

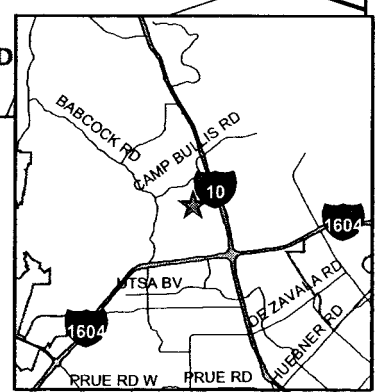
# **ZONING CASE: Z2004-216**

City Council District NO. 8  
 Requested Zoning Change  
 From: R-6 ERZD To O-1 ERZD and O-2 ERZD  
 Date: November 18, 2004  
 Scale: 1" = 350'

- Subject Property
- 200' Notification

**T-8**  
**p.514**  
**B-2**

C:\MAY 20, 2003



# CASE NO: Z2004216

## Staff and Zoning Commission Recommendation - City Council

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**Date:** November 18, 2004

**Zoning Commission Meeting Date:** October 19, 2004

**Council District:** 8

**Ferguson Map:** 514 B2

**Appeal:** No

**Applicant:**

Camp Bullis, Ltd.

**Owner:**

Camp Bullis, Ltd.

**Zoning Request:** From R-6 ERZD Residential Single-Family Edwards Recharge Zone District to O-1 ERZD Office Edwards Recharge Zone District and O-2 ERZD Office Edwards Recharge Zone District

44.98 acre tract of land out of NCB 34725

**Property Location:** La Cantera Parkway

East of Washita Way between La Cantera Parkway and Singing Forest

**Proposal:** Office complex

**Neighborhood Association:** Legend Hills Homeowners Association, Inc.

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required for rezoning. A traffic impact analysis will be required at time of platting or building permit.

**Staff Recommendation:**

Approval. The subject property is undeveloped and adjacent to R-6 ERZD Residential Single-Family Edwards Recharge Zone District to the west, north, O-2 ERZD Office Edwards Recharge Zone District to the east and ED ERZD Entertainment Edwards Recharge Zone District to the east and south. The subject property slopes down from the residential development to the west and north. The O-1 ERZD Office Edwards Recharge Zone District and O-2 ERZD Office Edwards Recharge Zone District will provide excellent transitions and buffers between residential and commercial uses. Access to the planned development will be from La Cantera Parkway. Staff's recommendation of approval is based on the site evaluation of the property by the San Antonio Water System (SAWS), Resource Protection Division recommendation of approval.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 7

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

Z2004216

**ZONING CASE NO. Z2004216** – October 19, 2004

**Commissioner Grau and Commissioner Dutmer were recused from this case.**

Applicant: Camp Bullis, Ltd.

Zoning Request: "R-6" ERZD Residential Single Family Edwards Recharge Zone  
District to "O-1" ERZD Office Edwards Recharge Zone District and  
"O-2" ERZD Office Edwards Recharge Zone District.

Mary Wigodsky, representing the owner, stated Camp Bullis purchased this property in 1992, which was part of the Master Plan of Crown Ridge that was designed as a multi use development with both commercial and residential. She stated in 1995, Camp Bullis applied for a POADP and was approved for commercial use in these 44 acres. She further stated there was no development plan therefore Camp Bullis did not seek rezoning for this property. In 1999, this property was annexed into the City and was given the Temporary "R-1" zoning designation. She stated their intent is to sell the property as commercial use for office development. She further stated they have been working with the representatives from Crown Ridge Homeowners Association to reach an agreement traffic issues and other concerns they may have.

**OPPOSE**

Bill Svelan, 6507 Singing Forest, representing Legend Hills Homeowners Association, stated they strongly oppose this zoning request. He stated they have been meeting with the representative, Mr. Byrd, from Camp Bullis as well as Councilman Hall to further discuss this request. He stated their concerns with deed restrictions are that no matter what they agree upon they feel the deed restrictions would be overlooked.

Matthew Miles, 300 Convent, stated he is not in opposition however he has been working with Mr. Svelan and Mrs. Wigodsky on this request. He stated in order to come to terms he would like to request continuance until November 2, 2004 to have more time to reach an agreement.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Legend Hills Homeowners Association, Inc.

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.

**Z2004216**

**COMMISSION ACTION**

The motion was made by Commissioner Stribling and seconded by Commissioner Dixon to recommend approval.

1. Property is located on the 44.98 acre tract of land out of NCB 34725 at La Cantera Parkway.
2. There were 15 notices mailed, 1 returned in opposition and 3 in favor.
3. Staff recommends approval.

**AYES: Martinez, Cardenas-Gamez, Kissling, Dixon, Sherrill, Avila, Stribling**

**NAYS: None**

**RECUSED: Grau, Dutmer**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

DEV. SERVICES

2004 OCT -6 A 10:29

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, PE, Karen Schubert, Planner III, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2004216 (Camp Bullis Offices)

**Date:** October 5, 2004

**SUMMARY**

A request for a change in zoning has been made for an approximate 44.98-acre tract located on the city's northwest side. A change in zoning from "R-6 ERZD" to "O-2 ERZD" is being requested by the owner, Camp Bullis, Ltd. The change in zoning has been requested to allow for the construction of an office complex.

As of the date of this report, an official request for a category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Section. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends approval provided that the applicant agrees to abide by all recommendations contained in this document.

**LOCATION**

The subject property is located in City Council District 8, north of La Cantera Parkway, west of I.H. 10. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

## **SITE EVALUATION**

### **1. Development Description:**

The proposed change is from R-6 to O-2 and will allow for the construction of an office complex. The property is currently undeveloped.

### **2. Surrounding Land Uses:**

The surrounding properties consist of residential lots and undeveloped areas.

### **3. Geologic Features:**

The Resource Protection Division of the San Antonio Water System conducted an investigation on April 24, 2003 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. The property is covered in a dense mixture of native vegetation. The property slopes towards the east. Gregory James, Environmental Geologist, evaluated the geology on the site. The geology consisted predominately of outcrops of the Dolomitic Member of the Edwards Formation. These outcrops were characterized by well-weathered vuggy rock, however no significant recharge features were noted during our site investigation. According to FEMA flood insurance maps, the property is not within the 100-year floodplain.

### **4. Water Pollution Abatement Plan (WPAP):**

As of the date of this report a Water Pollution Abatement Plan has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted and approved by the TCEQ prior to construction.

## **ENVIRONMENTAL CONCERNS**

The environmental concerns associated with this commercial development being constructed on the Edwards Aquifer Recharge Zone are:

### **1. Standard Pollution/Abatement Concerns:**

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this commercial development on the Edwards Aquifer Recharge Zone:

1. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 704-7305.
2. All Category 2 properties must be developed in accordance with all provisions stated in the Aquifer Protection Ordinance No. 81491. These provisions include restrictions on impervious cover, restrictions on the sealing of sensitive features and development restrictions in floodplains and floodplain buffer zones.
3. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
4. All stormwater run-off from the development shall be directed to a stormwater abatement system that shall be approved by the Aquifer Protection & Evaluation Division of the San Antonio Water System prior to the release of any building permits.
5. After the water pollution abatement structure construction is complete and prior to the start of business, the owner shall notify the Resource Protection & Compliance Department at (210) 704-7392 to schedule a site inspection.
6. All water pollution abatement structures shall be properly maintained and kept free of trash and debris.
7. If a water quality basin is constructed on the property, the following is required:
  - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 704-7305 to schedule a site inspection.
  - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 704-7305 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.

- C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 704-1158 prior to any discharge of water.
  - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
8. The land uses within the commercial zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
9. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
- A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
10. The storage, handling, use and disposal of all hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
11. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about Best Management Practices (BMP) of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
12. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.



13. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends approval as long as the applicant agrees to abide by all recommendations contained in this document.



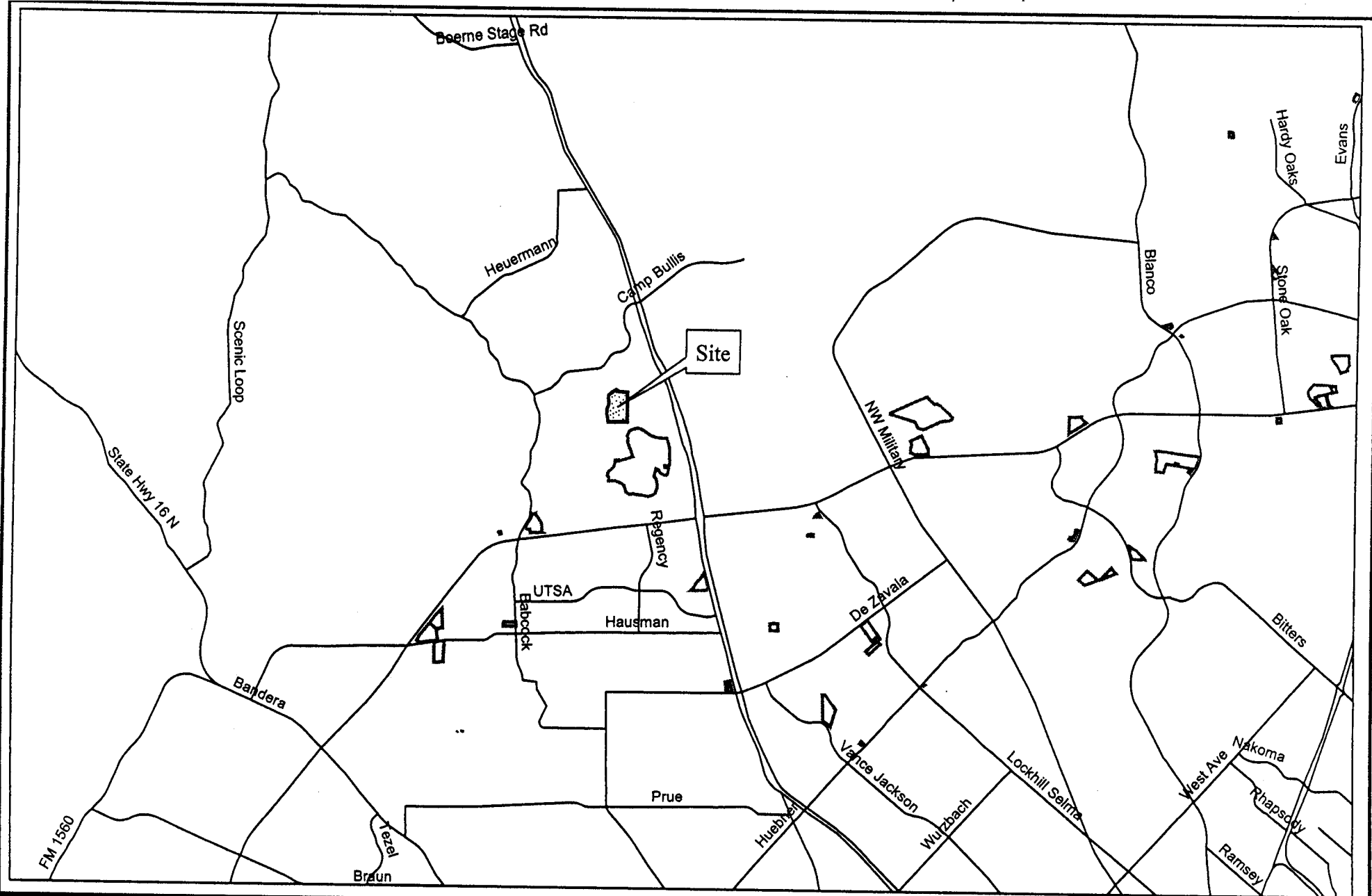
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:KJS



**Zoning Case Z2004216**

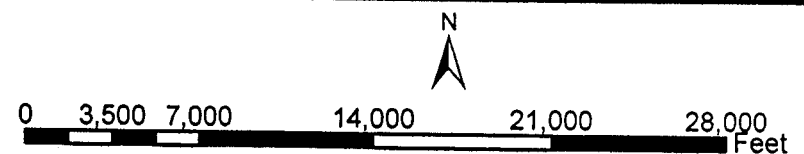
**Figure 1**

Camp Bullis Offices

Map Page 514 B2

X = 2091224 Y=13769202

Map Prepared by Aquifer Protection and Evaluation KJS 9/27/2004



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Zoning Case Z2004216

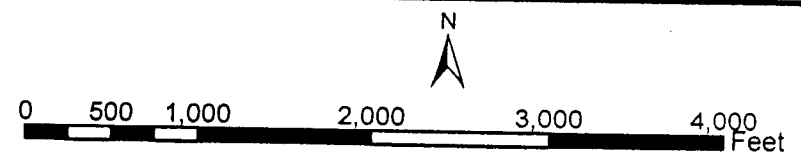
Figure 2

Camp Bullis Offices

Map Page 514 B2

X = 2091224 Y=13769202

Map Prepared by Aquifer Protection and Evaluation KJS 9/27/2004



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