

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection & Compliance Department,
San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division,
Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Michael A.
Escalante, Environmental Protection Specialist III

Subject: Zoning Case Z2023-10700099 (Ridgeline Office)

Date: April 20, 2023

SUMMARY

A request for a change in zoning has been made for an approximate 0.050-acre lot located on the city's northwest side. A change in zoning from “**R-6 ERZD AHOD MLOD-1 MNA**” to “**O-1 ERZD AHOD MLOD-1 MNA**” is being requested by the applicant, Lloyd E. Denton Jr., and represented by Caroline McDonald of Brown & McDonald, PLLC. The change in zoning has been requested to allow for the development of a professional office.

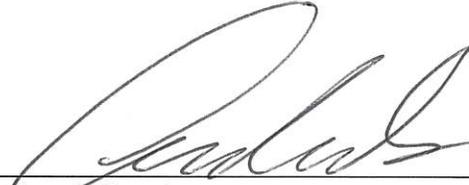
Currently, the site is an undeveloped 0.050-acre lot approximately one mile west of Rogers Ranch Rd. and North Loop 1604 West intersection. The subject property is vegetated with native trees and understory.

Site Specific Recommendations

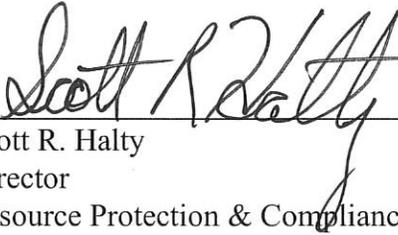
1. Provisions must be met within a Settlement Agreement between the City of San Antonio and The Rogers Shavano Ranch, Ltd., Rogers 1604 Commercial, Ltd., Bitterblue, Inc. and Denton Development Corporation approved on October 29th, 2015, for the overall 1,780-acre Rogers Ranch development plan.
2. The impervious coverage will be calculated using Category 2 (Two) provisions in order to allow for an average, blended impervious coverage not to exceed 39% for the entire 1,780 acres Rogers Ranch project

Based on the information submitted by the applicant, SAWS staff recommends **approval** for a professional office at North Loop 1604 West. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.

APPROVED:

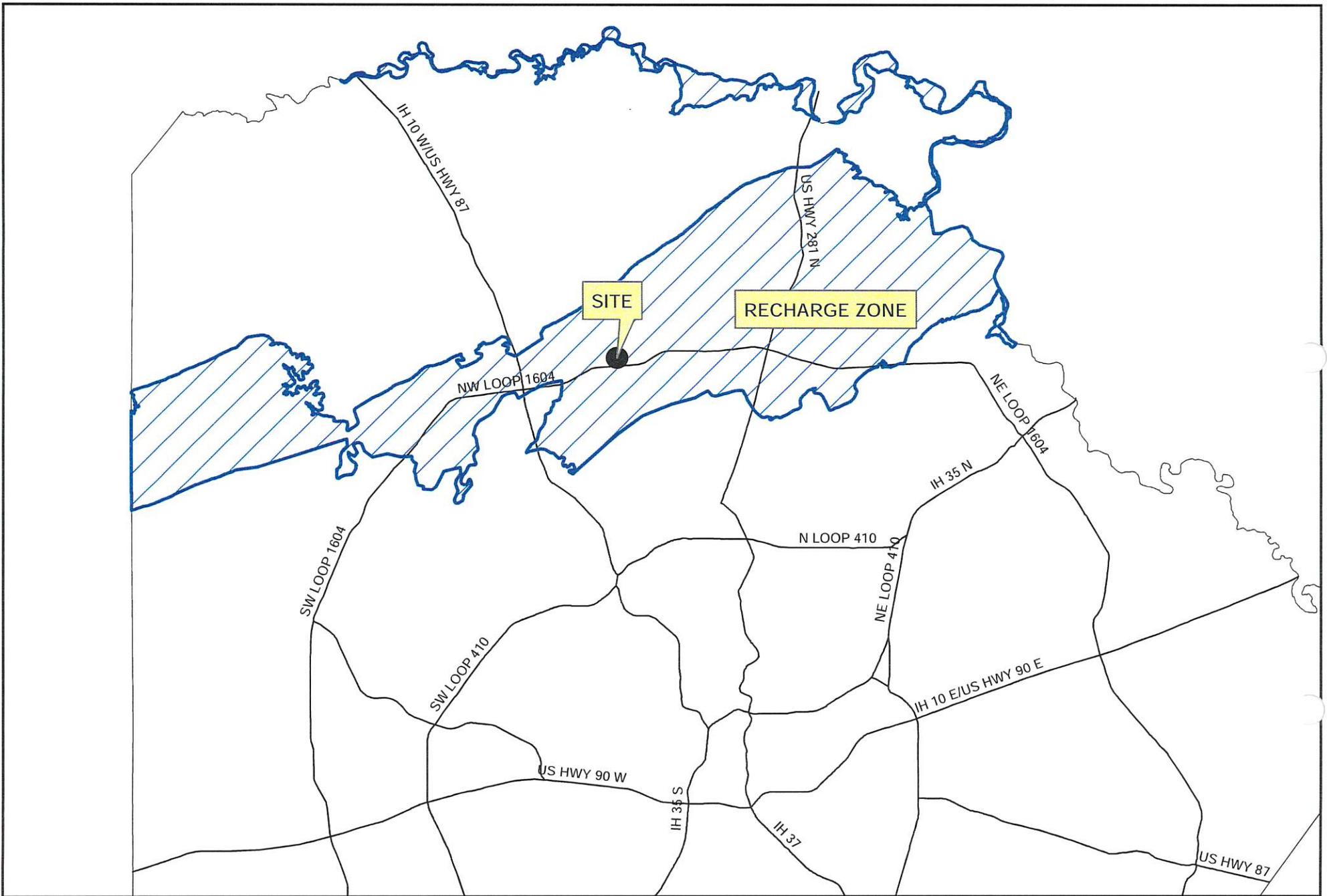


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



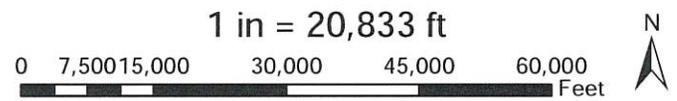
Scott R. Halty
Director
Resource Protection & Compliance Department

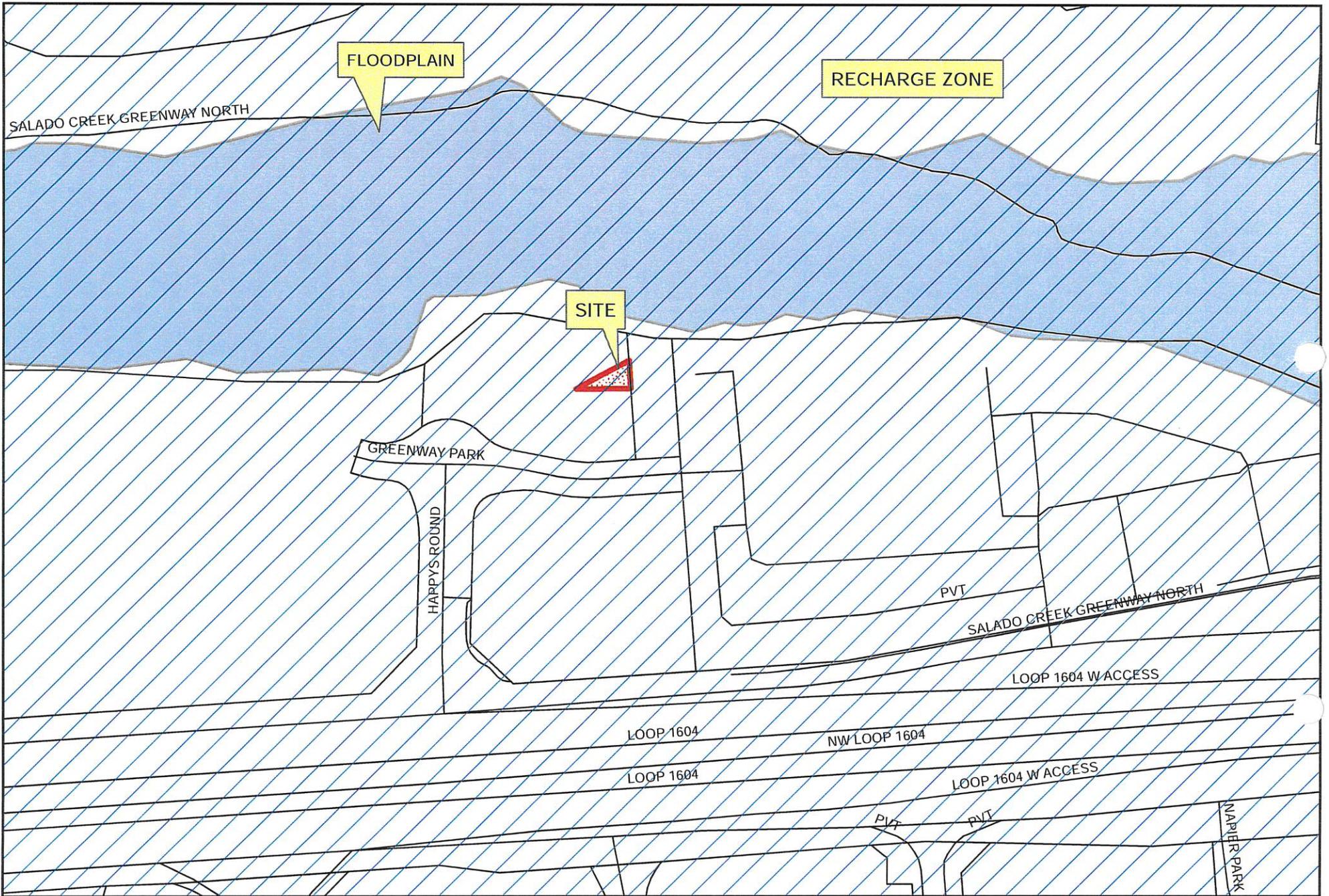
MJB:MAE



ZONING CASE: RIDGELINE OFFICE (FIGURE 1)
ZONING FILE: Z2023-10700099

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/17/2023





ZONING CASE: RIDGELINE OFFICE (FIGURE 2)
 ZONING FILE: Z2023-10700099

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/17/2023

