

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 Z2024-10700113 (Huebner Rd & Moonlight Way C-2)

Date: September 6, 2024

SUMMARY

A request for a change in zoning has been made for an approximate 0.745-acre lot located on the city's northwest side. A change in zoning from “**R-6 ERZD**” to “**C-2 ERZD**” is being requested and represented by the applicant, Isis Soto Estrada. The change in zoning has been requested to allow for a commercial mixed-use retail space 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, near the northwest intersection of Huebner Rd. and Moonlight Way. 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 ERZD**” to “**C-2 ERZD**” will allow for a commercial mixed-use retail space development on 0.745-acre lot. Currently, the lot is undeveloped with native trees and understory throughout the site. The project will consist of an approximately 3,280-square foot commercial retail building with an associated parking area.

2. Surrounding Land Uses:

A family medical office sits north of the corner lot with a therapeutics medical office lies to the west. Moonlight Way and a dental office border towards the east side of the lot. Huebner Rd. borders south of the property.

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 will 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 May 17, 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 a lot currently vacant and undeveloped, approximately 0.745 acres in area. The site was observed to be bounded on the northwest by a medical office facility and water quality basin with undeveloped property beyond, on the northeast by Moonlight Way with a commercial office complex beyond, on the southeast by Huebner Rd. with an undeveloped property beyond, and on the southwest by a driveway with a medical office building beyond. The subject site was observed to be heavily vegetated with native ground level vegetation and trees. A few piles of rock debris were observed, primarily along the southwestern side of the subject site. An ephemeral drainage was observed along the southeast property boundary, parallel to the Huebner Road frontage, feeding from a drainage discharge of the property adjacent to the southwest. Moderate to good bedrock exposure was observed throughout the subject site.

The site appears to slope to the east. Stormwater occurring on the subject site would discharge to the east along an unnamed tributary to Olmos 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.

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 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 60% on the 0.745-acre lot.
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

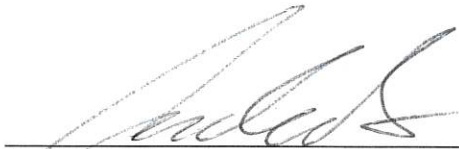
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. The City of San Antonio shall inspect all future construction of the sewage collection system to 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 modified 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 modification approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved modified 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 in regard to the development of the subject property.

APPROVED:

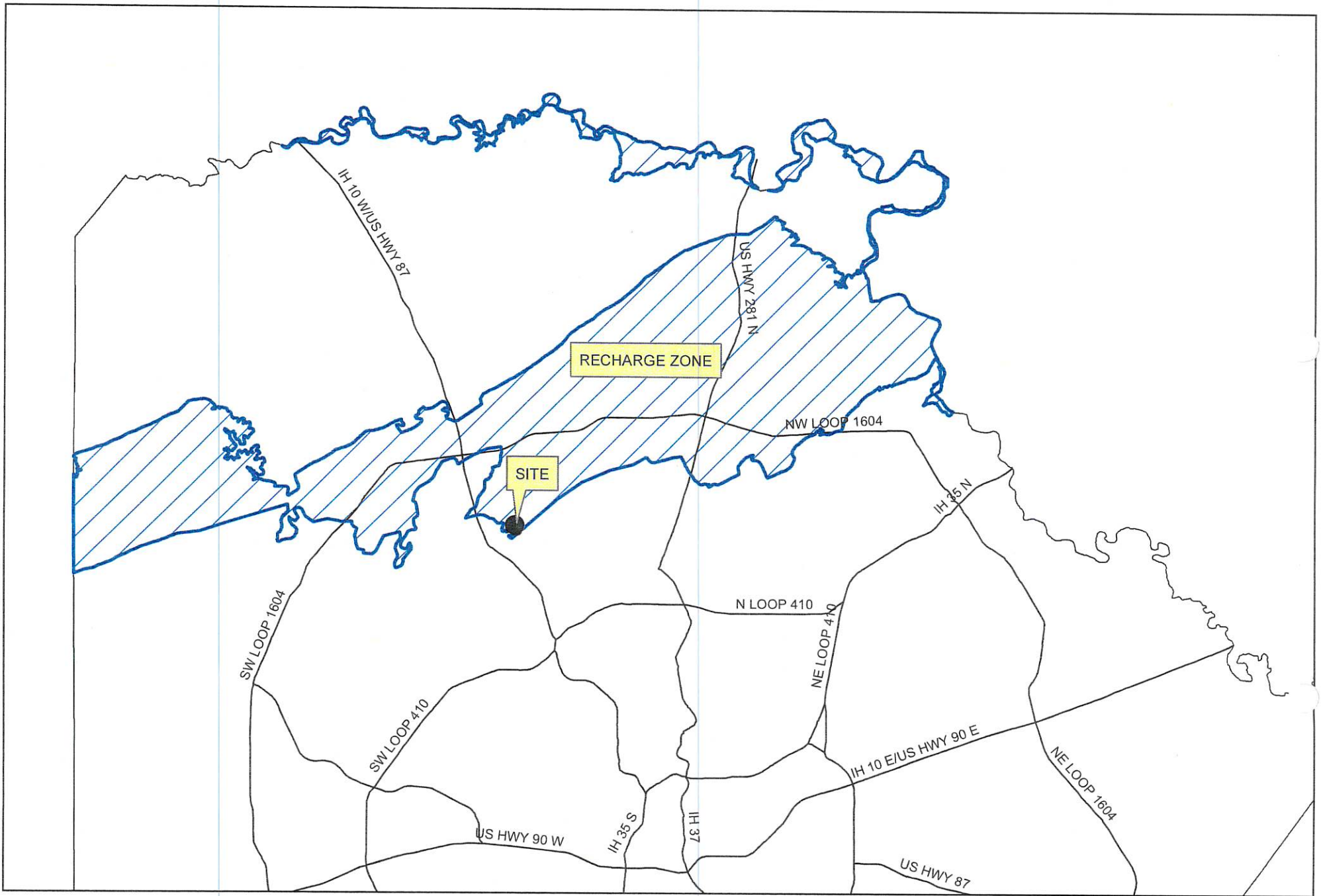


Michael J. Barr, Supervisor
Aquifer Protection and Evaluation Section



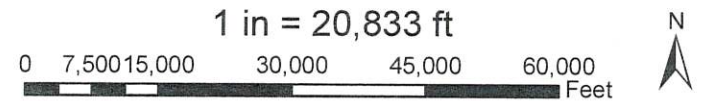
Andrew Wiatrek
Manager
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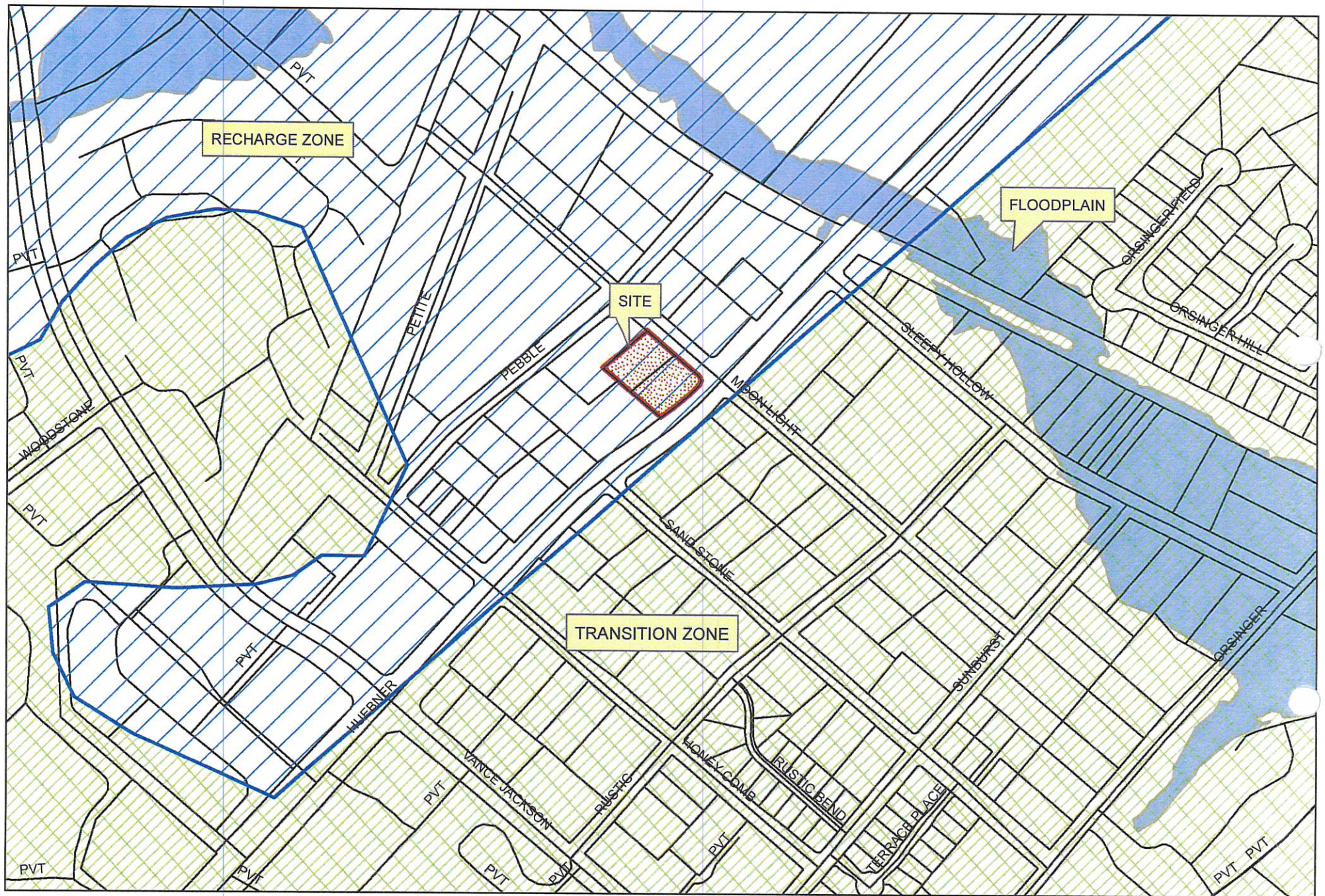
MJB:MAE



ZONING FILE: Z2024-10700113 (FIGURE 1)
ZONING CASE: HUEBNER RD & MOONLIGHT WAY C-2

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 5/16/2024





ZONING FILE: Z2024-10700113 (FIGURE 2)
ZONING CASE: HUEBNER RD & MOONLIGHT WAY C-2

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 5/16/2024

