

**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 Z2023-10700217 (WaterWalk at the Rim)

**Date:** October 18, 2023

**SUMMARY**

A request for a change in zoning has been made for an approximate 4.688-acre property located on the city's northwest side. A change in zoning from “**MPCD ERZD GC UC-1 MLOD-1 MLR-1 MNA**” to “**MPCD ERZD GC UC-1 MLOD-1 MLR-1 MNA AHOD**” is being requested by the applicant, WaterWalk San Antonio the Rim, LLC, and represented by Ashley Farrimond, Killen, Griffin & Farrimond, PLLC. The change in zoning has been requested to allow an extended-stay hotel into multi-family units. The property is currently classified as a Category 1.

Currently the site is an existing WaterWalk San Antonio at the Rim hotel with associated parking. The hotel was built in 2016 and is located at 5423 N. Loop 1604 W. Additionally, the proposed zoning change will not increase the existing 71% impervious cover as the site is requesting to allow the interior conversion into multi-family units. Storm water runoff is being treated by an existing below ground basin and was found to be compliant at the time of the site evaluation.

According to the 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 of the Edwards Aquifer. No sensitive geologic features were observed on-site, nor identified on file. The property is in City Council District 8, approximately 1,835-feet east of IH-10 West and North Loop 1604 West intersection. The entire property lies within the Edwards Aquifer Recharge Zone (Figures 1 & 2).

**Site Specific Recommendations**

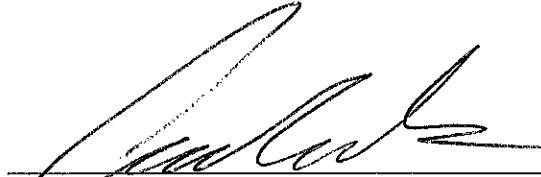
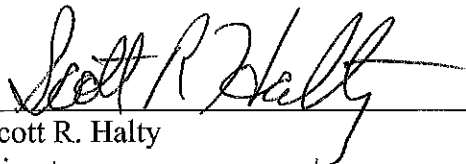
1. No additional impervious cover shall be added or allowed to exceed the existing 71% impervious cover on the 4.688-acre site.

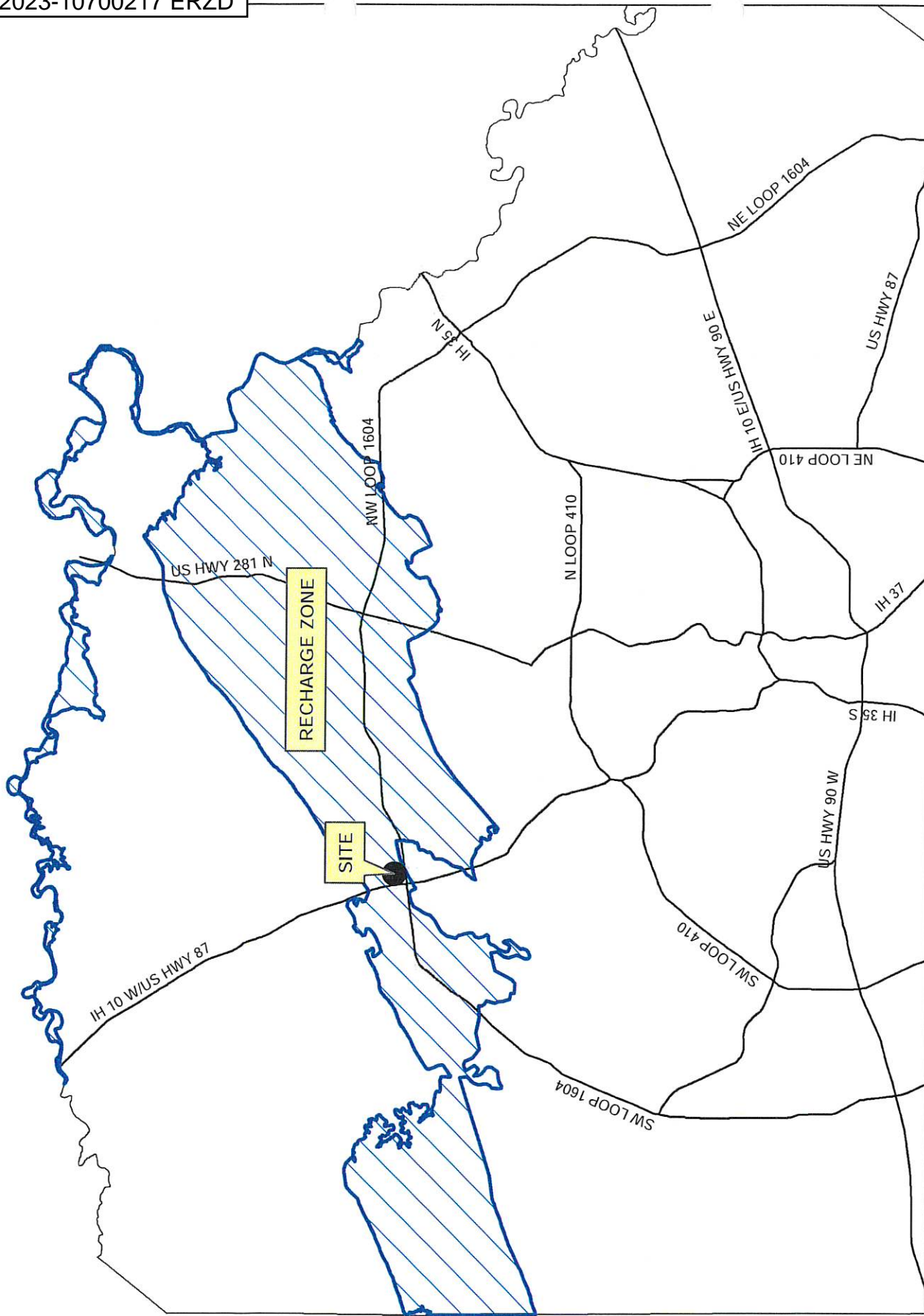
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2. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section 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 apartment units, located at 5423 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:

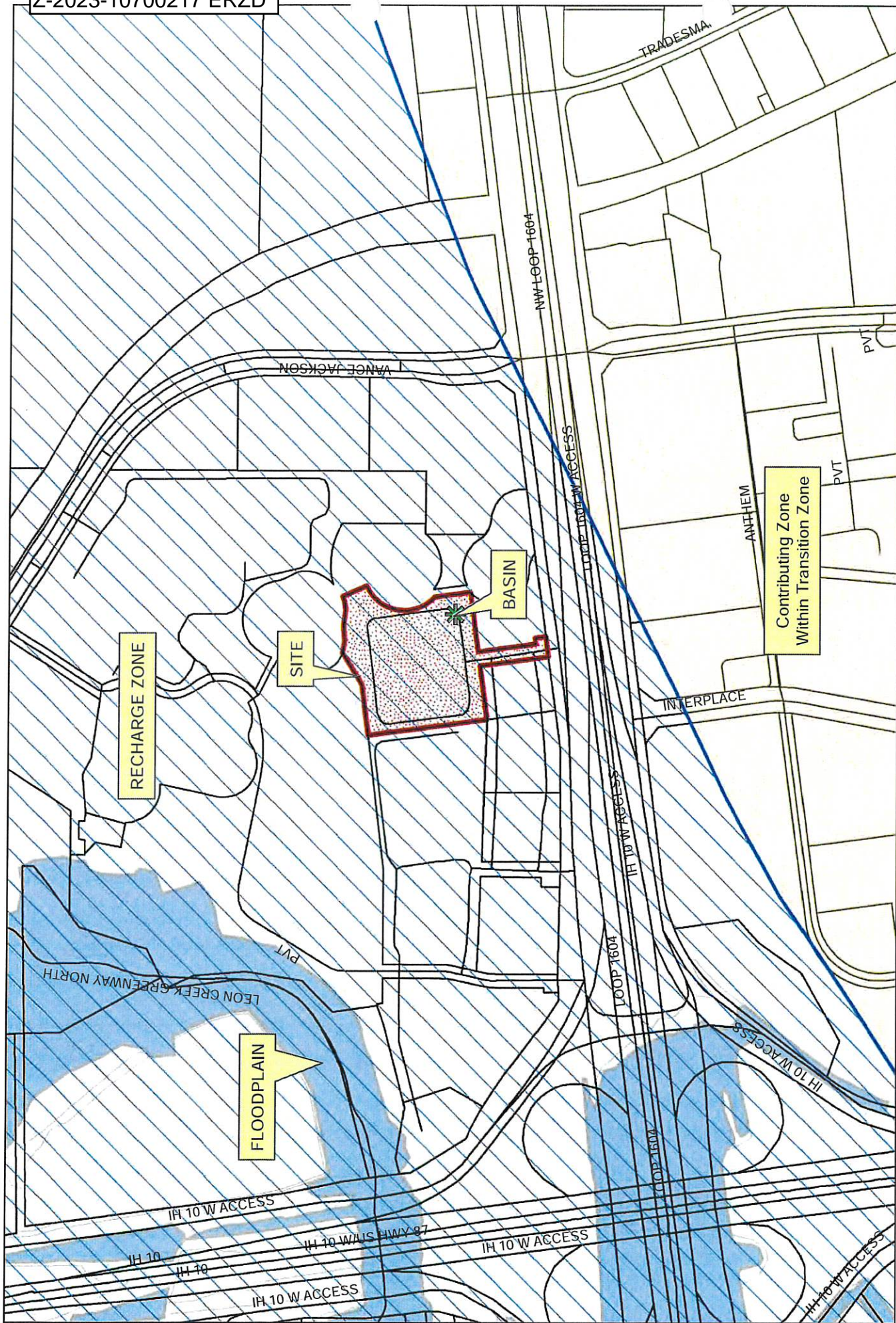
  
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Edwards Aquifer and Watershed Protection Division  
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Scott R. Halty  
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MJB:MAE



ZONING CASE: WATERWALK AT THE RIM (FIGURE 1)  
ZONING FILE: Z2023-10700217

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 8/29/2023





ZONING CASE: WATERWALK AT THE RIM (FIGURE 2)  
ZONING FILE: Z2023-10700217

