

**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 Z2021-10700129 (1604 O'Connor Townhomes)

Date: July 27, 2021

SUMMARY

A request for a change in zoning has been made for an approximate 4.73-acre tract located on the city's northeast side. A change in zoning from “**C-2 AHOD ERZD**” to “**MF-18 AHOD ERZD**” is being requested and represented by the applicant Bjorn Boentges. The change in zoning has been requested to allow for a townhome development. The property is currently designated 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 located in City Council District 10, approximately 550 feet east of the intersection of O'Connor Rd. and Loop 1604. Approximately, 1.17-acres of the property lies within the Edwards Aquifer Recharge Zone and the remainder of the site is in the Edwards Aquifer Transition Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from “**C-2 AHOD ERZD**” to “**MF-18 AHOD ERZD**” and will allow for the development of townhomes on 4.73-acres. Currently, the site is undeveloped and heavily vegetated with native trees and understory. The project will consist of townhome units with associated parking.

2. Surrounding Land Uses:

Loop 1604 borders north of the site. To the west lies commercial retail businesses to include restaurants and a storage facility. Undeveloped commercial property sits to the east. Cedar Grove and Steubing Ranch neighborhoods bounds to the south.

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 June 2, 2021, 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 undeveloped and heavily vegetated, approximately 4.73-acres in area. Approximately, 1.17-acres is in the Edwards Aquifer Recharge Zone near the northern portion of the site. A stockpile of imported fill material sits in the northwest portion of the property. An ephemeral drainage runs through the central portion of the site and drains from the south towards the northwest corner of the site.

No portion of the property lies within a floodplain. Stormwater occurring on the site would discharge to the northwest to an unnamed tributary to Elm Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Person Formation, including the Cyclic and Marine, Leached and Collapsed and Regional Dense Members, within the north and northwest corner of the site. The remainder of the site was determined to be underlain by the Del Rio Clay member of the Upper Confining Unit.

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.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. The full section thickness of this member is approximately 70 to 90 feet thick.

The Regional Dense Member is characterized as the vertical confining unit between the Kainer Formation and Person Formation, with very low permeability. The full section thickness of this member is approximately 20 to 24 feet thick.

The Undivided Upper Confining Unit is characterized by the presence of massive limestone with very low porosity and permeability throughout the formation. The full section thickness of this member is approximately 30 feet thick. This unit includes the Del Rio Clay, Buda Limestone, and Eagle Ford Group, and is considered the upper margins of the Edwards Aquifer. No visual expression of the Person Formation or Upper Confining Unit was observed during the site evaluation due to limited rock exposure, significant soil cover and heavy vegetation.

No sensitive geologic features were identified 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 shall not exceed 50% on the 1.17-acre portion located in the Edwards Aquifer Recharge Zone.
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 Aquifer Protection & Evaluation Section 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 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.

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 regards to the development of the subject property.


APPROVED:



Andrew Wiatrek

Manager

Edwards Aquifer and Watershed Protection Division

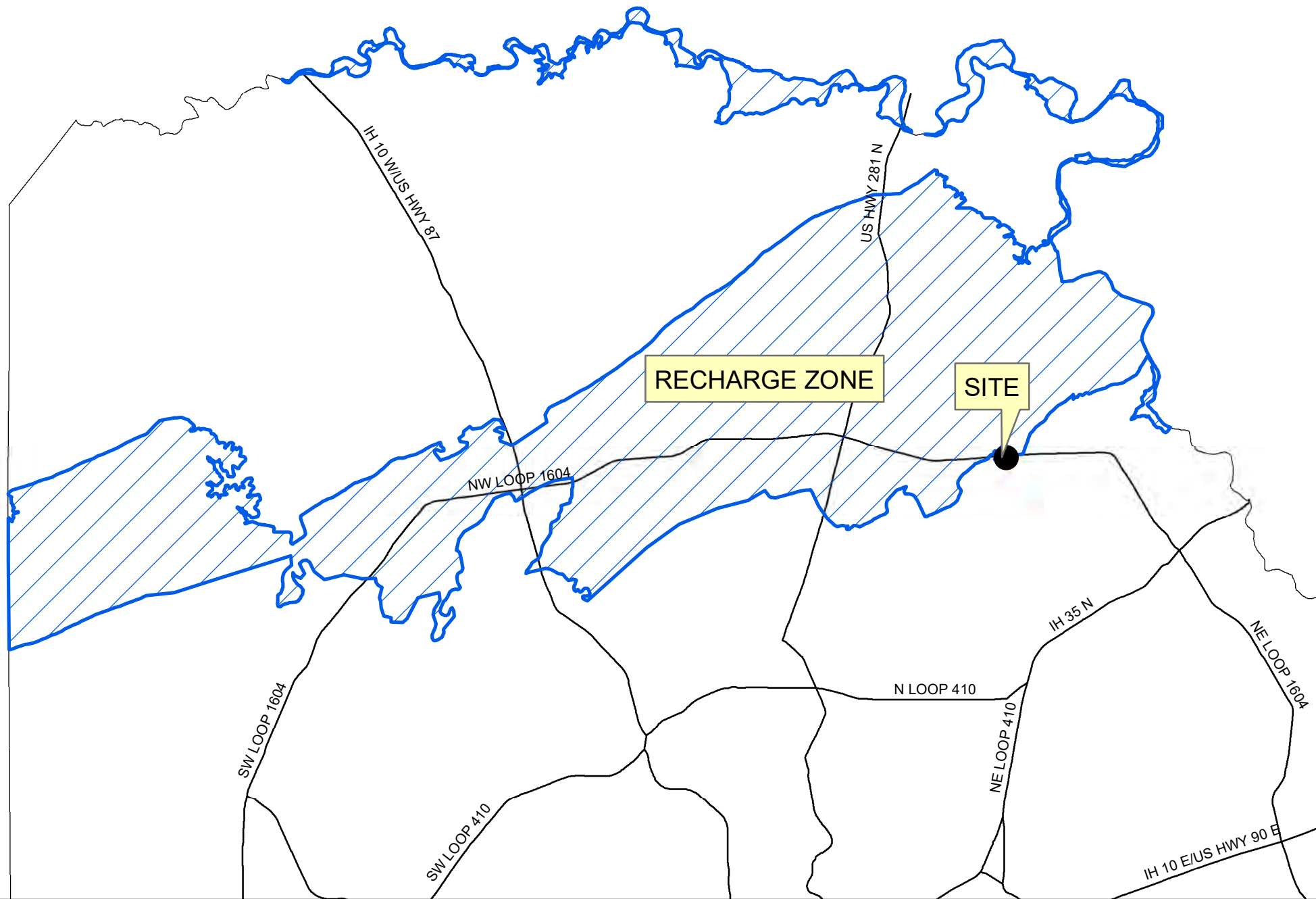


Scott R. Halty

Director

Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: 1604 O'CONNOR TOWNHOMES (FIGURE 2)

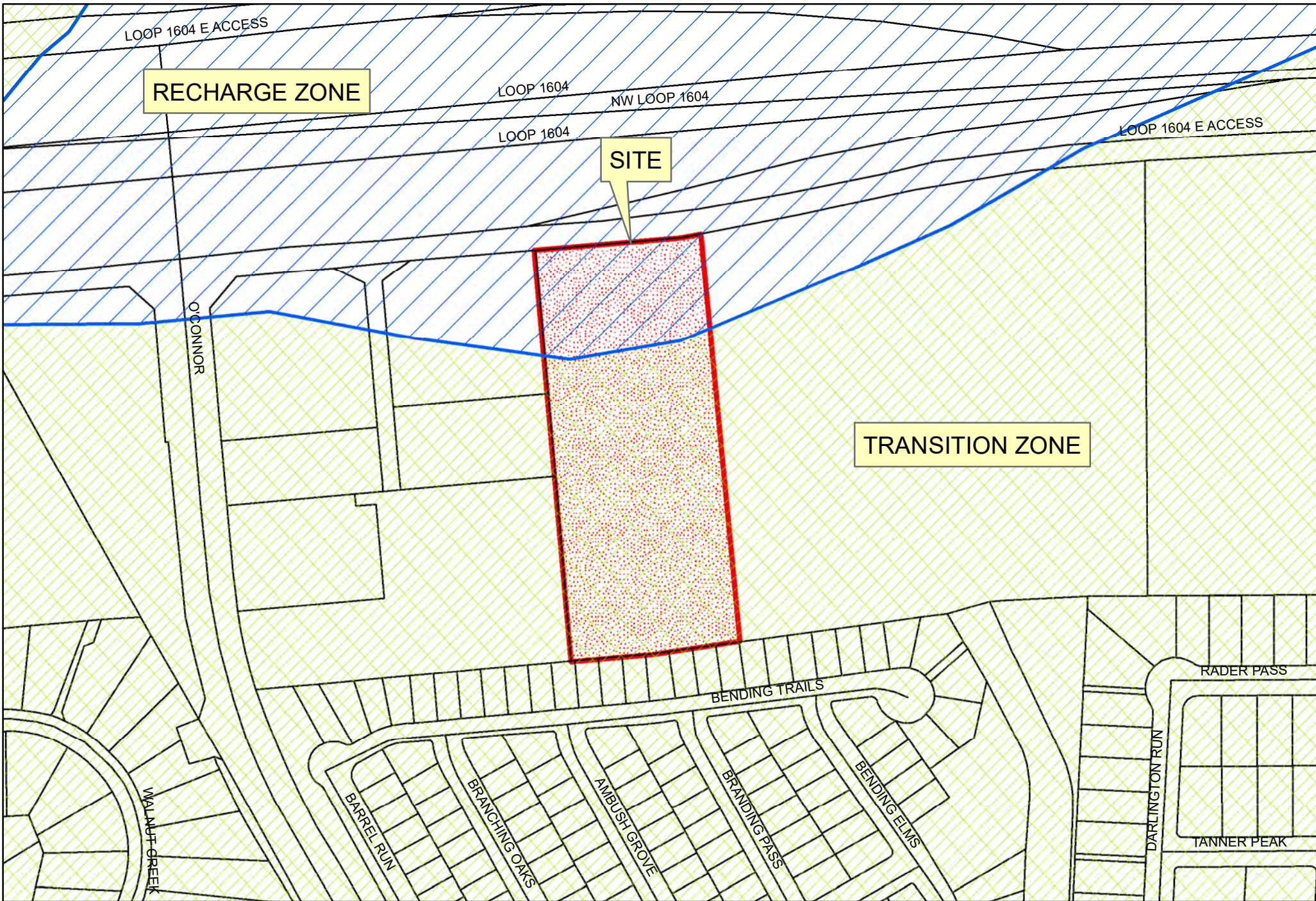
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MAP PAGE: 152, F5

1 in = 16,667 ft

0 4,700 9,400 18,800 28,200 37,600 Feet





ZONING FILE: 1604 O'CONNOR TOWNHOMES (FIGURE 2)

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1 in = 208 ft

0 55 110 220 330 440 Feet

