

**Joel Garcia**

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**From:** Christopher Looney [Christopher.Looney@sanantonio.gov]  
**Sent:** Friday, September 19, 2008 3:25 PM  
**To:** joel@esi-a.com; Roderick Sanchez  
**Cc:** Fernando DeLeon; Micah Diaz; Leslie Zavala  
**Subject:** Z2008193

Hello Mr. Garcia.

This email is in response to some concerns you have regarding a potential rezoning case known by case number Z2008193.

The City's Planning and Development Services Department received an application for this rezoning case, however upon submittal it was not complete. Therefore, this case was placed on hold pending submittal of additional information needed to deem it complete. In anticipation of a complete application, advance/preliminary work began, including the creation of a draft map and collection of preliminary addresses for notification purposes.

The case was not scheduled for Zoning Commission consideration, therefore State- and City- required publication, notification, and sign posting has not yet occurred.

To complete the application, the applicant recently submitted 1) an agent letter with all owners' signatures authorizing the request, 2) a new Traffic Impact Analysis worksheet taking into account accurate existing land use, and 3) a letter correcting the land use on the application itself.

However, the applicant requested that we not yet schedule the case until they have time to meet with the homeowners/neighborhood association.

The map the applicant used for their flyer was a preliminary draft map our staff had begun to prepare for the case. We prepare these maps as an additional tool for citizens and commissioners to use to locate a property proposed for rezoning. The draft map was public information, but had yet to be proofed by my Zoning Staff for correct land use, addresses, etc. prior to the applicant utilizing it for their purposes. The inaccuracies would have been field checked and corrected by my Zoning Staff before official progression of the case if/when the case had progressed further.

One inaccuracy my staff has already identified and corrected is related to the two parcels within the notification buffer that appear on the draft map as one single parcel. This is something that is not uncommon in the utilization of multi-jurisdictional, but cooperative, GIS datasets and is routinely caught and corrected as cases progress through the normal process.

State Statute requires that municipalities notify owners of property within 200 feet of a rezoning request, based on the latest certified tax roll release provided by the County. The 200-foot notification line is drawn on the map to illustrate those properties to whom we send official notification. The State Attorney General issued an opinion that the 200-foot notification shall be measured from the center-line of abutting public rights-of-way. Therefore the notification buffer for this map is more than 200 feet from where the property boundary is adjacent to public streets. Failure to include additional properties captured by the extension from the center line of right-of-way has the potential to render a case invalid.

I hope the above information assists you and your neighborhood representatives. Please feel free to contact me or my staff if we can provide further information on the official rezoning process. Additional information can also be found at <http://www.sanantonio.gov/dsd/zoning.asp>

Thank you very much and have a nice weekend.

Chris

**Christopher J. Looney**

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Planning and Development Services Department's goal is to provide the highest level of customer satisfaction. Your candid feedback is an integral part of our efforts to better serve you. We invite you to take a few moments and tell us how we're doing by taking our survey: <http://www.sanantonio.gov/dsd/survey.asp> Thank you.