889 ZONING CASE #203023

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

	ROLLCALL	AYE	NAY
ROGER PEREZ DISTRICT 1		✓	
FRANK PIERCE DISTRICT 2		✓	
LYNDA BILLA BURKE DISTRICT 3		✓	
REYNALDO NIETO DISTRICT 4		✓	
JUAN F. SOLIS III DISTRICT 5		✓	
HELEN AYALA DISTRICT 6		<i>absent</i>	
YOLANDA VERA DISTRICT 7		<i>absent</i>	
BILL THORNTON DISTRICT 8		✓	
WEIR LABATT DISTRICT 9		✓	
LYLE LARSON DISTRICT 10		<b>ABSENT</b>	
NELSON WOLFF MAYOR		✓	

N/C, provided that the Environmental Protection Officer's recommendations are adhered to.

93-20

Zoning Case No.: Z93023

Date: April 6, 1993

Council District: 8

Appeal: No

Applicant: City of San Antonio

Area: Inwood

Zoning Request: Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District, "R-3" ERZD Multiple Family Residence Edwards Recharge Zone District and "B-2" ERZD Business Edwards Recharge Zone District

Property Location:

Target area is generally located on the north and south side of Charles W. Anderson (Loop 1604) and west of Huebner.

Zoning Commission Recommendation:

Approval with the recommendations of the Environmental Protection Officer's as follows:

(1) Plans for the method of abatement for any of the sinkholes or caves identified by the Water Pollution Abatement Plan process must be submitted and approved by Aquifer Studies Division staff. These plans must have a signed Engineers Seal from the State of Texas, (2) Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:

- (a) a set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - (b) a letter from the Texas Water Commission approving a Water Pollution Abatement Plan, and
  - (c) a copy of the approved Water Pollution Abatement Plan.
- to the location of the sinkhole within the development, it was decided that sealing the sinkhole was the responsible solution. Engineer/Developer shall provide to staff, for approval, a detailed plan which must have a signed Engineers Seal from the State of Texas illustrating the chosen method of protection for the sinkhole located on the

VOTE:

FOR	<u>7</u>
AGAINST	<u>0</u>
ABSTAIN	<u>0</u>

property, (3) That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water need (i.e. use of native plants), (4) There will be no storage of hazardous chemicals on this tract, (5) That the City of San Antonio shall inspect all future construction of private service laterals for property construction according to State and City Regulations and Code, (6) If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Water Commission (TWC) at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-7461.

Applicant's Proposal:

To place permanent zoning on newly annexed area.

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Staff Recommendation:

Approval provided that the Environmental Protection Officer's recommendations are met.

1. This area was annexed into the City December 31, 1992.
2. Zoning in conjunction with annexation proceeding as required by the Unified Development Code.

ZONING CASE NO. Z93023

Applicant: City of San Antonio - Inwood Annexation

Zoning request: Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District, "R-3" ERZD Multiple Family Edwards Recharge Zone District and "B-2" ERZD Business Edwards Recharge Zone District

The Chairman informed the Commission that CB 4789, Parcel 2 (6.599 acres) and CB 4786, Parcel 3A (41.947 acres) are to be excluded from consideration.

Mr. Laddie Denton, 3330 Oakwell Court, stated that he would like to amend the petition to remove the PUD designation on portion of the "P-1(R-1)" area and request "R-1".

There were 410 notices mailed out to the surrounding property owners, 11 returned in opposition and 30 returned in favor.

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

The motion was made by Mr. McMahan and seconded by Mr. Olivarri, to recommend approval of the amended petition from Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District, "R-3" ERZD Multiple Family Edwards Recharge Zone District and "B-2" ERZD Business Edwards Recharge Zone District provide that the Environmental Protection Officer's recommendations are met.

1. Approval with the recommendations of the Environmental Protection Officer's as follows: (1) Plans for the method of abatement for any of the sinkholes or caves identified by the Water Pollution Abatement Plan process must be submitted and approved by Aquifer Studies Division staff. These plans must have a signed Engineers Seal from the State of Texas, (2) Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System: (a) a set of site specific plans which must have a signed Engineers Seal from the State of Texas, (b) a letter from the Texas Water Commission approving a Water Pollution Abatement Plan, and (c) a copy of the approved Water Pollution Abatement Plan. (3) That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water need (i.e. use of native plants), (4) There will be no storage of hazardous chemicals on this tract, (5) That the City of San Antonio shall inspect all future construction of private service laterals for property construction according to State and City Regulations and Code, (6) If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Water Commission (TWC) at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-7461.

Page 2  
Zoning Case No. Z93023

AYES: McMahon, Olivarri, Brown, Grant, Uresti, Williams, Burney  
NAYS: None

THE MOTION CARRIED.

**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

**To:** Zoning Commission Members

**From:** Scott R. Halty, Division Manager, Aquifer Studies  
Division, Department of Water Resources, San  
Antonio Water System

**Copies To:** Rebecca Quintanilla Cedillo, Vice President of  
Planning, San Antonio Water System, Kirk M. Nixon,  
Water Resource Planner (ERZD), Aquifer Studies  
Division, File

**Subject:** Zoning Case Z93023-Inwood Annexation

**Date:** April 15, 1993

**SUMMARY**

A request for a change in zoning has been made for the Inwood Development area located on the City's northwest side (Figure 1 and 2). The change in zoning from Temporary "R-1" ERZD to "B-2" ERZD, "R-3" ERZD, "P-1" "R-1" ERZD and "R-1" ERZD is being requested by the City of San Antonio. The change in zoning will bring the recently annexed area of Inwood into accordance with Article III of the Unified Development Code.

**LOCATION**

The subject area is the Inwood Development located near the intersection of Loop 1604 and Bitters Road and extending west to Shavano Park Drive (Figure 2). The entire tract lies within the Edwards Aquifer Recharge Zone.

**SITE ASSESSMENT**

Staff has conducted several site investigations in this area for the different units in the development. The subject area lies within a section of the Edwards Group which is commonly associated with sinkholes, caves, and fractured outcrops. The area displays varying amounts of topographic relief and the Edwards bedrock outcrops in several areas across the subject tracts. Potential recharge features observed in the area include sinkholes, caves, closed depressions and fractured outcrops and vary in degree of concern from no concern to a high level of concern. Methods of addressing these features range from sealing the feature to the construction of grates and diversion structures to prevent potential contamination from recharging into the Edwards

Aquifer. Several approved Water Pollution Abatement Plans have been completed for the areas which have been developed and for areas that are currently being developed. These Water Pollution Abatement Plans have adequately dealt with the potential recharge features which have been identified within and adjacent to the Inwood Development.

#### **ENVIRONMENTAL CONCERNS**

The environmental concerns typically associated with this residential development are as follows:

1. Concerns pertaining to site specific geologic features and potential recharge features. These features are addressed in the individual Water Pollution Abatement Plans written for each individual unit or units.
2. Proper construction of the sewer mains and service laterals to prevent wastewater from entering the subsurface.
3. Improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance which may be carried off in the first flush of stormwater run-off.
4. The build-up of hydrocarbons and other pollutants on streets and other paved areas which are then carried off in the first flush of stormwater run-off.

#### **ENVIRONMENTAL RECOMMENDATIONS**

The following are recommendations put forth to address the environmental concerns raised by the construction of this residential development on the Edwards Aquifer Recharge Zone:

1. Plans for the method of abatement for any of the sinkholes or caves identified by the Water Pollution Abatement Plan process must be submitted and approved by Aquifer Studies Division staff. These plans must have a signed Engineers Seal from the State of Texas.
2. Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System.
  - A. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.

- B. A letter from the Texas Water Commission approving a Water Pollution Abatement Plan.
  - C. A copy of the approved Water Pollution Abatement Plan.
3. That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water needs (i.e., use of native plants).
  4. There will be no storage of hazardous chemicals on this tract.
  5. That the City of San Antonio shall inspect all future construction of sewer mains private service laterals for proper construction according to State and City Regulations and Code.
  6. If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Water Commission (TWC) at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 225-7461 Ext. 1303.

Based on the previous environmental assessments for this area, and the intended land use, staff recommends approval of the proposed zoning.

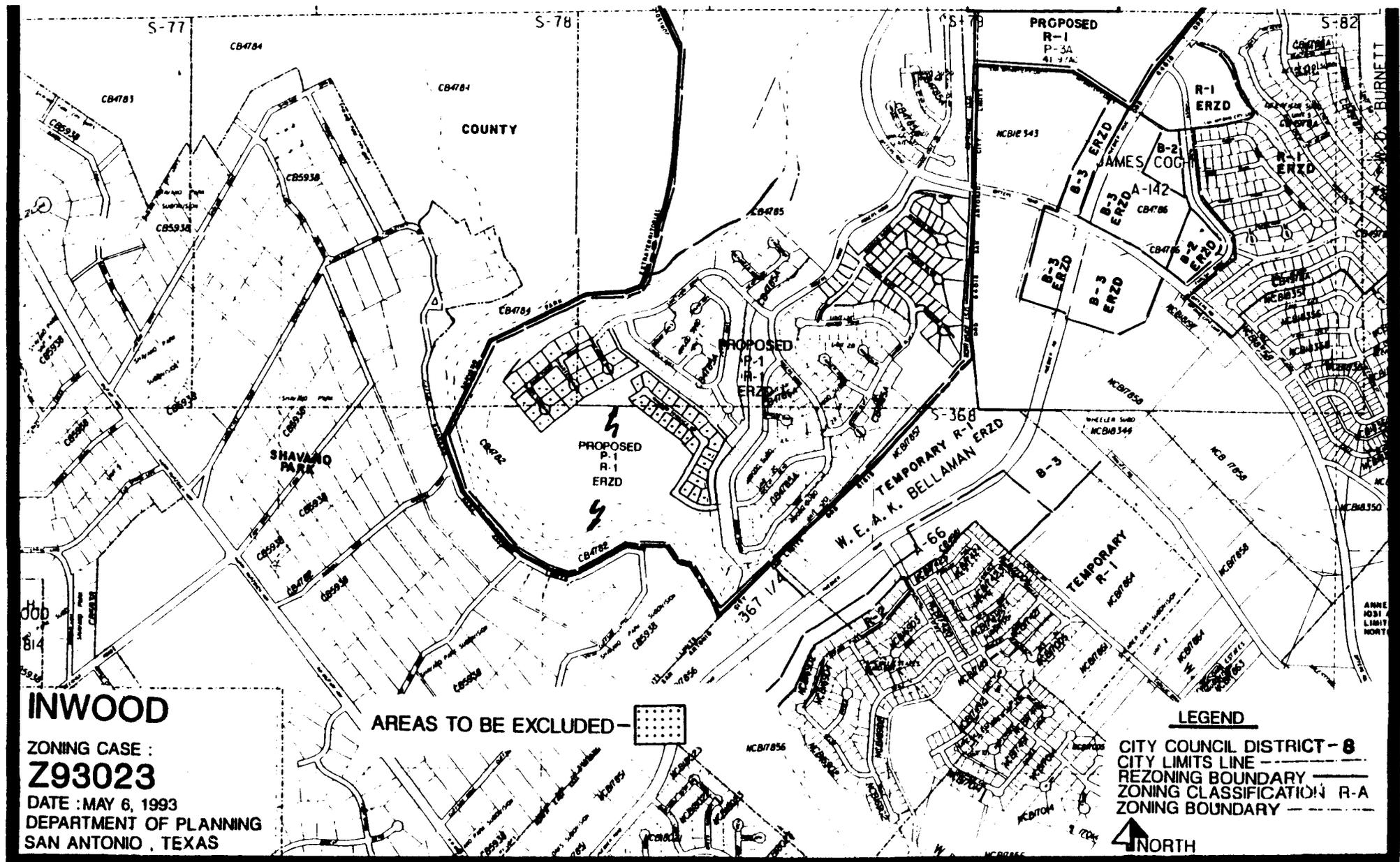
  
Scott R. Halty  
Division Manager

SRH:KMN:au

APPROVED:

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Rebecca Quintanilla Cedillo  
Vice President of Planning



**INWOOD**

ZONING CASE :  
**Z93023**  
 DATE : MAY 6, 1993  
 DEPARTMENT OF PLANNING  
 SAN ANTONIO, TEXAS

AREAS TO BE EXCLUDED -

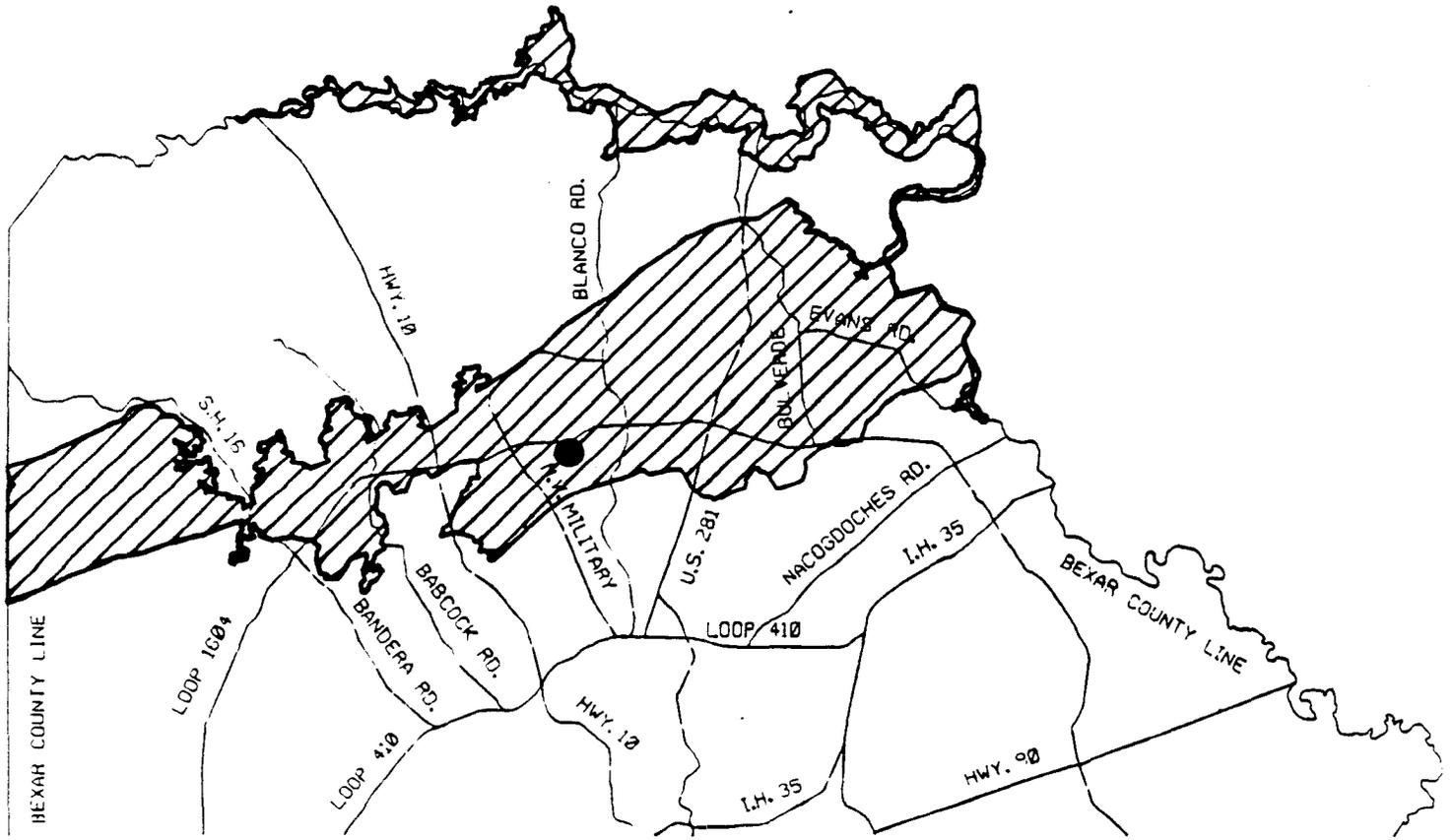


**LEGEND**

- CITY COUNCIL DISTRICT - 8
- CITY LIMITS LINE
- REZONING BOUNDARY
- ZONING CLASSIFICATION
- ZONING BOUNDARY

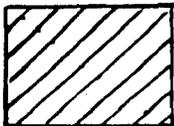


# SAN ANTONIO WATER SYSTEM AQUIFER STUDIES DIVISION



SITE LOCATION MAP

ZONING CASE Z93023



EDWARDS AQUIFER RECHARGE ZONE



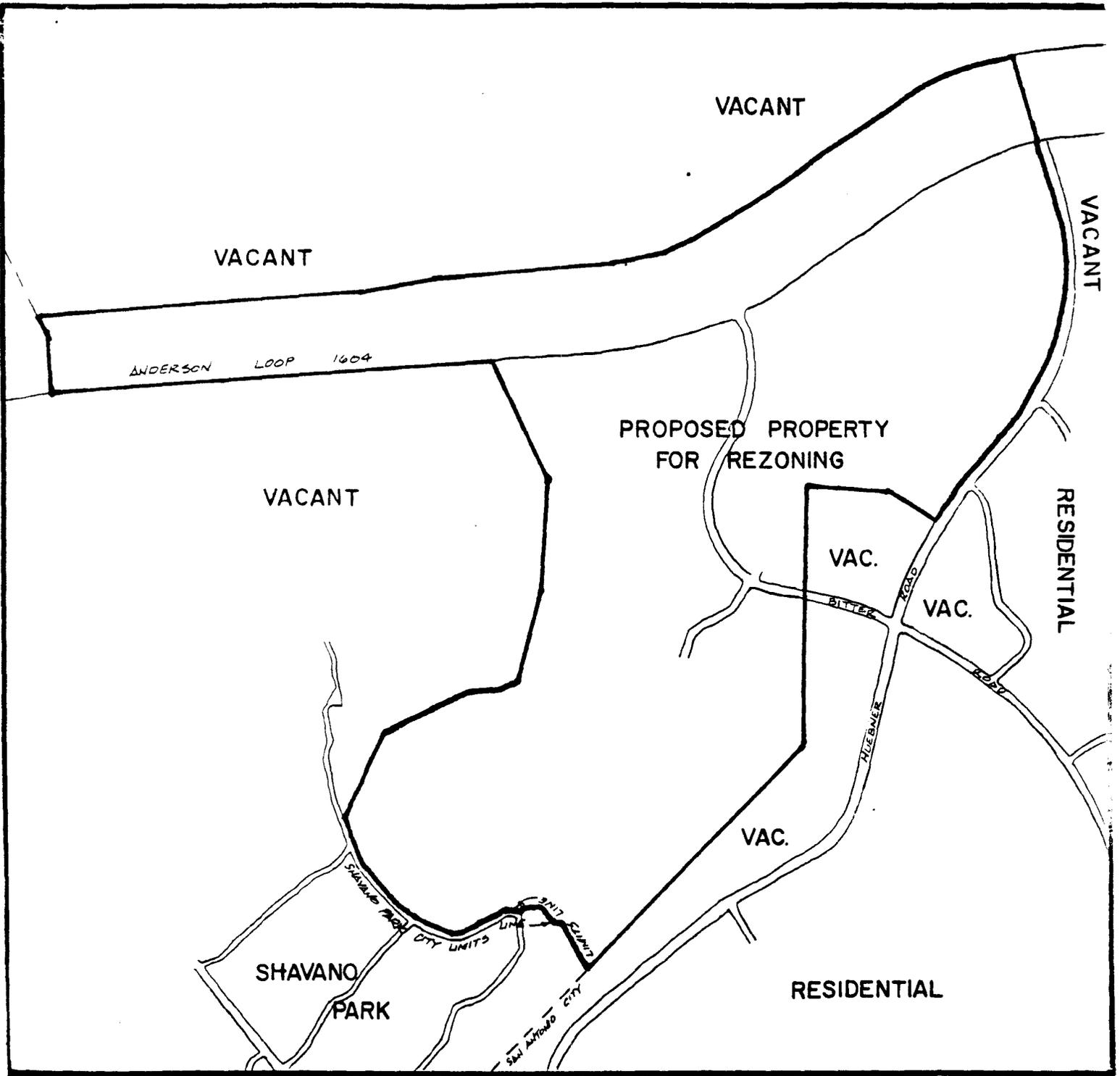
SITE LOCATION



NORTH

SCALE 1"=27,500'

FIGURE 1



SITE OVERVIEW

ZONING CASE Z93023

  
 NORTH  
 NOT TO SCALE

FIGURE 2

# -INWOOD

COUNTY

LOWER PINTO I. A. & M. C

A-454

COUNTY

H-1970

CB4782  
A-482

CB4290

CB4790

NORTH EAST L.S.B.  
NORTH WEST L.S.B.

S-80

P-2

P-2

PROPOSED  
B-2  
ERZD

B-2  
ERZD

PROPOSED  
B-2  
ERZD

P-2A

S. CHARLES

R. VARGAS  
A-781

CB4787

PROPOSED  
B-2  
ERZD

PROPOSED  
B-2  
ERZD

S-81 1/4

P-1  
R-1  
ERZD

PROPOSED  
B-2  
ERZD

CHARLES W. ANDERSON LOOP 1604

B-2 PROPOSED  
ERZD

PROPOSED  
R-5

PROPOSED  
R-1  
ERZD

P-1B

P-1A

P-2

\$ 599 AC

S-77

S-78

CB4784

CB4784

CB4783

PROPOSED  
R-1  
ERZD

PROPOSED  
P-1  
R-1  
ERZD

PROPOSED  
ERZD

R-1  
ERZD

S-82

NCB2143

B-2  
ERZD

JAMES COCHRAN

W. D. BURNETT

# Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS

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NCB 15011, Portion of Parcel 1-C that is south of Salado Creek.

NCB 17857, All of NCB.

NCB 18900, All of NCB.

NCB 18901, All of NCB.

NCB 18902, All of NCB.

NCB 18903, All of NCB.

NCB 18904, All of NCB.

NCB 18908, All of NCB.

"Temp. R-1 ERZD" to "R-1 ERZD"

NCB 15009, Parcel 1-A, save and except a 14.9486 acre tract of land being further described by field notes filed in the office of the Planning Department.

NCB 15009, Parcel 1-D, save and except the north 600 feet and a 14.9486 acre tract of land being further described by field notes filed in the office of the Planning Department.

NCB 15010, Parcel 1-E and also Parcel 12, save and except the north 400 feet.

NCB 15011, Parcels 1-A and 1-B, save and except the north 400 feet.

NCB 15011, Portion of Parcel 1-C that is north of Salado Creek.

"Temp. R-1 ERZD" to "R-3 ERZD"

NCB 15009, A 14.9486 acre tract of land being further described by field notes filed in the office of the Planning Department.

"Temp. R-1 ERZD" to "B-2 ERZD"

NCB 15009, Parcels 1-B, 2-D and the north 600 feet of 1-D, save and except a 14.9486 acre tract of land being further described by field notes filed in the office of the Planning Department.

NCB 15010, the north 400 feet of Parcel 12.

NCB 15011, the north 400 feet of Parcels 1-A and 1-B.

NCB 16334, Parcels 1, 4, 5 and 9.

NCB 17701, Parcels 4 and 33.

PROVIDED THAT THE SIX (6) RECOMMENDATIONS OF THE ENVIRONMENTAL PROTECTION OFFICER ARE ADHERED TO.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Before me, the undersigned authority, on this

appeared William A. Johnson

being by me duly sworn, says on oath that he is Publisher

of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid.

the An Ordinance #77889

hereto attached has been published in every issue of said newspaper

the following days, to-wit: \_\_\_\_\_

*William A. Johnson*

Sworn to and subscribed before me this 13th day of May 1993

*[Signature]*

Notary Public in and for the State of Texas

