

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 Z2024-10700254 (Canyon Creek Tattoo Parlor)

Date: October 24, 2024

SUMMARY

A request for a change in zoning has been made for an approximate 0.125-acre property located on the city's north side. A change in zoning from “C-2 MLOD-1 MLR-1 ERZD” to “C-2 CD MLOD-1 MLR-1 ERZD” is being requested by the applicant, Glenn Haddox and represented by Emile Weissler for Killen, Griffin & Farrimond, PLLC. The change in zoning has been requested to allow an tattoo parlor/studio. The property is currently classified as a Category 2.

Currently, the site is a vacant suite located within the existing Canyon Creek retail shopping center. The retail shopping center was built in 2006 and is located at 946 North Loop 1604 West. Additionally, the proposed zoning change will occupy a 5,355-square foot suite and will not increase the already existing impervious cover as the applicant is requesting to allow for a tattoo parlor/studio. Storm water runoff is being treated by an existing water quality basin and was found to be compliant at the time of the SAWS site evaluation. Further review of the inspection and maintenance history shows the basin in compliance since 2017.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation. No sensitive geologic features were observed on-site, nor identified on file. The property is in City Council District 9, approximately 1,000-feet east of Blanco Road and North Loop 1604 West intersection. The entire property lies within the Edwards Aquifer Recharge Zone (Figures 1 & 2).

Site Specific Recommendations

1. No additional impervious cover will exceed the already existing 5,355-square foot or 0.125-acre parlor/studio suite located within the Canyon Creek retail shopping center.

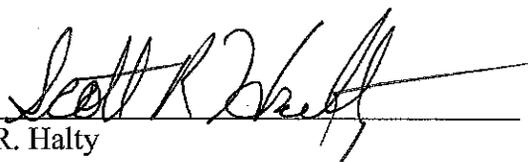
2. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.

Based on the information submitted by the applicant, SAWS staff recommends **approval** for the tattoo parlor/studio, located at 946 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.

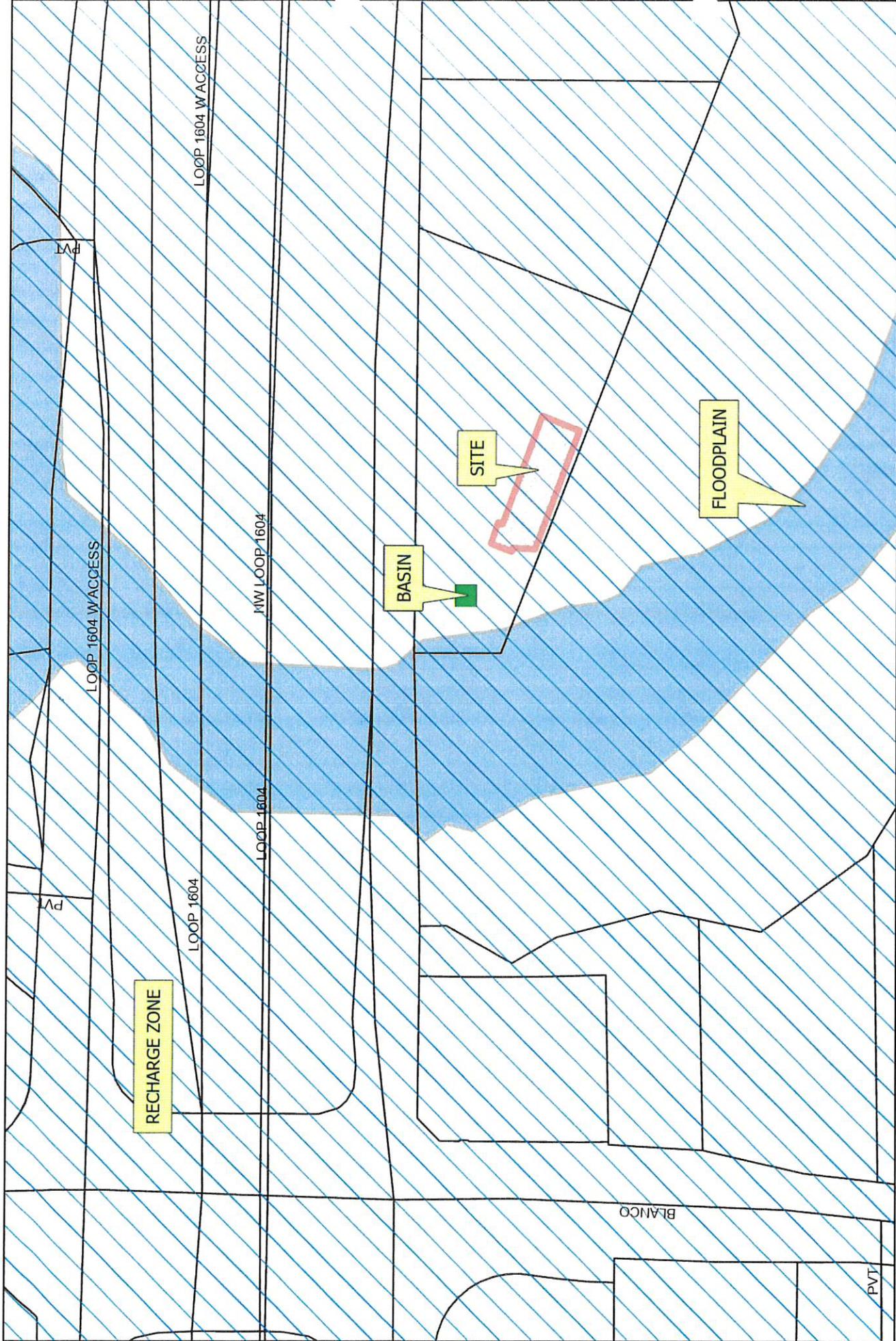
APPROVED:



Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department
MJB:MAE

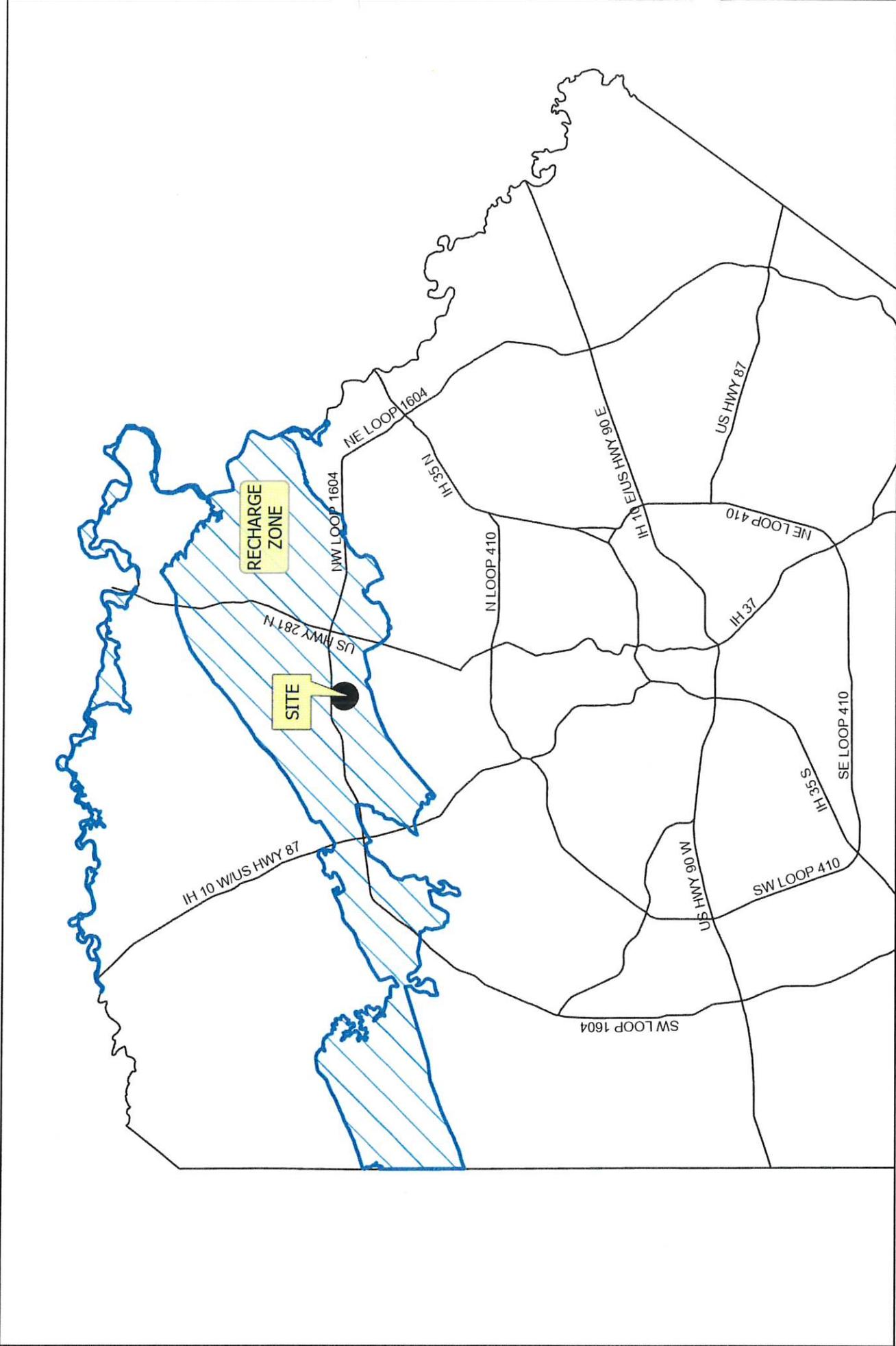


ZONING FILE: Z2024-10700254 (FIGURE 2)
 ZONING CASE: CANYON CREEK TATTOO PARLOR



1 inch equals 133 feet





ZONING FILE: Z2024-10700254 (FIGURE 1)
 ZONING CASE: CANYON CREEK TATTOO PARLOR

1 inch equals 25,168 feet

