

**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 Z2025-10700082 (Epoch Pickleball)

**Date:** April 30, 2025

**SUMMARY**

A request for a change in zoning has been made for an approximate 1.272-acre property located on the city's north side. A change in zoning from “C-2 NA S ERZD” to “C-2 ERZD” is being requested by the applicant, Block Creations Inc., and represented by Ashley Farrimond for Killen, Griffin & Farrimond, PLLC. The change in zoning has been requested to allow alcohol sales for an indoor pickleball court facility. The property is classified as a Category 1.

Currently, the site is a commercial development with a gymnasium, office building, and associated parking area. The commercial development was built in 2004 and is located at 21750 Hardy Oak Blvd. Additionally, the proposed zoning change will occupy an existing 14,500-square foot gymnasium and will not increase the already existing impervious cover as the applicant is requesting to allow alcohol sales for an indoor pickleball court facility. 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 2024.

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, and the southwest corner of the subject site is underlain by the Kirschberg Evaporite Member of the Kainer Formation. No sensitive geologic features were observed on-site, nor identified on file. The property is located in City Council District 9, approximately 1,250-feet north of Hardy Oak Blvd. and Stone Oak Parkway intersection. The entire property lies within the Edwards Aquifer Recharge Zone (Figures 1 & 2).

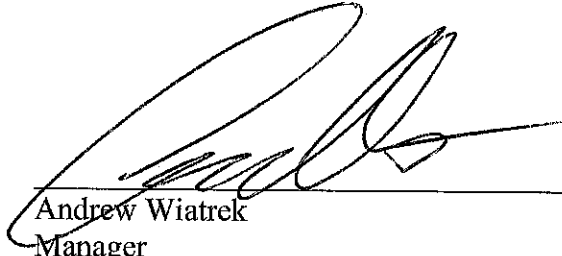
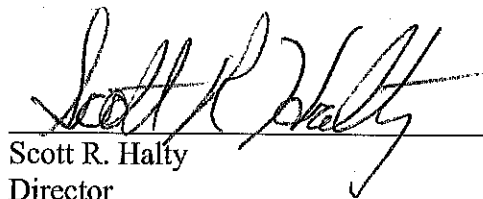
**Site Specific Recommendations**

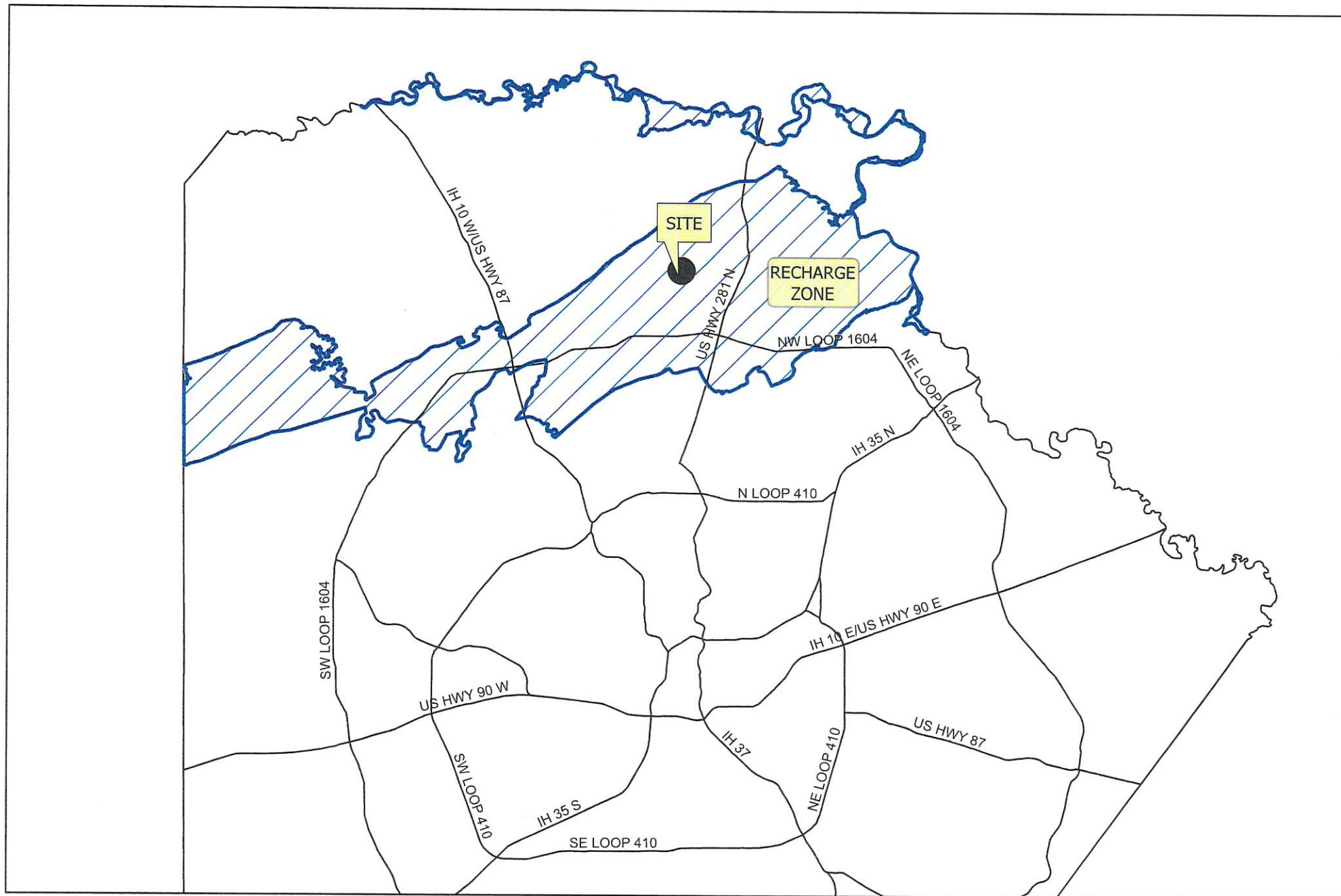
1. There shall be no increase to the existing impervious cover for the 14,500-square feet (0.33-acre) gymnasium located within the commercial development.

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 alcohol sales for an indoor pickleball facility, located at 21750 Hardy Oak Blvd. 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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Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division  
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Scott R. Halty  
Director  
Resource Protection & Compliance Department  
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ZONING FILE: Z2025-10700029 (FIGURE 1)

ZONING CASE: BULVERDE BAR/TAVERN

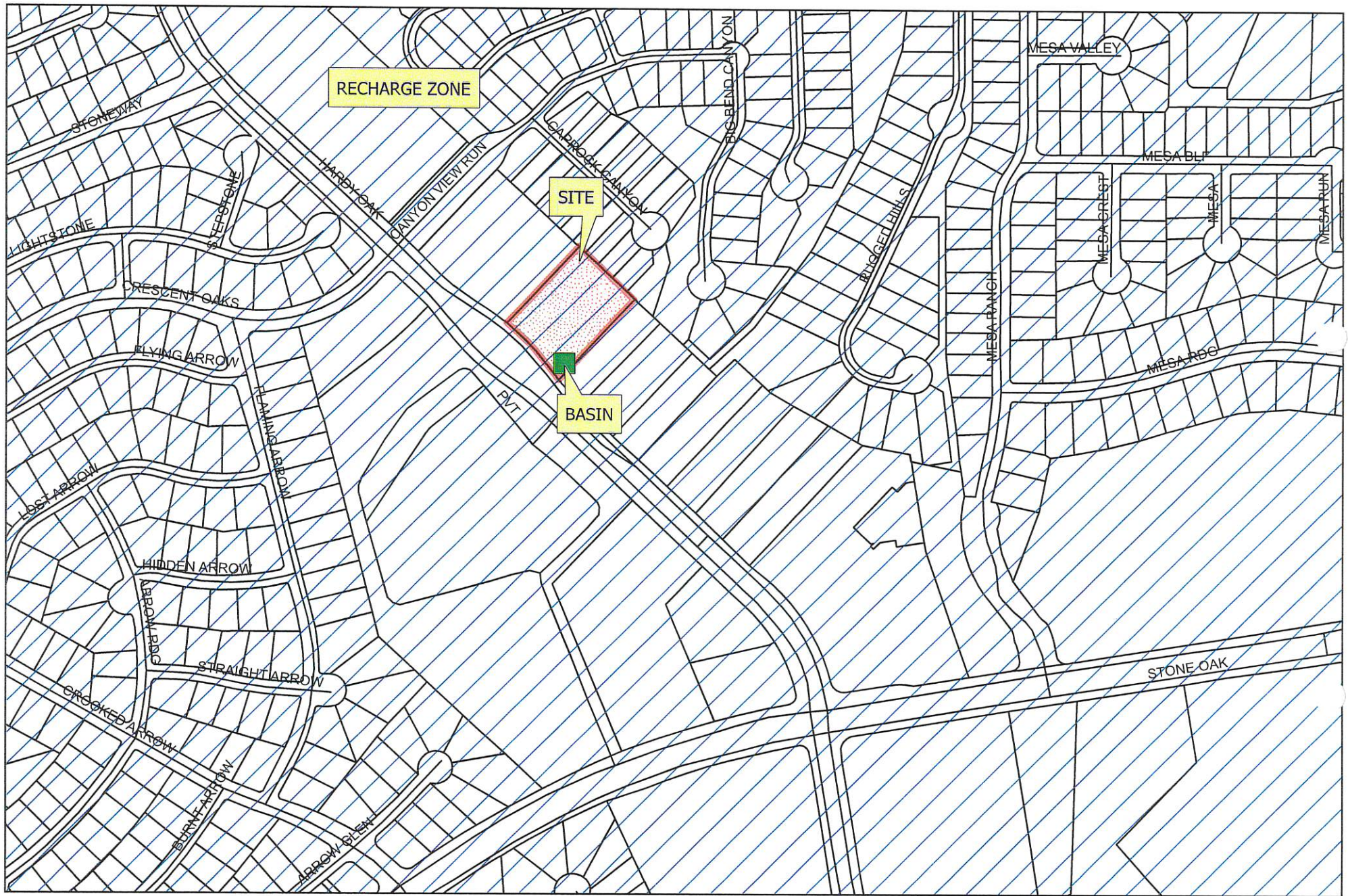
Map prepared by SAWS Resource Protection & Compliance Dept. MAE 2-21-2025

1 inch equals 25,168 feet

0 15,000 30,000 60,000  
US Feet







ZONING FILE: Z2025-10700082 (FIGURE 2)  
ZONING CASE: EPOCH PICKLEBALL

Map prepared by SAWS Resource Protection & Compliance Dept. MAE 4-15-2025

