



BROWN & MCDONALD
ATTORNEYS AT LAW

May 21, 2024

Councilman McKee-
Rodriguez District 2
100 Military Plaza
San Antonio, TX, 78205

RE: Doggett Freightliner Properties III, LLC Rezoning Efforts at 4110 Weichold Rd. Proposal

Dear Councilman McKee-Rodriguez:

Please accept this information on behalf of my client, Doggett Freightliner Properties III, LLC (“**Doggett**”). Doggett wishes to move forward with the rezoning of property located at 4110 Weichold Road (“Subject Property”), to C-2 CD for oversized vehicle sales (*see Exhibit “A”*). Doggett appreciates their proximity to the neighborhood and is committed to being good neighbors. To demonstrate such commitment, Doggett agrees to the following conditions when rezoning the Subject Property.

Considering the proximity of the abutting Paloma Neighborhood, Doggett agrees to the following conditions for the requested rezoning:

- **No 18-Wheelers on Weichold Road:** Except for emergencies, Doggett will prohibit 18-wheelers from using Weichold Road. All trucks will utilize a driveway on the feeder road. Doggett has committed to incorporating deceleration/turn lanes to avoid slowing traffic on the I-10 frontage road. As a result, there should not be any concerns regarding backed-up traffic. Only employees will be allowed ingress and egress through a secured gate on Weichold Road. Besides residential traffic on Weichold Road, the only other traffic will be Doggett employees in personal vehicles.
- **Generous Buffer Zones:** While the code requires a 15-foot buffer on SE and SW property lines, they’re willing to go above and beyond. Doggett will provide a 40-foot buffer on the SE border and a 25-foot buffer on the SW border.
- **Solid Fence for Peace and Quiet:** After community feedback, Doggett has agreed to build a solid 8ft masonry fence along the SE and SW property lines. This fence will span the full 2400 linear feet, serving as both a visible barrier, noise reduction measure from I-10, and increased safety preventing any crime to occur behind the abutting homes. Additionally, the fencing along Weichold Road will be wrought iron for additional security and an open view of the property and its operations.
- **Thoughtful Lighting, Required Testing, and Operating Hours:** Doggett will fully comply with military district restrictions on nighttime lighting and all local codes regarding lighting adjacent to a residential zone. Additionally, they will work with contractors during construction to minimize light pollution using downward, directional lighting. Doggett’s environmental team ensures that all waste and operations of their facilities are compliant with local, state, and federal environmental measures required for their establishment. Accordingly, Doggett works with the

EPA, TCEQ, and associated municipal regulatory agencies as appropriate to ensure compliance with all applicable safeguards and measures related to both Doggett's operations and its safety initiatives. The operating hours of the proposed development will Monday-Friday 7am-8pm, and Saturday 8am-5pm, and closed on Sunday. The peak time of traffic for the site is between 11am-2pm which is ideal since most people are at work during those times.

- **Building Adjustments:** The initial proposed building has been redesigned to be over 200 feet from the property line. In addition, Doggett will also move the wash bay away from the southern tip of the Property. Additionally, there will not be any speaker/PA system on the outside back of the building.
- **Greenery Along the Property Line:** Doggett is committed to planting additional trees along the property line and to complying with all local codes on landscaping. Doggett commits to not only planting additional trees as necessary to replace any trees impacted by the new fence, but to add to the beautification of the property line and provide an additional "nature" buffer zone between the properties.
- **No Liquid Fuel Storage:** There will not be any liquid fuel storage on-site.
- **Job Creation & Community Support:** Doggett is excited to bring 80-100 new construction jobs and hire an additional 30-50 new employees for their use on the Subject Property. Doggett will give priority consideration to qualified individuals that live in the Paloma Neighborhood who choose to apply. Additionally, Doggett has committed to supply at least \$1,000 a year for sponsorship of youth sporting programs associated with the Paloma Neighborhood. Doggett also offers summer internships to qualified individuals looking to begin a career as a technician giving priority to those that live in the Paloma Neighborhood.

Doggett is enthusiastic about adhering to the above provisions if the Subject Property is successfully rezoned to C-2 CD for oversized vehicle sales. We look forward to hearing your feedback about the proposal.

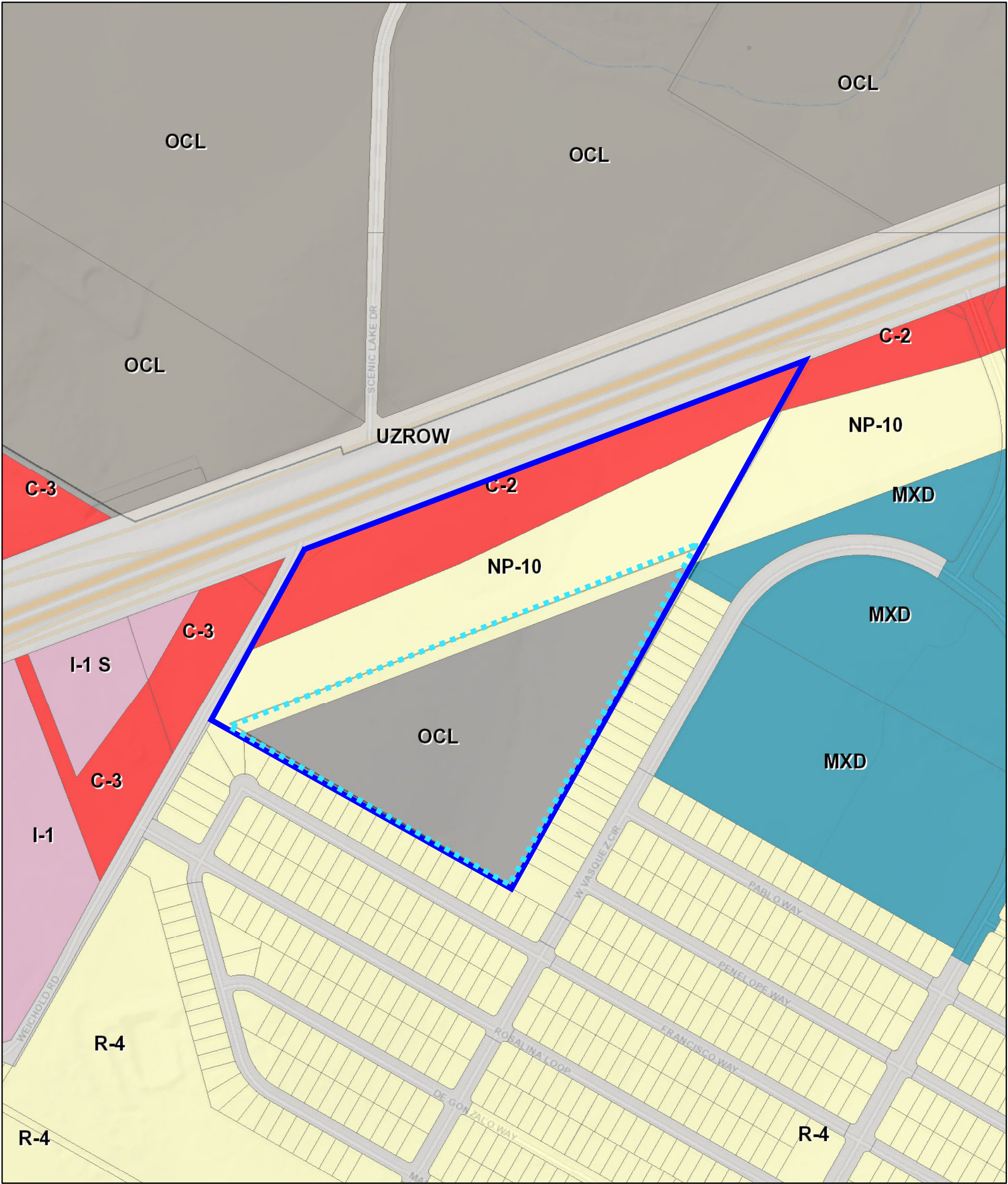
Sincerely,



Kenneth W. Brown, AICP

Brown & McDonald

CC: City of San Antonio
Development Services
c/o Clinton Eliason
1901 S Alamo St.
San Antonio, TX, 78204



October 18, 2023

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|--|---------------------------|--|--------------------------|
| | Community Service Centers | | Military |
| | Pre-K Sites | | Outside City Limits |
| | BCAD Parcels | | Un-Zoned |
| | Zoning Overlay Label | | COSA City Limit Boundary |

Zoning

- | | |
|--|--|
| | Arts & Entertainment, Entertainment District |
| | Neighborhood Preservation, Residential |
| | Multi-Family |
| | Commercial |
| | Industrial, Quarry, Sand/Gravel |
| | Business Park, Office |
| | Downtown, Form Based Zoning |
| | Farm/Ranch, Golf, Resource Preservation |
| | Special Districts |

