

**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 Z2022-10700031 (7023 W. Hausman Rd. Assisted Living Facility)

**Date:** March 29, 2022

**SUMMARY**

A request for a change in zoning has been made for an approximate 0.440-acre lot located on the city's northwest side. A change in zoning from "R-6 CD ERZD" to "R-6 CD ERZD" is being requested by the applicant, Jimmy Caldwell. The change in zoning has been requested to allow for 13-beds at an assisted living facility.

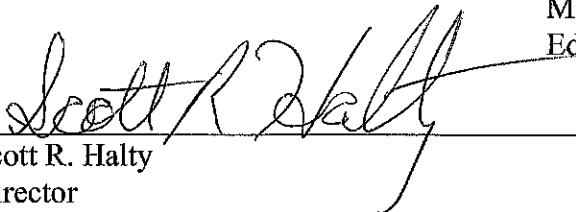
Currently, the site is a developed 0.440-acre residential lot at the northeast intersection of W. Hausman Rd. and Roadrunner Way. The subject property is located at 7023 W. Hausman Rd., the 4,236-square foot house was built in 2011 and is currently operating as a 12-bed assisted living facility. Additionally, the proposed zoning change shall not increase the existing impervious cover as the subject site is requesting the zoning change to allow for 13-beds at an assisted living facility. The site shall also follow all of the previously approved SAWS recommendations for the subject property listed in zoning case Z2020-10700095.

Based on the information submitted by the applicant, SAWS staff recommends **approval** for a 13-bed assisted living facility at 7023 W. Hausman Rd. 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:**

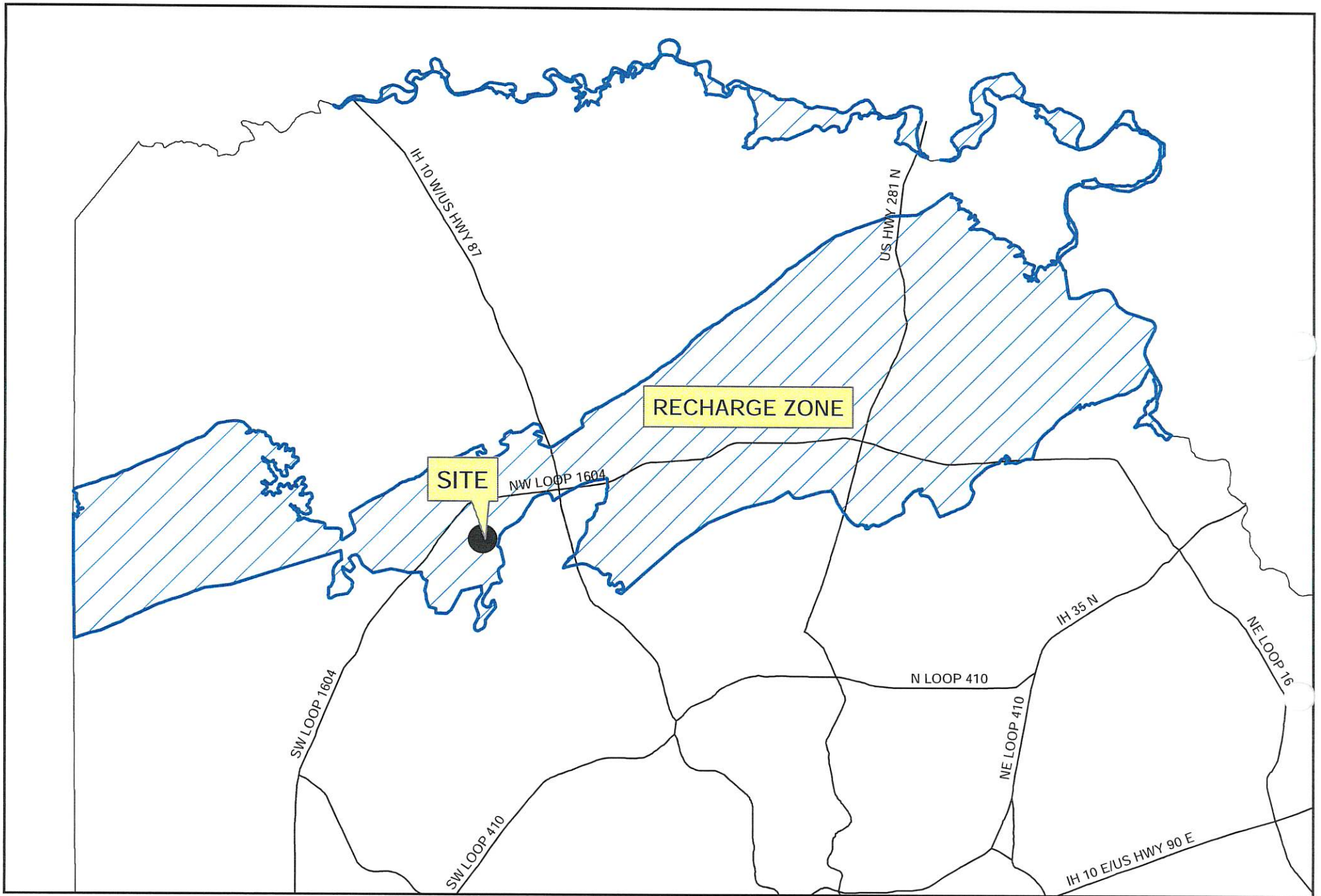


Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division



Scott R. Halty  
Director  
Resource Protection & Compliance Department

MJB:MAE



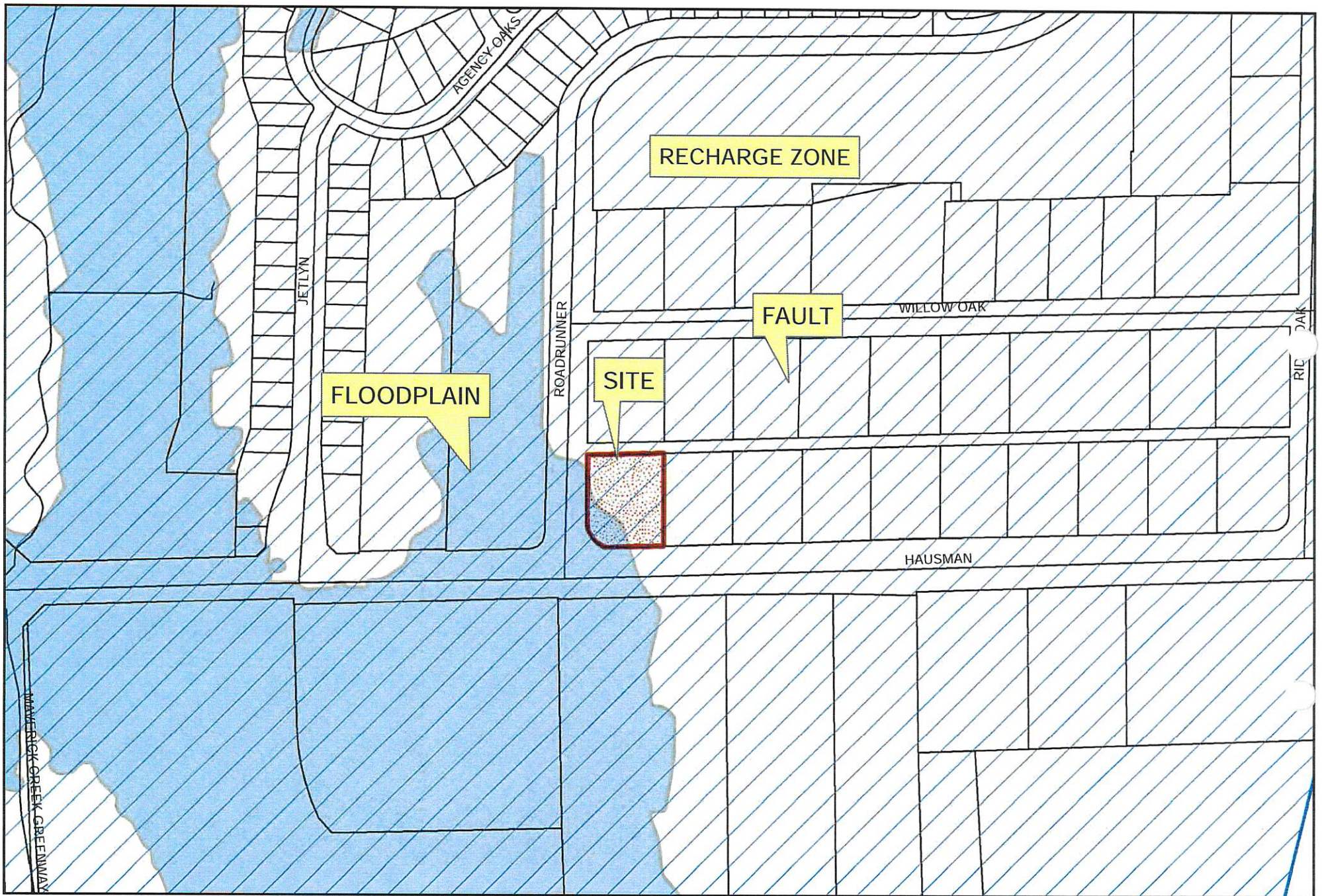
ZONING CASE: 7023 W HAUSMAN RD ASSISTED LIVING (FIGURE 1)  
ZONING FILE: Z2022-10700031

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 3/8/2022

1 in = 16,667 ft  
0 4,625 9,250 18,500 27,750 37,000 Feet







ZONING CASE: 7023 W HAUSMAN RD ASSISTED LIVING (FIGURE 2)  
ZONING FILE: Z2022-10700031

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 3/8/2022

1 in = 208 ft  
0 55 110 220 330 440 Feet

