

**SAN ANTONIO WATER SYSTEM
Interdepartment 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 Z2023-10700339 (Pipestone Place Assisted Living)

Date: November 27, 2023

SUMMARY

A request for a change in zoning has been made for an approximate 0.4649-acre lot located on the city's northeast side. A change in zoning from “**R-6 CD ERZD**” to “**R-6 CD ERZD**” is being requested by the applicants, Samuel Vesa. The change in zoning has been requested to allow for the remodeling and building expansion of an assisted living facility. The property is currently classified as a Category 1.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is in City Council District 9, approximately 1-mile east of Thousand Oaks Drive and US Highway 281 North intersection. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from “**R-6 CD ERZD**” to “**R-6 CD ERZD**” and will allow for the remodeling and building expansion of an assisted living facility on 0.4649-acre lot. Currently, there is an existing 3,512-square foot single story building previously built in 1975, located at 2104 Pipestone Drive in the Oak Haven Heights neighborhood. The proposed project will consist of a 1,125-square foot addition converting shared rooms into individual private rooms.

2. Surrounding Land Uses:

Pipestone Drive and residential homes lie north and east of the subject property. To the south stands an electric tower easement and residential homes beyond. Parkstone Boulevard borders to the west of the site.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP may be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on November 20, 2023, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed to be a single lot developed approximately 0.4649 acres in area. The subject site was originally a single-family residential property and later converted to an elder care facility with an outbuilding, a swimming pool with associated flat work. The backyard adjacent to the swimming pool was observed to be xeriscaped with cobbles and a French drain facilitating drainage of runoff from the adjacent property. The site is bounded on the north by Pipestone Drive with single family residential property beyond, on the west by Parkstone Boulevard with single family residential property beyond, on the south by a CPS utility easement with single family residential property beyond, and on the east by single family residential properties.

The subject site was observed to have been previously disturbed by construction of the current structures and swimming pool. No sensitive geologic features were observed within the subject property.

The subject site was observed to dip to the west and south. Stormwater occurring on the subject property would tend to drain to the west and south towards and unnamed tributary to Lorence Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. This member produces water and is considered a relatively permeable and environmentally sensitive section of the Edwards Aquifer. No bedrock exposure was observed within the subject property.

No sensitive geologic features were observed within the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover, per a submitted site plan, shall not exceed the proposed 38.66% for the 0.4649-acre site.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. 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.

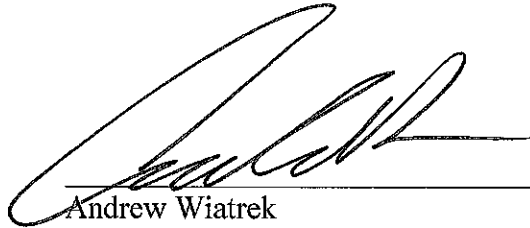
4. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
5. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3565 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Aquifer Protection & Evaluation Section of SAWS at (210) 233-3522.

General Recommendations

1. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
2. Prior to the release of any building permits, the following may be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division, if required by the TCEQ:
 - A. A copy of the Water Pollution Abatement Plan shall be submitted for the development within the area being considered for re-zoning,
 - B. A set of site-specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan
3. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


APPROVED:

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Andrew Wiatrek

Manager

Edwards Aquifer and Watershed Protection Division

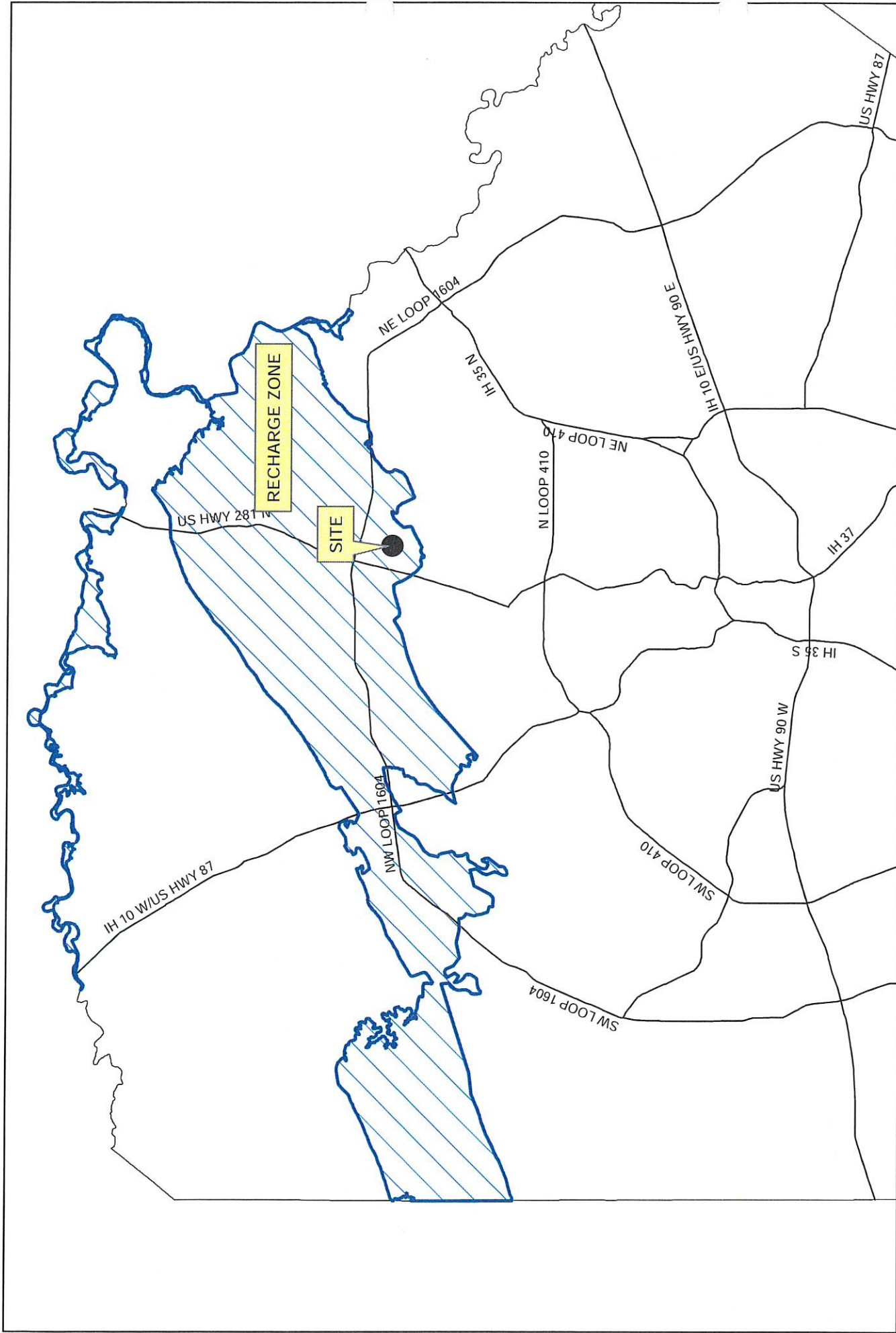
A handwritten signature in black ink, appearing to read 'Scott R. Halty', written over a horizontal line.

Scott R. Halty

Director

Resource Protection & Compliance Department

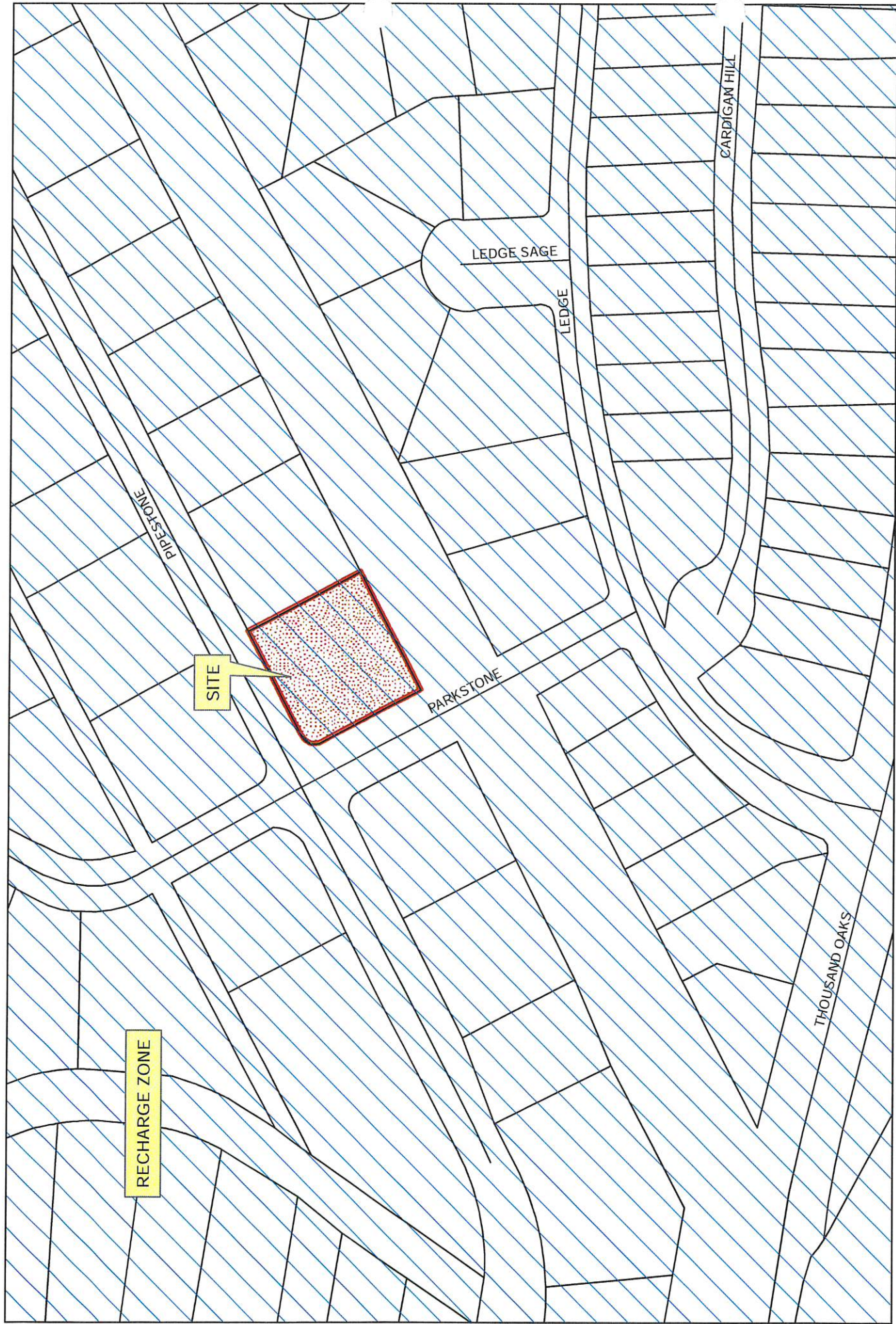
MJB:MAE



ZONING CASE: PIPESTONE PLACE (FIGURE 1)
ZONING FILE: Z2023-10700339

1 in = 20,833 ft





ZONING CASE: PIPESTONE PLACE (FIGURE 2)
ZONING FILE: Z2023-10700339

