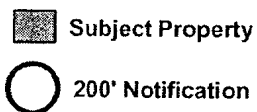


# **ZONING CASE: Z2004-049**

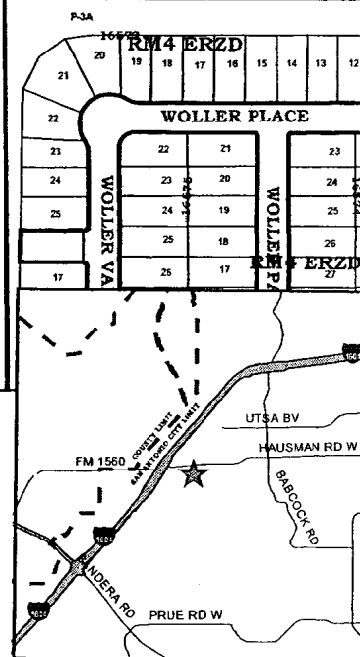
City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6 ERZD" To "C-2 ERZD"  
 Date: May 13, 2004  
 Scale: 1" = 300'



D-8  
 p.513



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 (A. 2.)



# CASE NO: Z2004049

## Staff and Zoning Commission Recommendation - City Council

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City Council continuance from May 13, 2004

**Date:** May 27, 2004

**Zoning Commission Meeting Date:** April 06, 2004

**Council District:** 8

**Ferguson Map:** 513 D8

**Appeal:** No

**Applicant:**

Dr. Carmen Garza Levcovitz

**Owner:**

Dr. Carmen Garza Levcovitz

**Zoning Request:** From R-6 ERZD Residential Single-Family Edwards Recharge Zone District to C-2 ERZD Commercial Edwards Recharge Zone District

P-9 , P-10 and P-11A NCB 14615

**Property Location:** 8122 Hausman Road

Hausman Road East of Loop 1604

**Proposal:** To construct a medical office complex

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval. The subject property is undeveloped and located east of Loop 1604 on Hausman Road. An undeveloped "PUD C-3" Commercial Planned Unit Development exists to the north. Although single-family residential zoning exists west, south and east of the subject property, the southern parcels are owned by the Northside Independent School District and are the proposed site for a new high school. Hausman Road is a major thoroughfare. The subject property is within the 1604/Hausman commercial node, an appropriate location for commercial uses.

**Zoning Commission Recommendation:**

Approval of "C-2 NA ERZD" Commercial Nonalcoholic Sales Edwards Recharge Zone District

**CASE MANAGER :** Mona Lisa Faz 207-7945

**VOTE**

<b>FOR</b>	8
<b>AGAINST</b>	0
<b>ABSTAIN</b>	3
<b>RECUSAL</b>	0

**Z2004049**

**ZONING CASE NO. Z2004049** – April 6, 2004

Applicant: Dr. Carmen Garza Levcovitz

Zoning Request: "R-6" ERZD Residential Single Family Edwards Recharge Zone  
District to "C-2" ERZD Commercial Edwards Recharge Zone District.

Primo Araujo, 1151 Hedgestone, representing the applicant, stated they intent to develop a pediatric medical building on the subject property. He further stated they have just completed Phase I of this project and have received positive responses.

**OPPOSE**

Richard Alles, 530 Donaldson, representing Agua Aquifer Guardians In Urban Areas, stated they oppose this request. He stated this development would increase the allowable impervious cover from 30% to 65% on the subject property. He expressed concerns with how this development has the potential to harm the aquifer with contaminated storm water runoff. He stated research done in Bexar County by the US Geological Survey show higher concentrations of contaminants in storm water runoff in Lorence Creek show much higher pesticide levels than in a rural creek. Another study measured higher levels of lead, fecal coliform and other contaminants in runoff from commercial development. He further stated City of San Antonio Master Plan policies clearly delineate the objective of aquifer protection.

George Rice, 414 E. French Place, stated he would like to express the same concerns as Mr. Alles. He stated he supports Dr. Levcovitz request however he feels this development should not be allowed of the Recharge Zone. He feels this would degrade the quality of water.

Loyd Cortez, 150 Amber Valley, stated he strongly opposes this request. He expressed concerns on how this development may have a negative impact on our drinking water. He also expressed concerns with the impervious cover from 30% to 65% on the subject property.

**REBUTTAL**

Primo Araujo, 1151 Hedgestone, stated they have every intention of following City and SAWS guidelines in building over the Recharge Zone. He further stated City representative as well as SAWS representative would be responsible for make sure they follow the process.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

**Z2004049**

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 Commissioner Stribling and seconded by Commissioner Grau to recommend approval with an "NA" designation.

1. Property is located on P-9, P-10 and P-11A, NCB 14615 at 8122 Hausman Road.
2. There were 8 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Dixon, McAden, Avila, Stribling, Peel**

**NAYS: None**

**ABSTAIN: Cardenas-Gamez, Dutmer, Sherrill**

**THE MOTION CARRIED**

RESULTS OF COUNCIL HEARING May 13, 2004

City Council granted a continuance until May 27, 2004

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.