



**CITY OF ALAMO HEIGHTS**  
**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**  
**6116 BROADWAY**  
**SAN ANTONIO, TX 78209**  
**210-826-0516**

**Planning & Zoning Commission Meeting**  
**Monday, October 07, 2024 – 5:30 P.M.**

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, October 07, 2024 at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

**INSTRUCTIONS FOR TELECONFERENCE:** Members of the public may also participate via audio by dialing 1-346-248-7799 and entering Meeting ID 89047228116. If you would like to speak on a particular item, when the item is considered, press \*9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

**Case No. 440** – Public hearing, consideration, and action regarding the request of Rene Ruiz, applicant, representing The San Antonio Country Club, Owner, to rezone the property identified as **CB 5600, BLK 3, LOT 31** also known as 141 Burr Rd zoned Multi-Family District (MF-D) to Parking (P).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, October 28, 2024 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

## **Existing and Proposed Zoning Regulations (141 Burr Road)**

The property is currently zoned for Multi-Family (MF-D). The property owner requests the property be zoned for Parking (P). The lot area is approximately 7,500 square feet (50 feet by 150 feet). The physical address is 141 Burr Road. The property is currently vacant land with all improvements and structures having been removed. Future improvements and any landscape buffer would be subject to final review by the Architectural Review Board and approved by City Council.

The proposed zone change is in keeping with the adjoining property on the east side that is zoned Parking (P) and is currently used for that purpose by the employees of the property owner, including CB 5600, Block 3, Lots 34, formerly known as 153 Burr Rd., CB 5600, Block 3, Lot 35, formerly known as 157 Burr Rd., and CB 5600, Block 3, Lots 36-37, formerly known as 159 Burr Rd (collectively, the “Lots 34-37”). The Planning and Zoning Commission and the City Council approved the rezoning of Lots 34-37 from Multi-Family District (MF-D) to Parking (P) in February of 2022.

The SACC will certainly comply with zoning regulations applicable to property that is zoned Parking (P), including landscaping, lighting, and screening requirements to make the employee parking lot as visually pleasing as possible. The SACC wants to be a good neighbor, as it has proved with the current employee parking lot.

The current entrance and exit from the subject property is from and onto Burr Road. The current entrance and exit from existing parking lot is from and onto N. New Braunfels Street. If the property is rezoned to Parking (P), the entrance and exit from the parking area from and onto the streets of the City of Alamo Heights must be approved by the city council, after a recommendation from the architectural review board, as part of the final design and review process. The SACC will certainly comply with the decision of the city council.

With this Rezone Application the property owner is simultaneously seeking a zone change from Multi-Family District (MF-D) to Parking (P) for the three lots it owns on both sides of the property subject to this application, 137 Burr Road (Lot 30), 149 Burr Road (Lot 32), and 151 Burr Road (Lot 33) (collectively, “Lots 30-33”). As discussed further below, the Rezone Applications would allow the existing parking area on Lots 34-37 to be expanded onto Lots 30-33 and for the enhancement of public safety and installation of public improvements.

### **Conditions and Justification for Zone Change**

1. Eliminates Street Parking by SACC Employees. SACC employees currently park on Burr Road east of N. New Braunfels, adjacent to the SACC. Parking on that side of Burr Road is less than ideal for many reasons. Although street parking is not illegal, it is not safe for SACC employees who park on Burr Road to exit their cars as other cars driving east on Burr Road drive by them as they exit their cars to walk to the Burr Road entrance to the SACC. Employees who exit their cars are often startled by cars driving east on Burr Road and pulling back into their cars until the traffic passes. It is not safe. The lane is narrow.

2. Improves Public Safety. If the City will approve SACC's rezoning applications for Lots 30-33 and allow SACC to enlarge its existing parking lot, the SACC can move all employee parking to this lot and will require all employees to park in the lot and eliminate all employee parking on Burr Road. This will enhance public safety along Burr Road. The SACC can better maintain the security of its employees and their vehicles if all employees park in one location.

3. SACC will Improve Safety at the Intersection of Burr Road and N. New Braunfels at its Own Expense. If the City will approve SACC's rezoning applications for Lots 30-33 and allow SACC to enlarge its existing parking lot, the SACC, with the assistance of Pape-Dawson and the approval of the City of San Antonio, will install a diagonal crosswalk from the employee parking lot to the SACC (at a cost of approximately \$80,000 to the SACC). The City of San Antonio and Pape-Dawson confirm that the safest method of crossing this busy and problematic intersection is by use of a diagonal crosswalk. A pedestrian activates the crosswalk by pressing a button on either side of the crosswalk, and if there are no pedestrians using the crosswalk, then it is not activated and it will not impede traffic flow. The City of San Antonio has approved the installation of the diagonal crosswalk, and in fact, encouraged it as the safest alternative.

Once construction is complete at the SACC (end of December 2024), the City of San Antonio will install "No Parking" signs on the SACC side of Burr Road, and only parallel parking will be permitted for special events to assist with overflow parking, but not for any other reason.

With the removal of cars parked on Burr Road, Pape-Dawson and the City of San Antonio, at the expense of the SACC, will re-stripe Burr Road, install a left-turn lane on Burr Road (west-bound on Burr Road) primarily to assist with the flow of afternoon traffic from Fort Sam Houston. The late afternoon traffic exiting Fort Sam Houston causes a traffic backlog on Burr Road every weekday afternoon, and the turn signal will alleviate that traffic congestion. The cost of the left-turn light, etc., has not been calculated as of this date; however, the SACC will bear the expense of this public safety improvement as well.

In summary, the expansion of the SACC employee parking lot is one part of the SACC's effort to improve the parking and safety issues surrounding the Burr Road and N. New Braunfels Ave. intersection and roads. It is part of a larger picture of solving a serious safety issue at this intersection. It is one that has been created by a growing population in the surrounding area and more traffic pressure on N. New Braunfels Ave.

In the past year to 18 months, there have been numerous accidents involving pedestrians (mostly SACC employees) and motorists. Fortunately, none have been fatal. One employee suffered a broken leg, and she ultimately retired. However, there have been and continue to be many near misses between pedestrians and motorists at this intersection. These pedestrians include employees and residents of the area who walk, bike, and run in the neighborhood and those who are walking for other reasons. This is an unacceptable and ongoing problem and one which the SACC is determined to solve at its expense.

To accomplish the goal of a safer intersection, we must remove the cars off of Burr Road, add a left-turn lane on Burr Road, and install a diagonal crosswalk at the intersection. But this is only

possible if the SACC is permitted to expand the employee parking lot so that all SACC employees can park in one lot and not park on Burr Road, which is unsafe.

4. Onsite Parking is Cost Prohibitive. The fact is that the SACC is land locked. A parking garage might be a solution, except that it is prohibitively expensive, and it would be an eyesore no matter where it is might be placed on the campus. No one would be happy if it was built and placed on the campus. There is no other land available on the campus for parking.

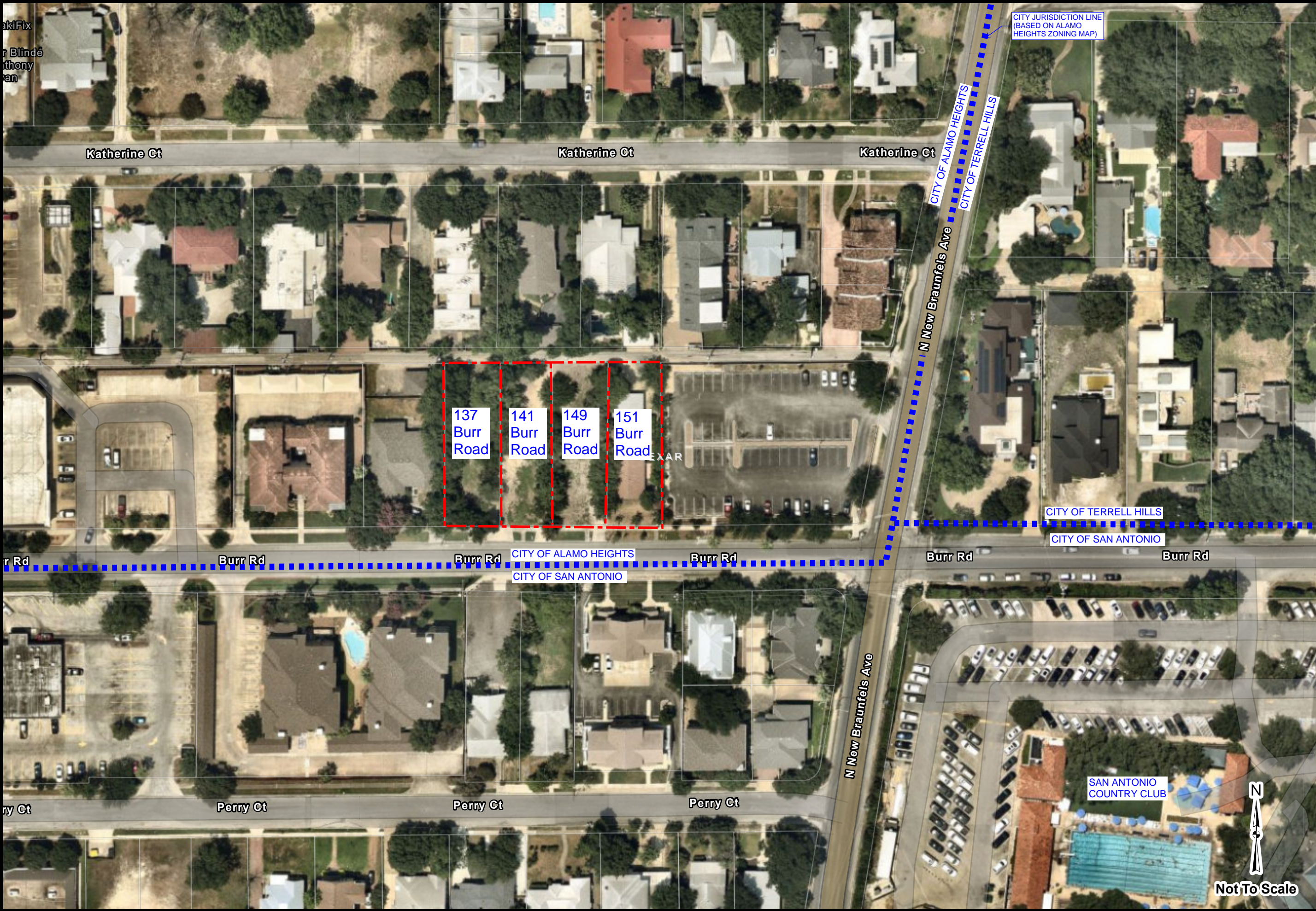
As a part of the current remodeling, the SACC is re-striping the front parking lot to accommodate more cars (and smaller cars), leaving the side lot for larger cars. The SACC is taking all steps to maximize parking spaces on its campus footprint.

5. The Current Employee Parking Lot is Working. As previously stated, the current SACC employee parking lot was approved by city council in February of 2022. Since then, the development of the parking area has complied with all requirements of Alamo Heights and the SACC has received no complaints from the city or its neighbors concerning its use of the parking area. The SACC has proven that it will comply with the requirements of a Parking District and proven that it is a good neighbor, and it will continue to do so.

6. Zone Change Furthers Goals of Comprehensive Plan. Goals of the Comprehensive Plan include (a) improving walking routes and bike routes to increase connectivity, (b) projects and plans that benefit multiple issues and create opportunities for improving the quality of life in Alamo Heights, (c) traffic calming devices to slow traffic and make intersections safer for pedestrians, including pedestrian signals with countdown timers to facilitate pedestrian crossing, and (d) creating parking districts and incentivizing shared parking arrangements. These goals will be advanced if the property is rezoned for Parking (P), because it will eliminate SACC employee street parking and allow SACC to install crosswalks, a dedicated turning lane, and pedestrian signals at the intersection of Burr Road and N. New Braunfels. These action steps will improve walking and biking routes to increase connectivity, make the intersection safer for pedestrians, address multiple issues at the intersection of three (3) cities to improve the quality of life in Alamo Heights, including speeding, parking, and traffic flow, and create a parking district and the opportunity for shared parking when and where possible for the SACC.



THIS MAP WAS CREATED USING THE PAPE-DAWSON GIS WEB MAPPING SERVICES



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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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**GIS WEB MAPPING SERVICE**

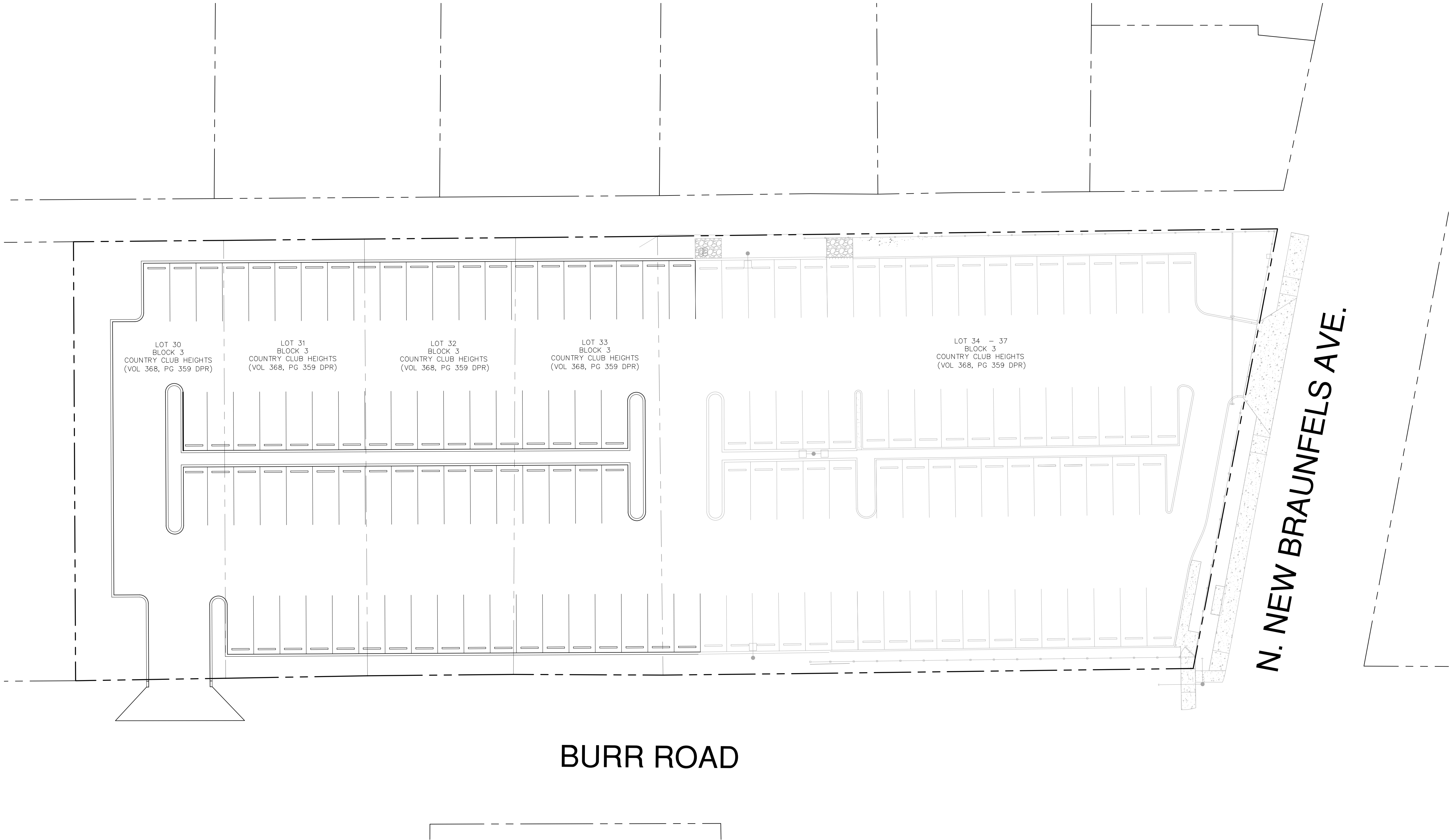
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SHEET **1.0**



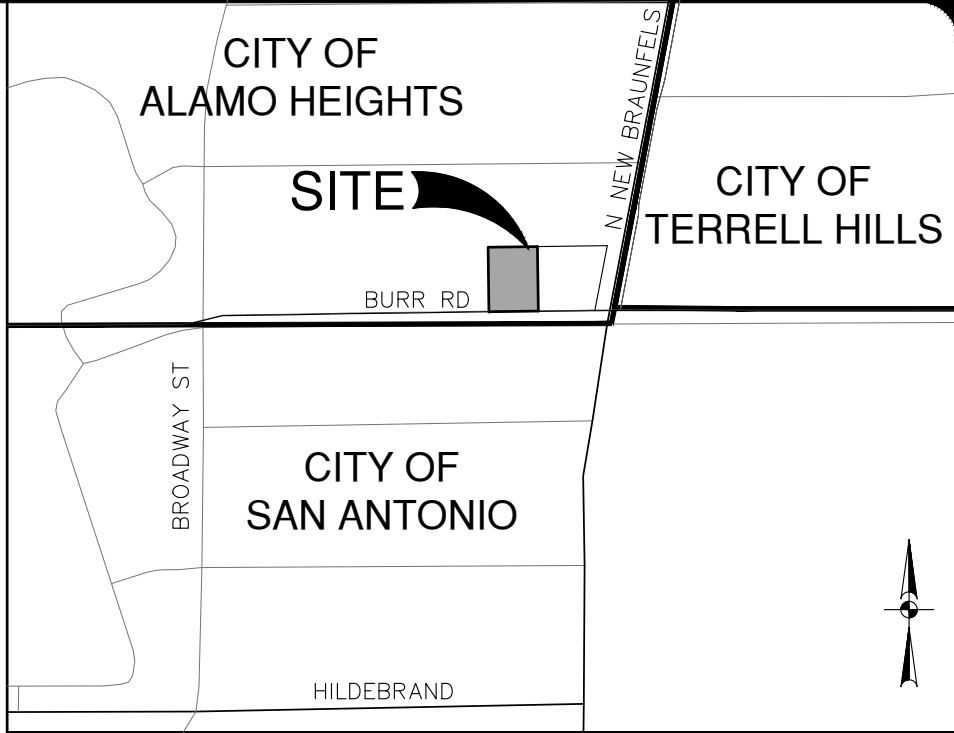
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SITE / PARKING SUMMARY TABLE	
EXISTING PARKING: EXISTING STALLS	68
PROPOSED PARKING: EST. PROPOSED STALLS	73
EST. TOTAL PARKING	141

PARKING COUNT SUBJECT TO CHANGE BASED ON DESIGN

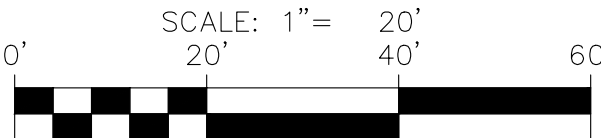
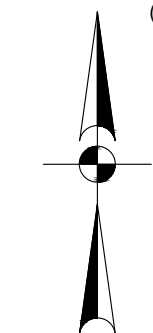


LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOT 30-37, BLOCK 3  
COUNTRY CLUB HEIGHTS  
(VOL. 368, PG. 359, DPR)

ADDRESS:  
153 BURR RD.  
ALAMO HEIGHTS, TEXAS 78209



- PROPERTY LINE
- LOT LINE
- PROPOSED WHEEL STOP
- EXISTING LIGHT POLE

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**BURR ROAD PARKING EXPANSION**  
ALAMO HEIGHTS, TEXAS

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

JOB NO.	13382-00
DATE	AUGUST, 2024
DESIGNER	LF
CHECKED	JSF DRAWN LF
SHEET	EX

SCHEMATIC DESIGN



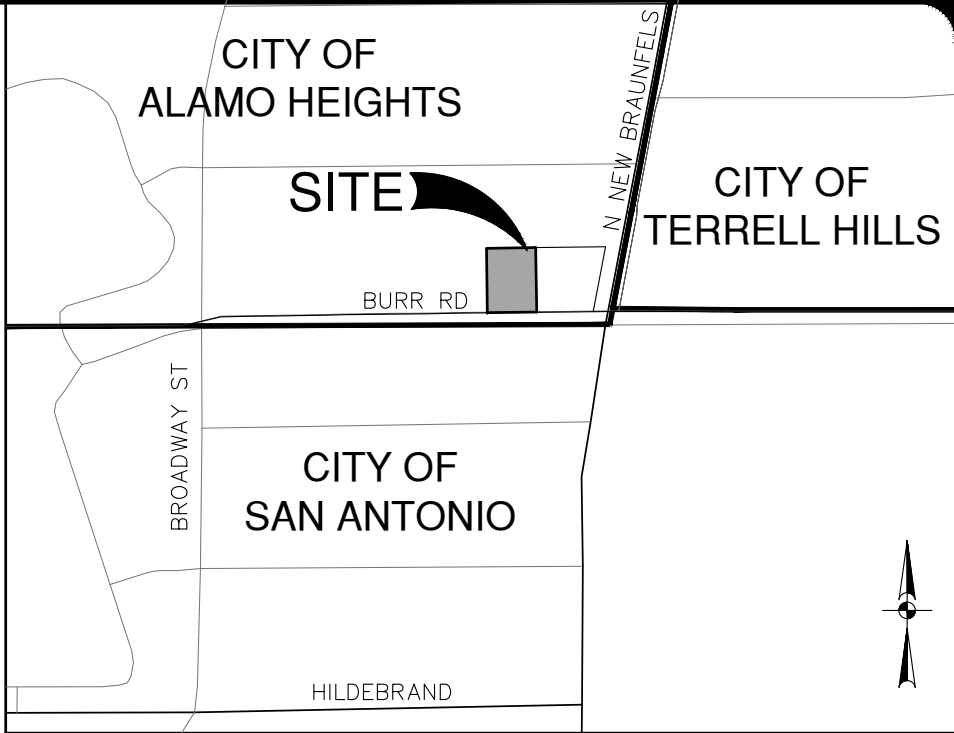
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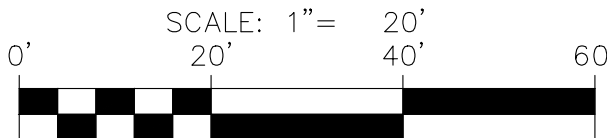
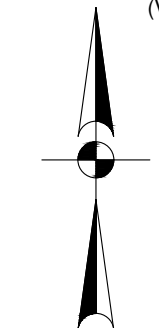


LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOT 30-37, BLOCK 3  
COUNTRY CLUB HEIGHTS  
(VOL 368, PG 359, DPR)

ADDRESS:  
133 BURR RD.  
ALAMO HEIGHTS, TEXAS 78209



- PROPERTY LINE
- LOT LINE
- PROPOSED WHEEL STOP
- EXISTING LIGHT POLE

PRELIMINARY  
NOT FOR CONSTRUCTION

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BURR ROAD PARKING EXPANSION  
ALAMO HEIGHTS, TEXAS

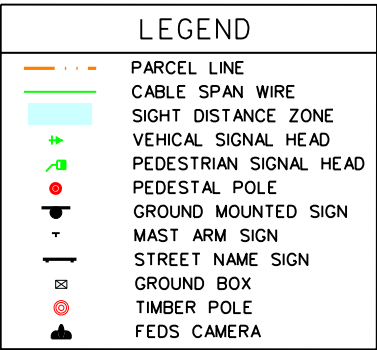
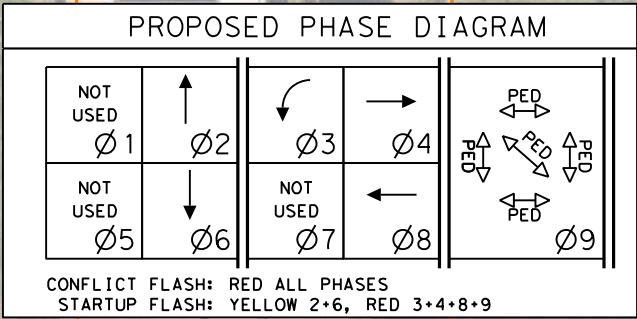
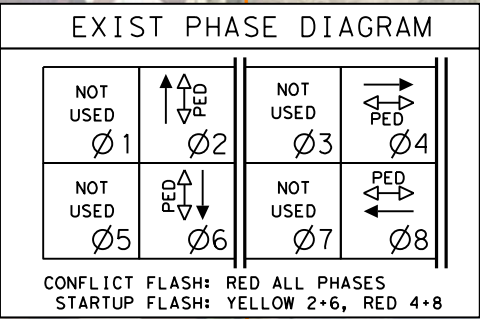
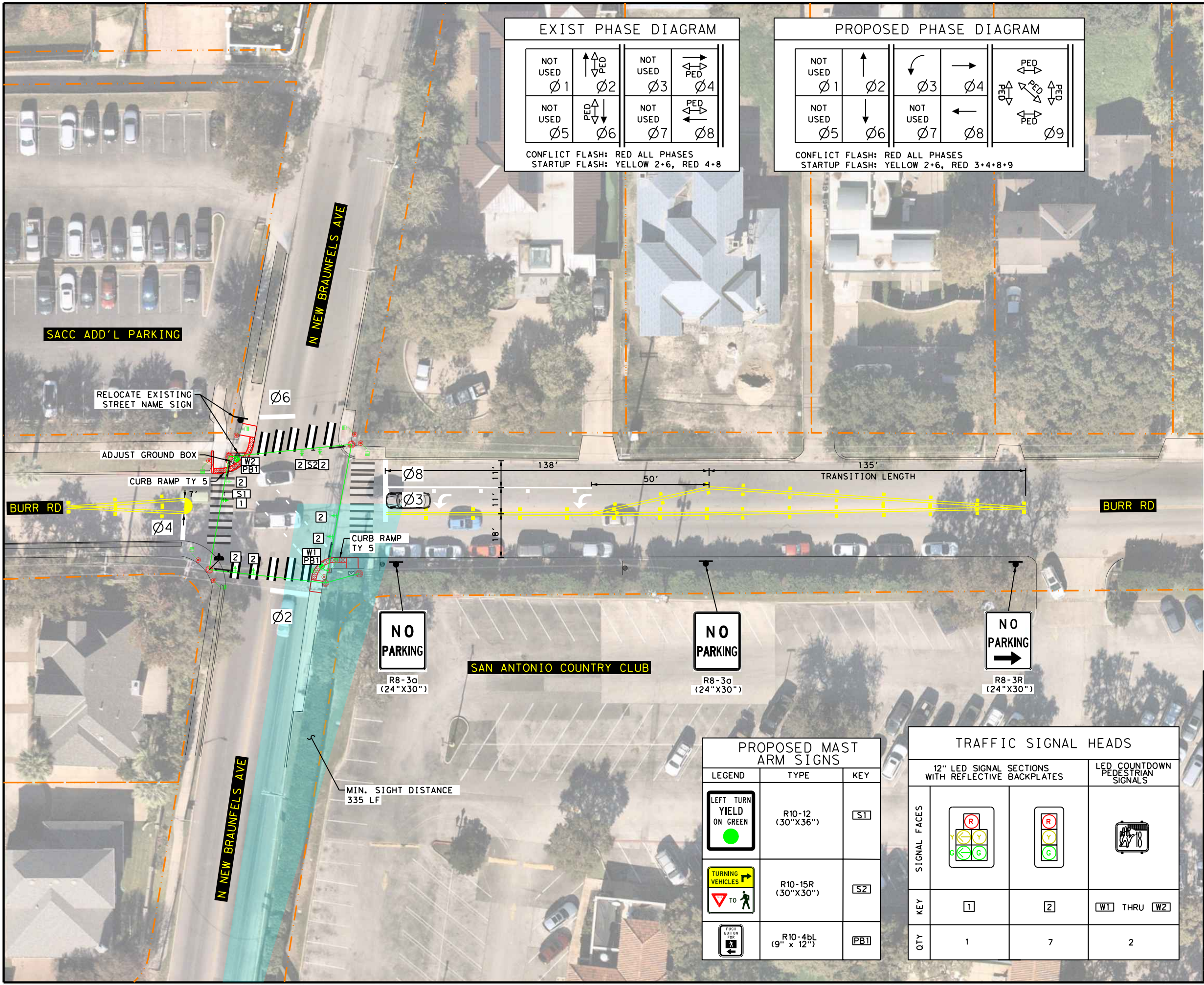
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DATE AUGUST, 2024  
DESIGNER LF  
CHECKED JSF DRAWN LF  
SHEET EX

SCHEMATIC DESIGN



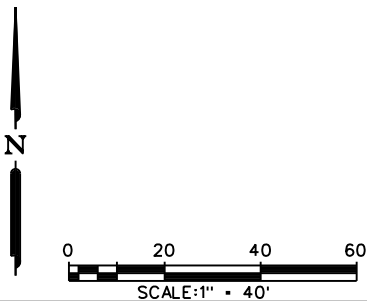
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INTERSECTION SAFETY IMPROVEMENTS:

1. ADD WESTBOUND LEFT TURN LANE USING EXISTING PAVMENT WIDTH ON BURR RD AND ADD PROTECTED LEFT TURN PHASE TO SIGNAL.
2. INSTALL REFLECTORIZED BACKPLATES TO ALL EXISTING AND PROPOSED SIGNAL HEADS.
3. INSTALL HIGH VISIBILITY CROSSWALK MARKING ACROSS N NEW BRAUNFELS AVE TO MATCH EXISTING MARKING ACROSS BURR RD.
4. ADD ALL RED PHASE TO SIGNAL FOR PEDESTRIAN MOVEMENTS.
5. INSTALL TY 5 CURB RAMPS ON THE NW AND SE CORNERS AND ADD DIAGONAL CROSSWALK.
6. REMOVE OR REDUCE HEIGHT OF HEDGES ON THE SOUTHEAST CORNER OF THE INTERSECTION TO IMPROVE VISIBILITY. (NORTHBOUND RIGHT TURNING TRAFFIC CANNOT SEE PEDESTRIANS ABOUT TO CROSS BURR RD ON SE CORNER.)



PROPOSED MAST ARM SIGNS		
LEGEND	TYPE	KEY
	R10-12 (30"x36")	[S1]
	R10-15R (30"x30")	[S2]
	R10-4bL (9" x 12")	[PBT]

TRAFFIC SIGNAL HEADS		
SIGNAL FACES	12" LED SIGNAL SECTIONS WITH REFLECTIVE BACKPLATES	LED COUNTDOWN PEDESTRIAN SIGNALS
KEY	[1]	[2]
QTY	1	7

REV. NO.	DATE	DESCRIPTION	BY
 SAN ANTONIO   AUSTIN   HOUSTON   FORT WORTH   DALLAS 2000 NW LOOP 410   SAN ANTONIO, TX 78213   210.375.9000 TEXAS ENGINEERING FIRM #470   TEXAS SURVEYING FIRM #10028800			
<b>PRELIMINARY</b> SUBJECT TO CHANGE			
N NEW BRAUNFELS AVE AT BURR RD			
<b>PRELIMINARY EXHIBIT</b> INTERSECTION SAFETY IMPROVEMENT			
SAN ANTONIO COUNTRY CLUB			
SHEET 1 OF 1			
DGN#	FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.
CHK DGN#		TEXAS	
DWG#	DIST.	COUNTY	CONT. NO.
CHK DWG#		BEXAR	