

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 Z2024-10700294 (Kiddie Academy Hausman)

Date: March 18, 2025

SUMMARY

A request for a change in zoning has been made for a 2.154-acre tract located on the city's northwest side. A change in zoning from “C-2 ERZD” to “C-2 CD ERZD” is being requested by the applicant Woodmont Helotes Academy, LLC and represented by Caroline McDonald, Brown & McDonald, PLLC. The change in zoning has been requested to allow a sound and recording studio development. The property is currently classified as a Category 2.

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 within City Council District 8, located approximately 1,700-feet west of FM 1560 Rd. and North Loop 1604 West intersection. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from “C-2 ERZD” to “C-2 CD ERZD” will allow for a sound and recording studio development on 2.154-acre tract. Currently, the tract is partially developed with a childcare academy under construction and the remainder of the site with native trees and groundcover vegetation. The project will consist of a childcare academy and a commercial retail building with a recording studio and associated parking areas.

2. Surrounding Land Uses:

The Birdsong Apartments at Sonoma Ranch is located north of the site. The Bavarian Forest neighborhood borders to the west and the Azure Apartments bound east of the site. Undeveloped property and Bavarian Forest neighborhood lie south of the property.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Kiddie Academy Helotes for 1.40-acres, currently under construction, was previously approved by the Texas Commission on Environmental Quality (TCEQ) on August 26, 2022. A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction for the undeveloped 0.754-acres remaining on-site.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on November 26 and December 2, 2024, 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 two lots, one currently vacant and undeveloped, approximately 0.75 acres in area, and the second lot partially developed with a childcare facility under construction, approximately 1.404 acres in area, totaling approximately 2.154 acres overall. The first lot, 0.75 acres in area was observed to be bounded on the north by FM 1560 with multi-family residential property beyond, on the east by a multi-family residential development, on the south by a barn structure with vacant and undeveloped property beyond, and on the west by the second lot with a childcare facility under construction. The subject site was observed to be moderately vegetated with native ground level vegetation and trees. A CONEX box and a roll off dumpster were observed in the northern portion of the subject site, with stockpiled pipe and piles of trash and debris, apparently connected to the construction of the childcare facility adjacent to the west on the second lot. Smaller amounts of fill material and debris were observed throughout the remainder of the subject site. The front of the subject site was observed to have an area of graded fill material, where the CONEX box and roll off dumpster were located. An electric pole was located in the back of the site. A low line of placed rocks was arranged along the back side of the property. Little to moderate bedrock exposure was observed throughout the subject site due to thick soil cover and vegetation.

The second lot, approximately 1.404 acres, located immediately to the west of the first lot, was observed to be occupied by a partially constructed childcare facility. This lot was observed to be bounded on the north by FM 1560 with multi-family residential property beyond, on the east by the adjacent undeveloped lot with multi-family residential development, on the south by a parking lot with vacant and undeveloped property beyond, and on the west by single family residential properties. This lot had been extensively disturbed with the placement of fill material across the majority of the site, with compacted base material across the front of the property in preparation for a future paved parking lot. A roll off dumpster was observed in front of the partially completed childcare facility.

A pit was seen to have been excavated at the northwest edge of the building, apparently for tying in the sewer lateral. Small piles of various construction related waste debris were observed along the back side of the lot, with two large piles of fill material along the back property line. A concrete wash out pad was observed in the northeast corner of the subject site. Little to no bedrock exposure was observed throughout the subject site due to previous site disturbance and placement of fill material.

The site appears to slope to the south. Stormwater occurring on the subject site would discharge to the south toward an unnamed tributary to French Creek.

A fault mapped southeast of the property was identified. Due to thick soil cover and vegetation, no visual expression of this fault was observed on the subject site.

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.

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.

Visual characteristics of bedrock exposure on the subject site confirms expression of the Cyclic and Marine Member.

No environmental concerns or geological sensitive features were observed during the site evaluation.

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 shall not exceed 60% on the overall 2.154-acre tract.
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.

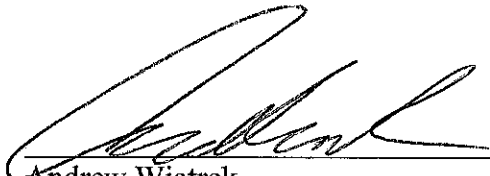
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. 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.

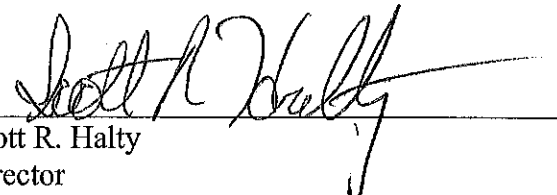
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of a Water Pollution Abatement Plan shall be submitted for the development within the area being considered for re-zoning,
 - 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.
4. 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 regarding the development of the subject property.

APPROVED:

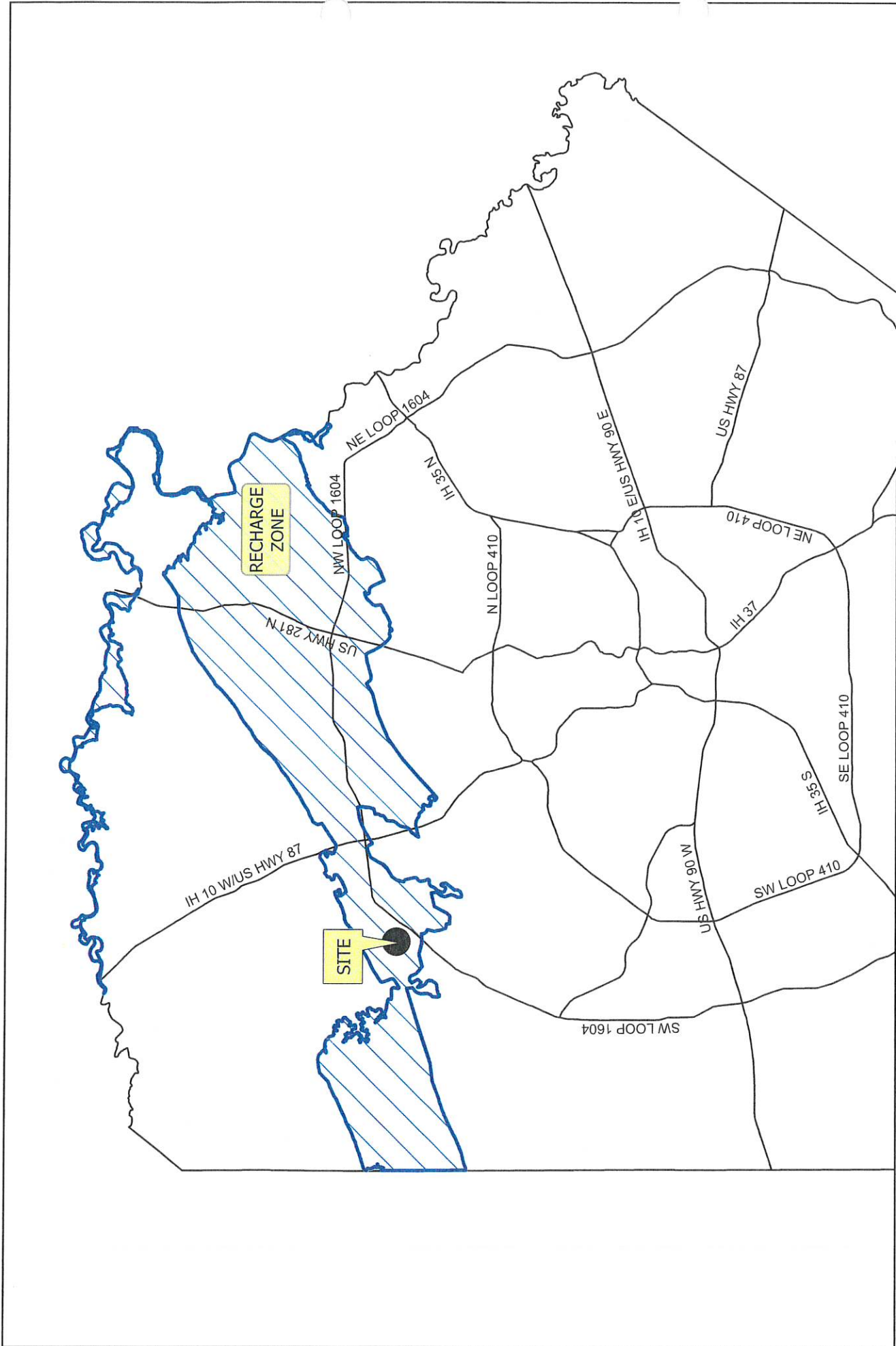


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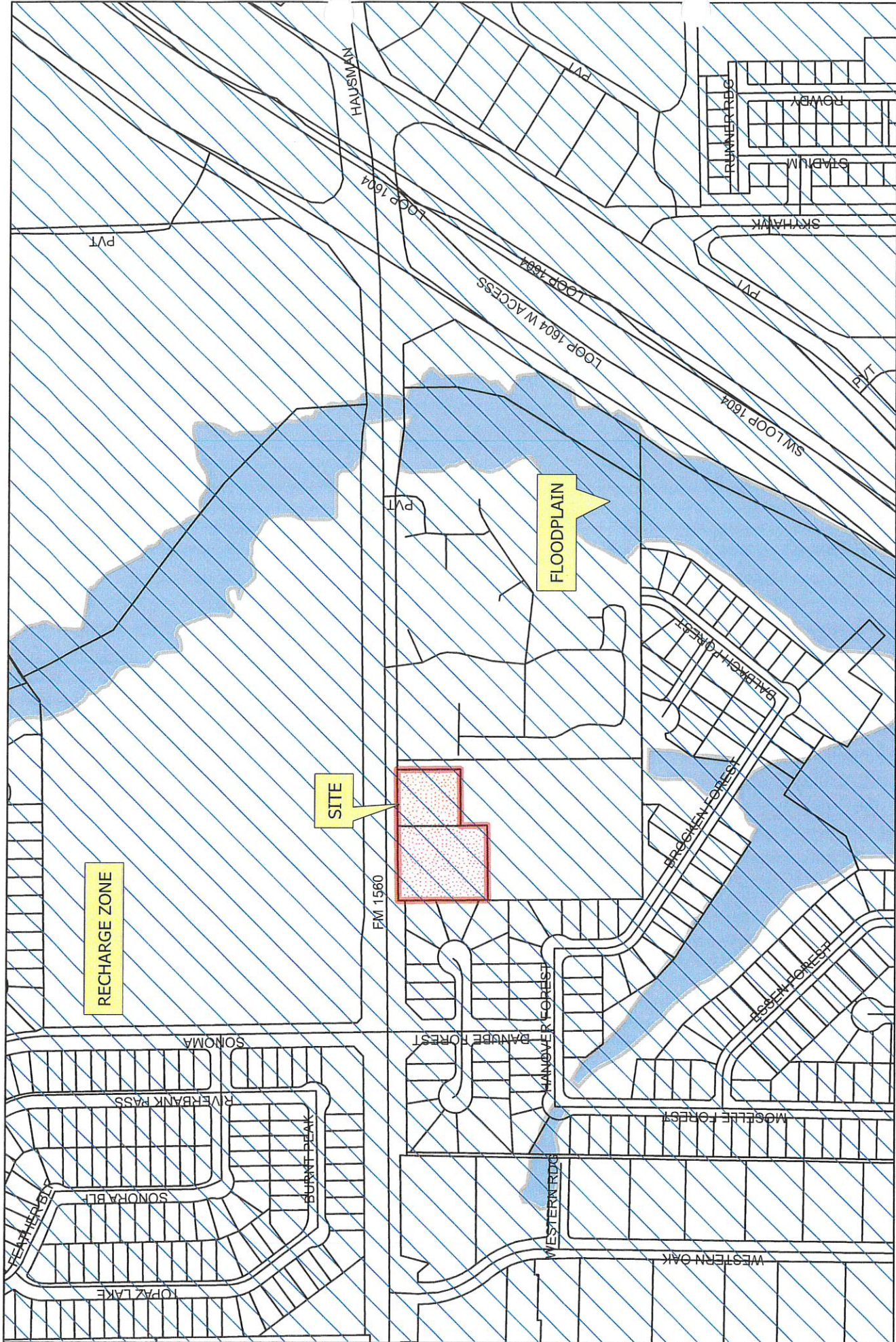


Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: Z2024-10700294 (FIGURE 1)
ZONING CASE: KIDDIE ACADEMY HAUSMAN



ZONING FILE: Z2024-10700294 (FIGURE 2)
 ZONING CASE: KIDDLE ACADEMY HAUSMAN