

AN ORDINANCE 75712

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. Z92023-A

The rezoning and reclassification of property from Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "B-2" and "B-3" ERZD Business Edwards Recharge Zone Districts, listed below as follows:

Temporary "R-1" ERZD to "B-3" ERZD
Parcel 18-A and the south 500 feet of Parcels 3 and 18, NCB 16331.

Temporary "R-1" ERZD to "B-2" ERZD
Parcel 47, NCB 16331.

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

- (1) Prior to the release of any building permits, approval of a Water Pollution Abatement Plan must be obtained from the Texas Water Commission and submitted to the Department of Planning.
- (2) Prior to the release of any building permits, site specific design plan must be submitted to the Department of Planning.
- (3) Before any recharged features are altered in any way, the Texas Water Commission and the Department of Planning must be notified.
- (4) If any additional solution openings, caves or sinkholes are located on these sites during land clearing, construction excavation or blasting, the developer shall immediately stop all activities and notify the Texas Water Commission at (512) 490-3096 and the Department of Planning at (512) 299-7900.

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 30th DAY OF April 1992.

ATTEST: *Norma S. Rodriguez*
City Clerk

Robert W. Wolff
MAYOR

APPROVED AS TO FORM: *David B. Caban*
City Attorney

92-19

	ARTS & CULTURAL AFFAIRS
	AVIATION
/	BUILDING INSPECTIONS
/	BUILDING INSPECTIONS HOUSE NUMBER
	CITY ATTORNEY
	MUNICIPAL COURT (HOLLIS YOUNG)
	REAL ESTATE (FASSNIDGE)
	REAL ESTATE (HUBBARD)
	REAL ESTATE (WOOD)
	TRIAL SECTION
	CITY MANAGER
	TRAVIS BISHOP, ASST. TO MGR.
	CODE COMPLIANCE
	INTERGOVERNMENTAL RELATIONS
	CITY PUBLIC SERVICE-GENERAL MGR.
	CITY PUBLIC SERVICE-MAPS/RECORDS
	CITY WATER BOARD-GENERAL MGR.
/	COMMERCIAL RECORDER
	COMMUNITY DEVELOPMENT (BASEMENT)
	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 RESOURCES
	INTERNATIONAL RELATIONS
	LIBRARY
	MANAGEMENT SERVICES (BUDGET)
	MANAGEMENT SERVICES (PERSONNEL)
	MARKET SQUARE
	METROPOLITAN HEALTH DISTRICT
	MUNICIPAL CODE CORP. (PUBLICATION)
	MUNICIPAL COURTS
	PARKS & RECREATION
/	PLANNING
	LAND DEVELOPMENT SERVICES
	POLICE DEPARTMENT
	POLICE DEPT.-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
	WASTEWATER MANAGEMENT

ITEM NO. 4A
 MEETING OF THE CITY COUNCIL DATE: APR 30 1992

MOTION BY: Larson SECONDED BY: Arts
 ORD. NO. 75712 ZONING CASE #292023-A

RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
ROGER PEREZ PLACE 1		✓	
FRANK PIERCE PLACE 2		✓	
LYNDA BILLA BURKE PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
JUAN F. SOLIS III PLACE 5		✓	
HELEN AYALA PLACE 6		✓	
YOLANDA VERA PLACE 7		✓	
BILL THORNTON PLACE 8		✓	
WEIR LABATT PLACE 9		✓	
LYLE LARSON PLACE 10		✓	
NELSON WOLFF PLACE 11 (MAYOR)		✓	

PROPOSED: B-3 ERZD.
ZONING COMM: B-2 + B-3 ERZD.
STAFF: (DITD)

T.E.P.D.'S RECOMMENDATIONS.

Zoning Case No.: Z92023-A

Date: April 7, 1992

Council District: 8

Area: Loop 1604/Blanco Road

Applicant: City of San Antonio

Representative: Howard Peak

Zoning Request: Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "B-2" and "B-3" ERZD Business Edwards Recharge Zone Districts

Property Location:

Temporary "R-1" ERZD to "B-3" ERZD

Parcel 18-A and the south 500 feet of Parcels 3 and 18, NCB 16331.

Temporary "R-1" ERZD to "B-2" ERZD

Parcel 47 being that portion of land presently inside the City Limits, NCB 16331.

Property is located northeast of the intersection of Blanco Road and Anderson Loop (FM 1604), having 500 feet on Blanco Road and 950 feet on Anderson Loop (FM 1604).

Zoning Commission Recommendation:

Approval.

Zoning Case No.: Z92023-A

Date: April 7, 1992

Council District: 10

Area: Loop 1604/Blanco Road

Applicant: City of San Antonio

Representative: Howard Peak

Zoning Request: Temporary "R-1" ERZD Single Family Residence
Edwards Recharge Zone District to "B-2" and
"B-3" ERZD Business Edwards Recharge Zone
District

Property Location:

Temporary "R-1" ERZD to "B-3" ERZD
Parcel 18-A and the south 500 feet of Parcels 3 and 18, NCB 16331.

Temporary "R-1" ERZD to "B-2" ERZD
Parcel 47, being that portion of land presently inside the City Limits,
NCB 16331.

Property is located northeast of the intersection of Blanco Road and
Anderson Loop (FM 1604), having 500 feet on Blanco Road and 950 feet on
Anderson Loop (FM 1604).

Zoning Commission Recommendation:

Approval.

<u>VOTE</u>	
FOR	<u>8</u>
AGAINST	<u>0</u>
ABSTAIN	<u>0</u>

Staff Recommendation:

Approval.

Proposal:

"B-3" uses.

Discussion:

City Council on March 12, 1992, considered this property as part of the
Loop 1604/Blanco Road Annexation Zoning Case. On this date Council
pulled this property from consideration in order to referred this case
back to the Zoning Commission for individual consideration as requested
by the owner.

Date: April 7, 1992

Applicant: City of San Antonio, Loop 1604 and Blanco Road Annexation Road Area

REQUEST A - Howard Peak, Loop 1604 and Blanco Road

Zoning request: Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "B-3" ERZD Business Edwards Recharge Zone District

Mr. Howard Peak, 238 Medford, representing Stone Oak Inc., stated that the primary reason for this request is that the property is part of the Stone Oak Development which is regulated by the Stone Oak Master Plan. This master plan indicates "B-3" type uses at the intersection of Blanco Road and 1604. He amended his request to "B-2" ERZD on P-47 and "B-3" on the remaining parcels.

There were seven notices mailed out to the surrounding property owners, none returned in opposition and two returned in favor.

COMMISSION ACTION

The motion was made by Mr. McMahon and seconded by Mr. Olivarri, to recommend approval of the amended request from Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "B-2" and "B-3" ERZD Business Edwards Recharge Zone Districts for the following reasons:

1. Property is located on Parcel 18-A and the south 500' of Parcels 3 and 18, NCB 16331 and Parcel 47 being that portion of land presently inside the city limits, NCB 16331.
2. There were seven notices mailed out, none returned in opposition and two returned in favor.
3. Staff recommended approval.

AYES: McMahon, Olivarri, Hunt, Miller, Estrada, Roddy, Uresti, Burney
NAYS: None

THE MOTION CARRIED.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Interdepartmental Correspondence Sheet

TO: Zoning Commission and City Council
FROM: Rebecca O. Cedillo, Director of Planning
COPIES TO: Keith Metz, Environmental Protection Officer II; File
SUBJECT: ZONING CASE NO. Z92023

DATE: February 11, 1992

SUMMARY

This case was initiated by the City of San Antonio to establish zoning for land annexed into the City on December 31, 1991. The changes are from Temporary "R-1" ERZD to "B-2" ERZD and "R-1" ERZD. The properties are located north and south of Loop 1604 between Huebner Road and Blanco Road; south along Huebner Road to include the subdivisions of The Waters at Deerfield, The Park at Deerfield and Deerfield. These lands are located in North Central Bexar County. See Plate 1. For the ease of this report the annexed lands have been divided into 3 sites. All three have recharge features present. Some land uses associated with "B-2" ERZD uses may include those that pose a threat to the water quality of the Aquifer. Since no site specific plans are available at this time for the undeveloped areas no abatement stage level will be assigned at this time.

Site Evaluation

For the ease of this report the land involved in this case will be divided into three sites as shown in Plate 2.

The first site is located south of Loop 1604 between Huebner Road and Blanco Road. This includes the subdivisions of The Waters at Deerfield, The Park at Deerfield and Deerfield.

Drainage from the Waters is southeasterly into a tributary of Panther Springs Creek. There is approximately 60 feet of verticle relief across the site from the high point in the northwest corner. Soils are sporadic and range from 0-6 inches. There are several areas of exposed and fractured bed rock. The entire site is set on the Person formation of the Edwards Group. This acreage is under construction.

Drainage from the Park is northeasterly into a tributary of Panther Springs Creek. There is approximately 60 feet of verticed relief across the site from the high point in the southwest corner. Soils are sporadic and range from 0-6 inches. There are several areas of exposed and fractured bed rock. The entire site is set on the Person formation of the Edwards Group. This acreage is under construction.

The Deerfield Subdivision is completed and the drainage is varied but generally flows to the south and east. Almost the entire site is covered with houses and streets masking most features. This acreage also lies on the Person Formation.

The remainder of site 1 lies south of 1604 between Huebner Road and Blanco Road. The area slopes and drains southerly, ultimately in Panther Springs Creek. The area has sporadic vegetation with poor, thin soils, 0-4 inches thick and lies on the Person Formation which outcrops frequently. The acreage is undeveloped at present.

The second site encompasses the old Canyon Creek golf course and club house. The land has been extensively altered with few natural features remaining.

The third site is located north of Loop 1604 from Huebner Road to approximately 700 feet east of Blanco. The area is undeveloped, with soils ranging from 0-6 inches deep. There are scattered outcrops of Person Formation and sporadic vegetation.

RECHARGE FEATURES

Field observations indicate the presence of numerous recharge features. See Plate 3. All of the sinkholes area assessed at a level 2 with the exception of some located in The Waters at Deerfield. See Plate 4. Sinkholes present at The Waters have been addressed in a Water Pollution Abatement Plan submitted to the Texas Water Commission.

The fractured areas in site 1 and site 3 are assessed at a level 1. See Plate 5. The fractured areas in site 2 are assessed at a level 2. They consist of some open jointing and fractures. Most are not infilled with soil or calcite probably due to the high velocity during flooding. See Plate 6.

ENVIRONMENTAL CONCERNS

Land uses associated with B-2 zoning may include activities that pose a threat to the water quality of the Aquifer. Approved safeguards will be required for any B-2 activity that involves the use or storage of hazardous materials. Due to the non specific use of the property, an evaluation of the point and nonpoint sources of pollution can not be conducted. No abatement stage level will be assigned until a site specific plan is submitted by the engineer at the time of development. This should be submitted to the Texas Water Commission and the City's Department of Planning.

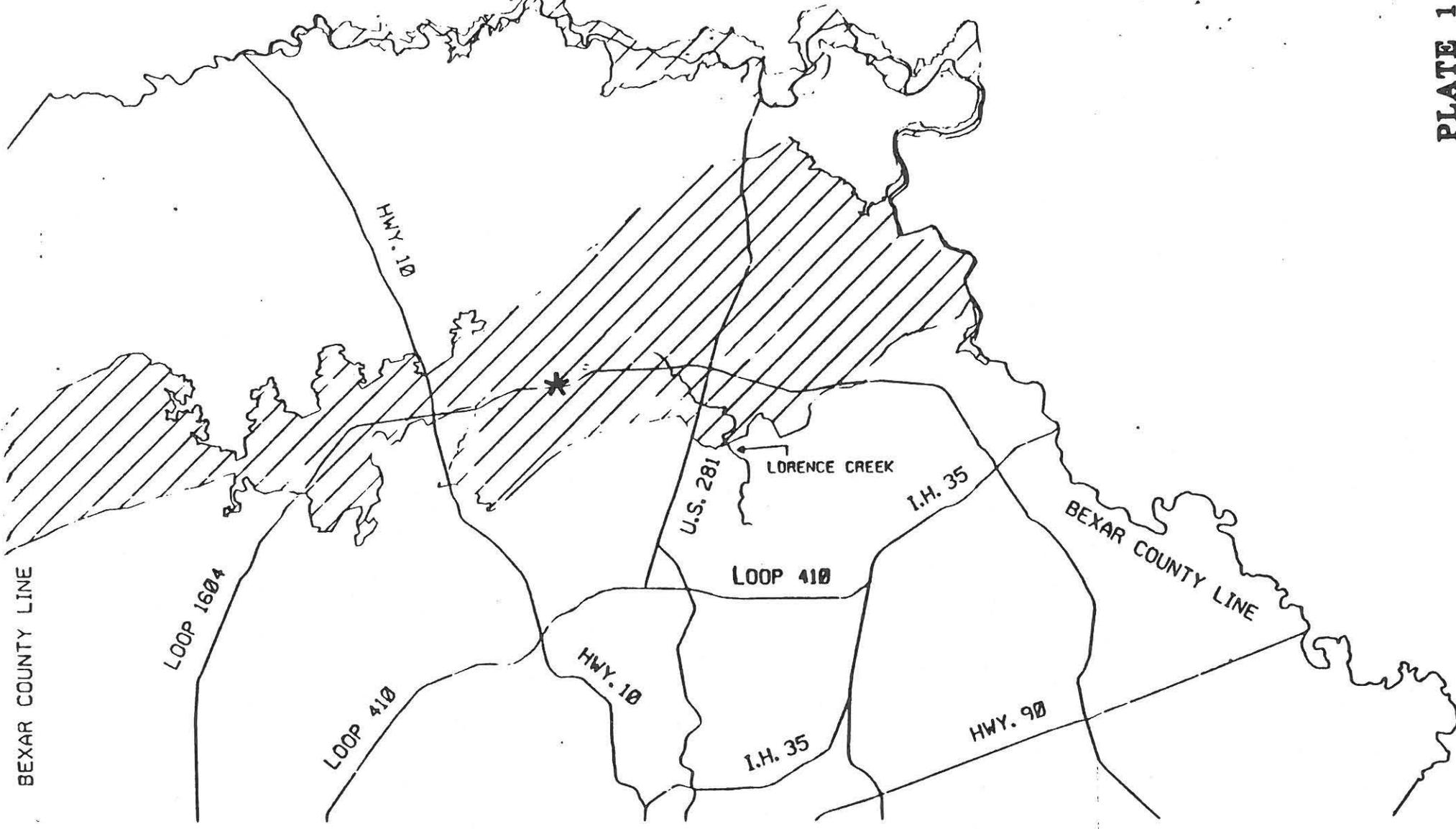
RECOMMENDATIONS

The Environmental Protection Officer recommends the following:

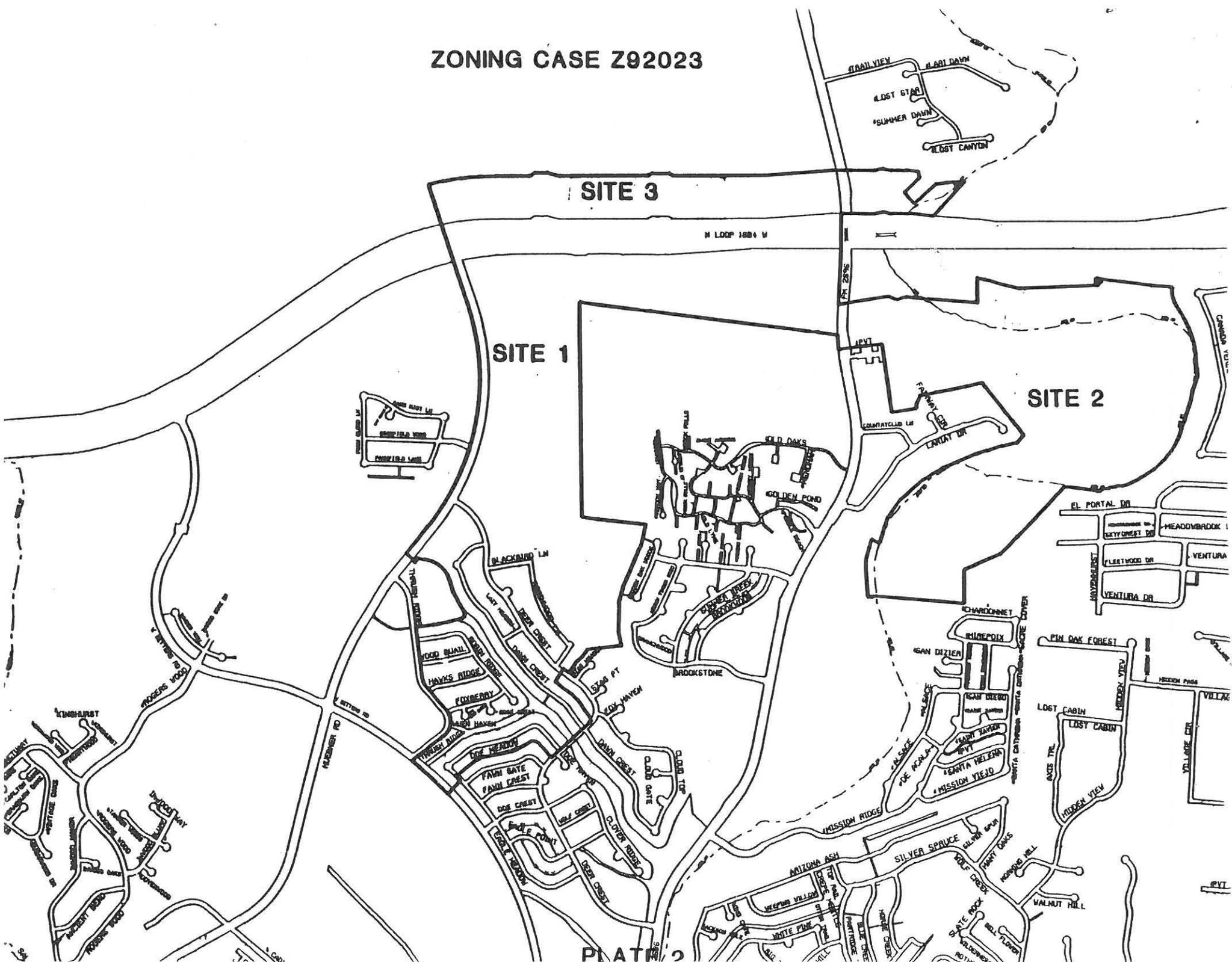
1. Prior to the release of any building permits, a WPAP approval must be obtained from the Texas Water Commission and submitted to the Department of Planning.
2. Prior to the release of any building permits a site specific design plan must be submitted to the Department of Planning.
3. Before any recharge features are altered in any way the Texas Water Commission and the Department of Planning are to be notified.
4. If any additional solution openings, caves or sinkholes are located on these sites during land clearing, construction excavation or blasting, the developer shall immediately stop all activities and notify the Texas Water Commission at (512) 490-3096 and the Department of Planning at (512) 299-7900.


Rebecca Quintanilla Cedillo
Director of Planning

GEOGRAPHIC LOCATION MAP



ZONING CASE Z92023



SITE 3

SITE 1

SITE 2

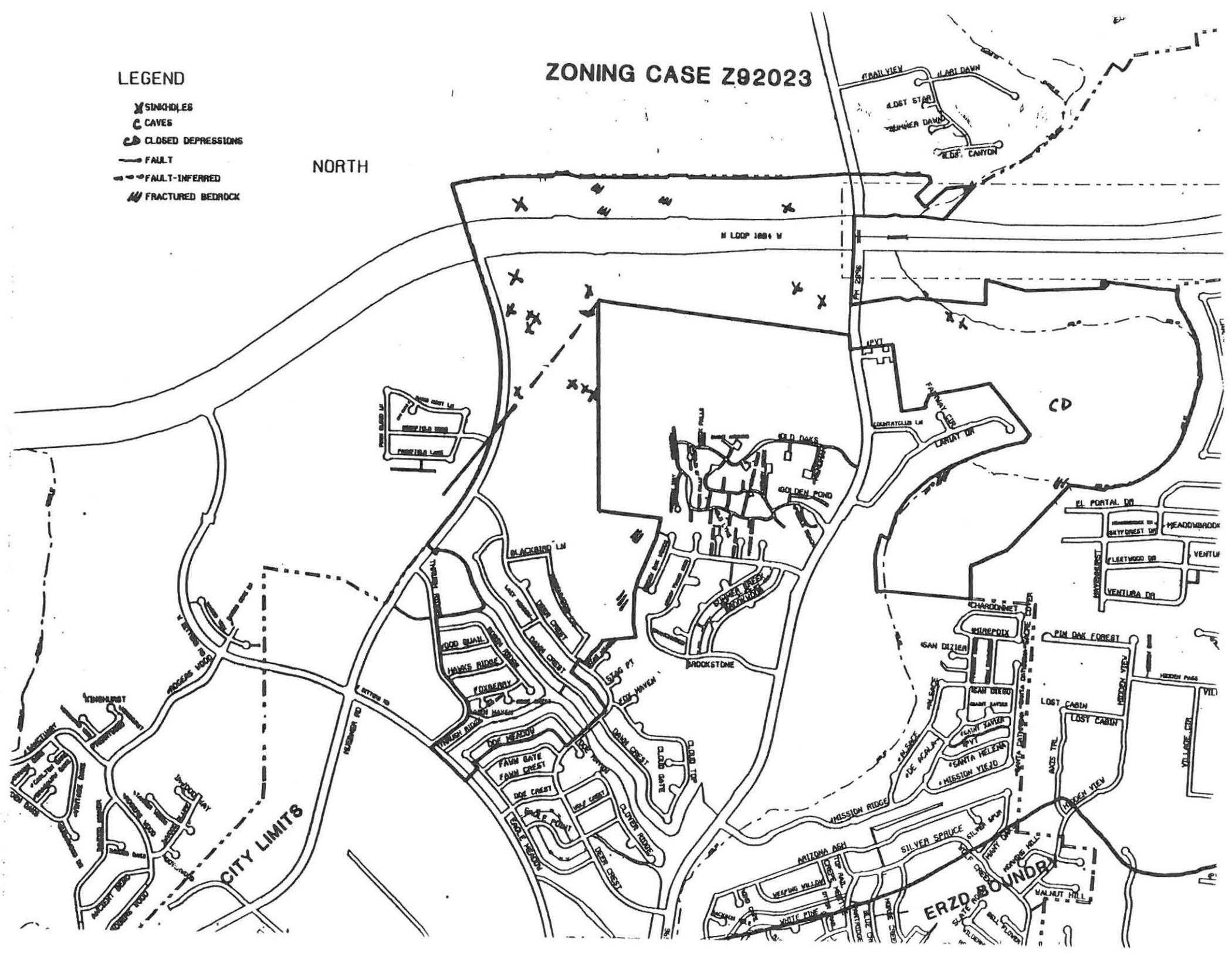
PLATE 2

ZONING CASE Z92023

LEGEND

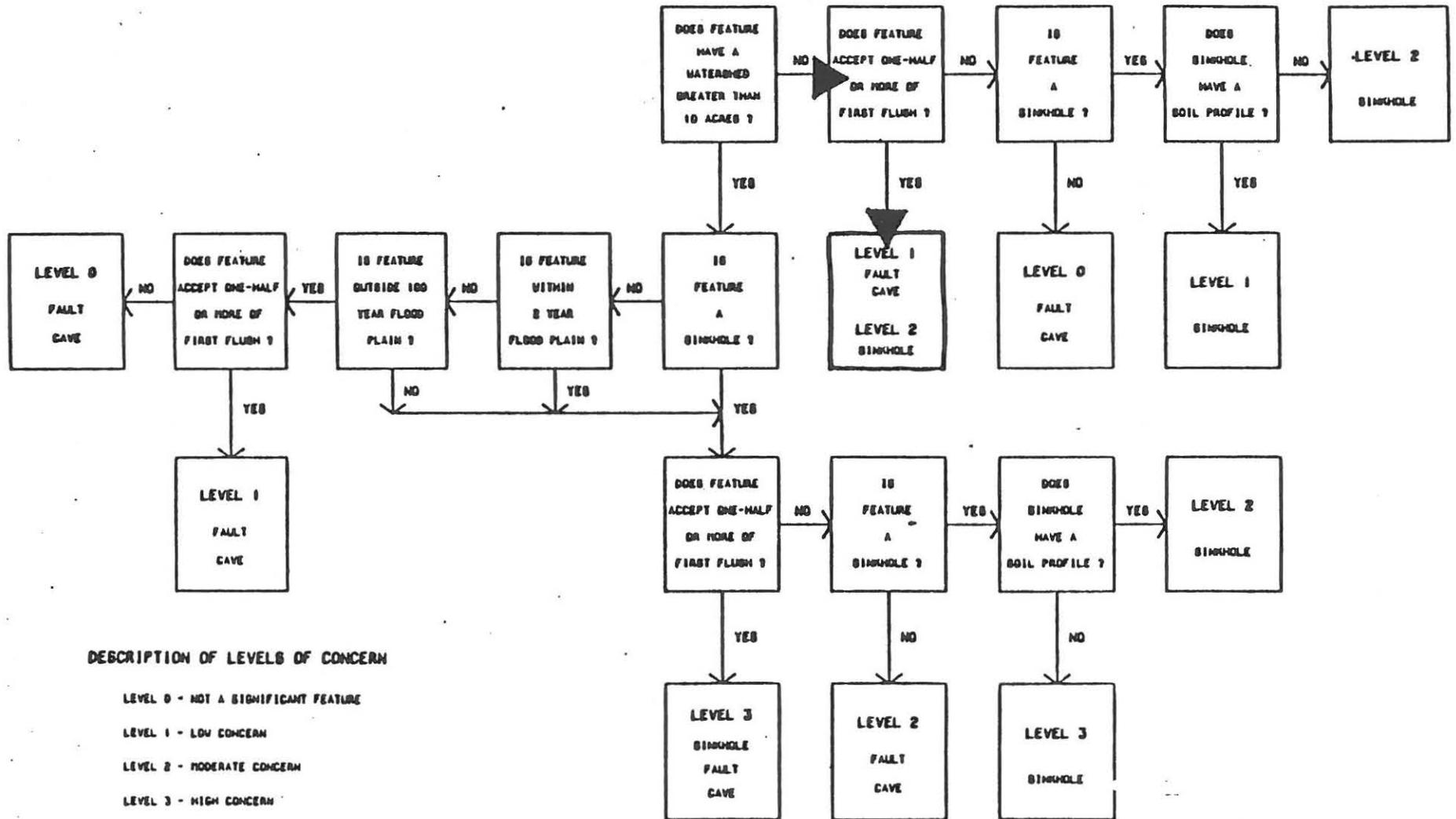
- X SINKHOLES
- C CAVES
- CD CLOSED DEPRESSIONS
- FAULT
- - - FAULT-INFERRED
- /// FRACTURED BEDROCK

NORTH



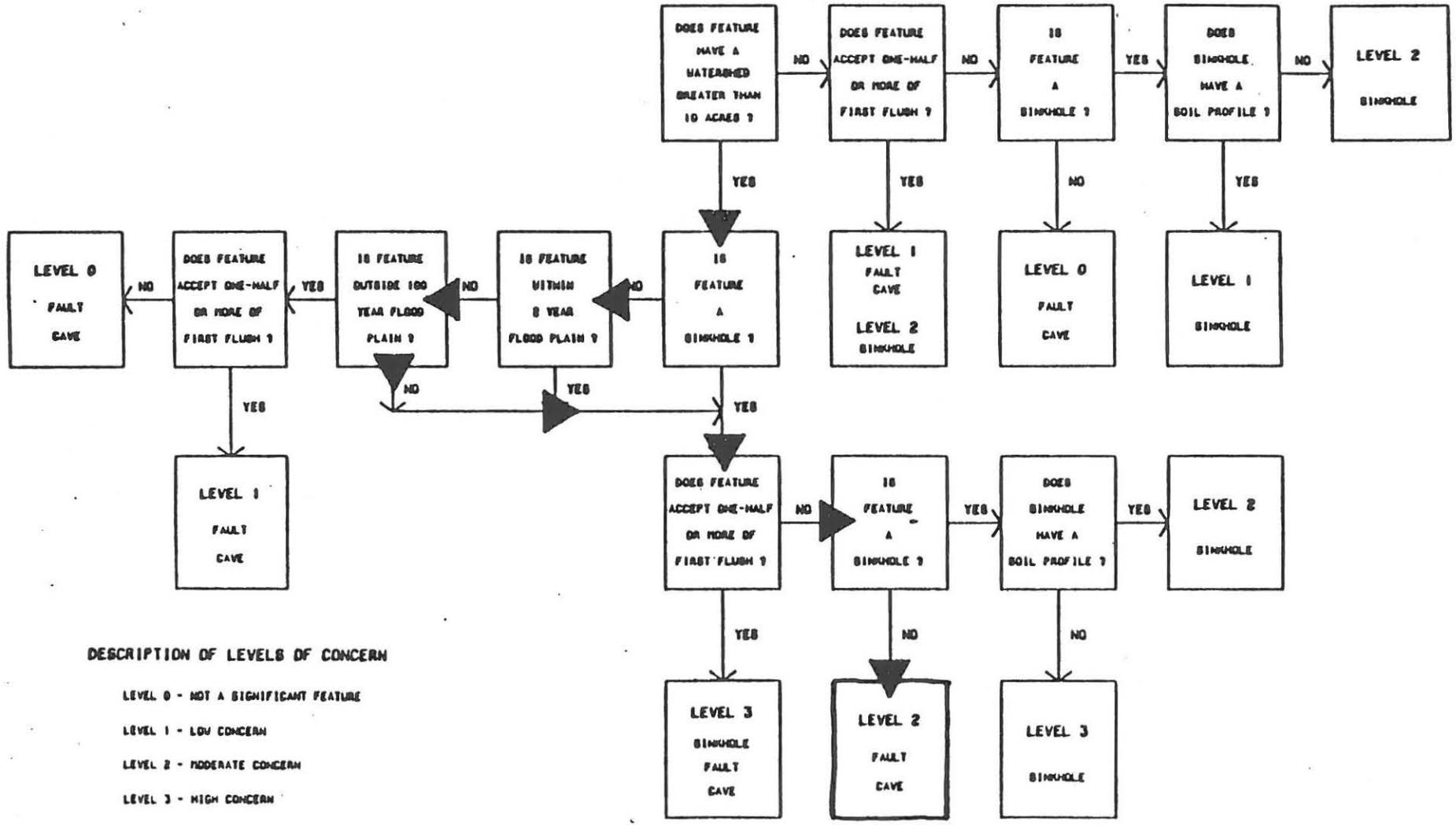
FRACTURED AREAS IN SITES 1 & 3

ASSESSMENT OF SIGNIFICANT RECHARGE FEATURES



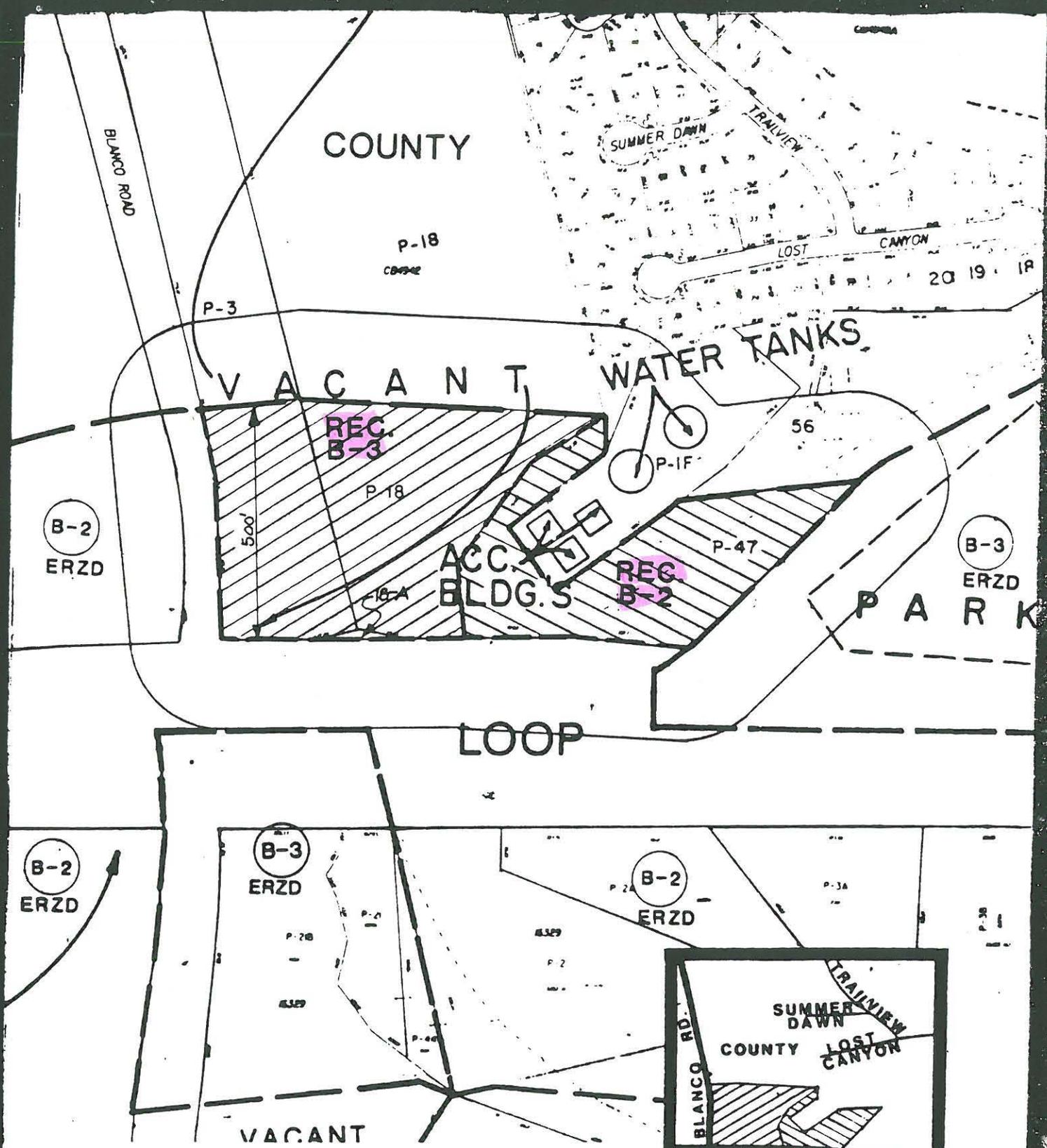
FRACTURED AREAS IN SITE 2

ASSESSMENT OF SIGNIFICANT RECHARGE FEATURES



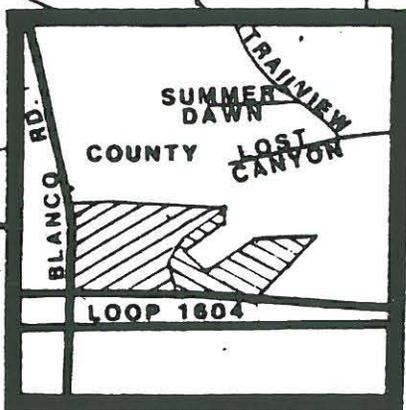
DESCRIPTION OF LEVELS OF CONCERN

- LEVEL 0 - NOT A SIGNIFICANT FEATURE
- LEVEL 1 - LOW CONCERN
- LEVEL 2 - MODERATE CONCERN
- LEVEL 3 - HIGH CONCERN



ZONING CASE : Z92023-A

FROM TEMP "R-1" ERZD
 TO : "B-3" ERZD & "B-2" ERZD
 CITY COUNCIL DISTRICT : 10
 DATE : APRIL 30, 1992



SCALE 1" =  NORTH
 DEPARTMENT OF PLANING
 SAN ANTONIO, TEXAS

AN ORDINANCE 75712

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 PARCEL 18-A AND THE SOUTH 500 FEET OF PARCELS 3 AND 18, NCB 16331 FROM TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "B-3" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT; AND PARCEL 47, NCB 16331 FROM TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT TO "B-2" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT; PROVIDED THAT THE FOUR RECOMMENDATIONS OF THE ENVIRONMENTAL PROTECTION OFFICER, LISTED ON THE ORIGINAL ORDINANCE, ARE ADHERED TO. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Affidavit of Publisher

1 XAS,
NIO
e, the undersigned authority, on this day personally
a William A. Johnson, who
be says on oath that he is Publisher
of l Recorder, a newspaper of general circulation in the
C onio, in the State and County aforesaid, and that
th 5/6 Ordinance #75712

hereto attached has been published in every issue of said newspaper on the following days, to-wit: May 6, 1992.

William A. Johnson

Publisher

Sworn to and subscribed before me this 6th day of May 1992.

Irene S. Palencia

Notary Public in and for Bexar County, Texas



4-30-92

DAVID J. GARCIA (SEAL)
District Clerk of
Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78204
By: RUDOLPH DE LA FUENTE
Deputy

Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared William A. Johnson, who 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, and that the Ordinance #75712 hereto attached has been published in every issue of said newspaper on the following days, to-wit: May 6, 1992.

William A. Johnson
Publisher

Sworn to and subscribed before me this 6th day of May, 1992.

Irene S. Palencia

Notary Public in and for Bexar County, Texas



4-30-92