

SAN ANTONIO WATER SYSTEM DEVELOPMENT SERVICES
Interdepartmental Correspondence Sheet RECEIVED

To: Zoning Commission Members

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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 Z2019-10700195 (Pipestone Place Assisted Living)

Date: September 18, 2019

SUMMARY

A request for a change in zoning has been made for an approximate 0.465-acre lot located on the city's northeast side. A change in zoning from "**R-6 ERZD MLOD-1 MLR-2**" to "**R-6 CD ERZD MLOD-1 MLR-2**" is being requested by the applicants, Samuel & Elena Vesa. The change in zoning has been requested to allow for an assisted living facility.

Currently, the site is a developed 0.465-acre residential lot located at the southeast intersection of Pipestone Dr. and Parkstone Blvd. in the Oak Haven Heights neighborhood. The subject property is located at 2104 Pipestone Dr., the 3,512 square foot house was built in 1975, and is currently operating as an assisted living facility. Additionally, the proposed zoning change will not increase the existing impervious cover as the subject site is requesting the zoning change to allow for an assisted living facility.

Based on the information submitted by the applicant, SAWS staff recommends **approval** for an assisted living facility, located at 2104 Pipestone Dr. 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

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