

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 Z2021-10700344 (16103 Bulverde Rd-Liquor Store)

Date: May 12, 2022

SUMMARY

A request for a change in zoning has been made for an approximate 1.337-acre lot located on the city's northeast side. A change in zoning from **"R-6 ERZD"** to **"C-2 ERZD"** is being requested and represented by the applicant Chuck Christian. The change in zoning has been requested to allow for a liquor retail store 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 within City Council District 10, approximately 1-mile south of North Loop 1604 East and Bulverde Rd intersection. 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"** and will allow for a liquor retail store development on approximately 1.337-acres. Currently, the site is an unoccupied single-family residential lot. The property contains approximately ten storage sheds, two houses, an active well, one abandoned well, and a septic tank. The proposed project will consist of an approximately 8,000-square foot retail store with associated parking area.

2. Surrounding Land Uses:

Residential property lies to the north of the property. The site is bordered by Redland Springs neighborhood to the west. An electrical contractor's office bounds to the south. Bulverde Rd and undeveloped residential property lies east of the subject site.

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 January 7, 2022, 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 an unoccupied single-family residential lot on approximately 1.337-acres in area. The property contains approximately ten storage sheds, two houses, an active well, one abandoned well, and two abandoned septic tanks. The houses looked to be abandoned and storage sheds containing abandoned household items were noted on-site. An active well located approx. 4-feet from an abandoned well was observed near the southeast boundary. Mature native trees remain throughout the site.

Some amounts of rock exposure and partially exposed float rock was observed throughout the site. A substantial soil profile with ground cover vegetation was noted as well on-site. The scattered float rock observed throughout the site could not provide specific diagnostic characteristics to identify their source member.

Stormwater occurring on-site would discharge northwest towards Elm Waterhole Creek. The northwestern boundary of the site is located within the floodplain.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer.

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.

Using the Soil Survey of Bexar County, compiled by the United States Department of Agriculture, it was determined that the soil profile of the subject site included the Tarrant Association Gently Rolling (TaB) soils.

The Tarrant Association soils are generally very shallow, dark colored, with fine subangular blocky structure, rich in limestone fragments, occurring over limestone bedrock. The Tarrant Association Gently Rolling (TaB) are dark colored, very shallow, clayey and calcareous.

No sensitive geologic features were observed on-site nor noted on file.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. The northwestern boundary of the property is in the 100-year floodplain, where recharge may occur.
2. An abandoned well was observed on site and there is potential for contamination of the Edwards Aquifer via the well.
3. Two existing septic systems was observed on the site and there is potential for contamination of the Edwards Aquifer.

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 65% on the approximately 1.337-acre site.
2. A floodplain buffer shall be provided along the northwestern boundary of the property as required in Ordinance No. 81491, Section 34-913.
3. The wells on site shall be permitted as required in City Code, Chapter 34, Section 34-566, Article VI, "Water Quality Control & Pollution Prevention" with the SAWS Ground Water Resource Protection Section.

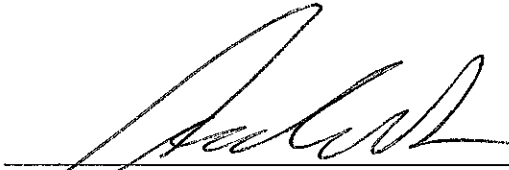
4. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and/or prior to any activities such as plugging of wells.
5. If the well remains and meets the SAWS permitting requirements, then the well shall only be used for irrigation purposes.
6. The existing septic systems shall be properly abandoned according to state regulations. The wastewater from the septic tank shall be removed by a licensed waste transporter.
7. The stored household materials, objects, and debris on-site shall be removed and properly disposed.
8. 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.
9. 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.
10. 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.
11. 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:

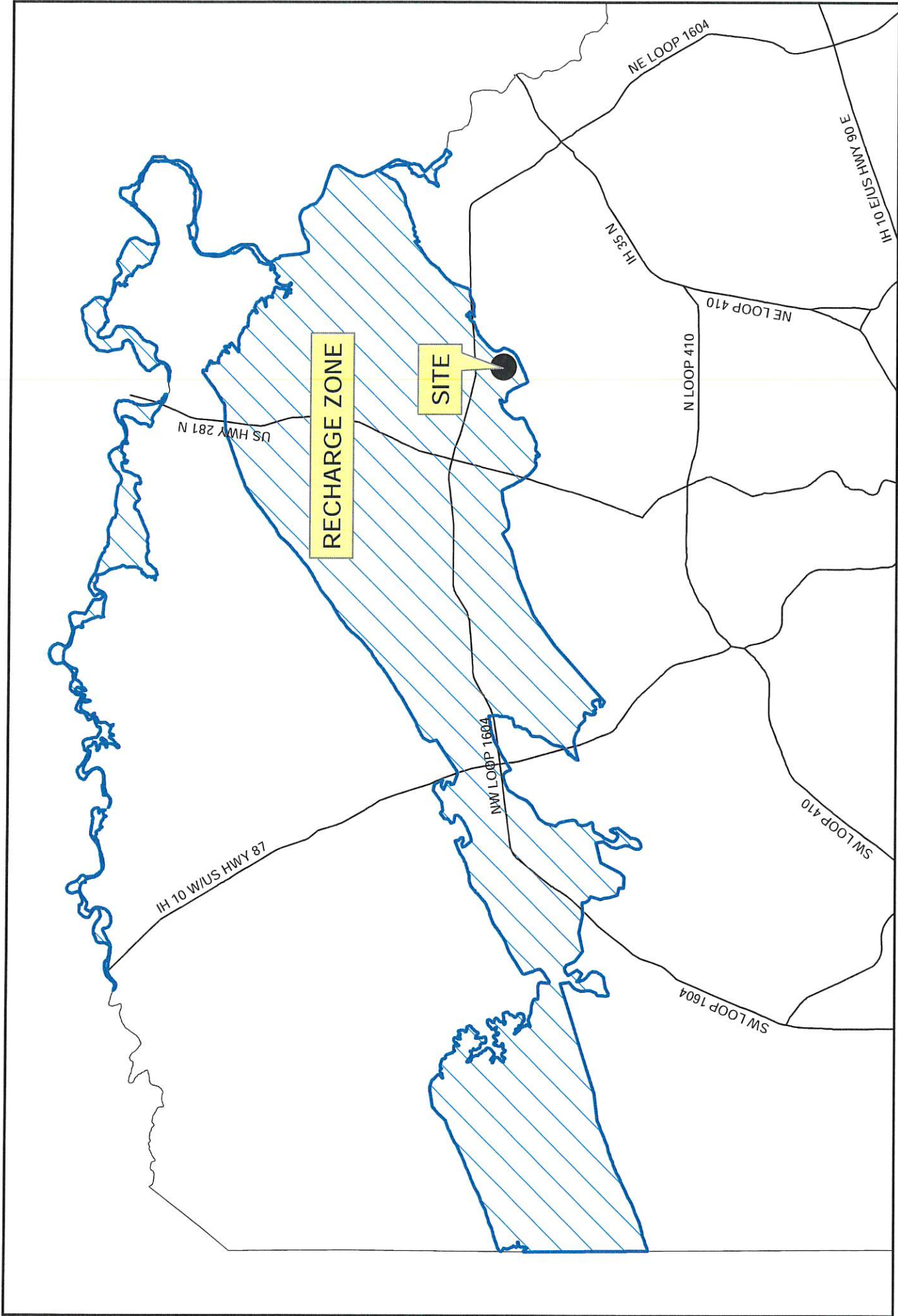


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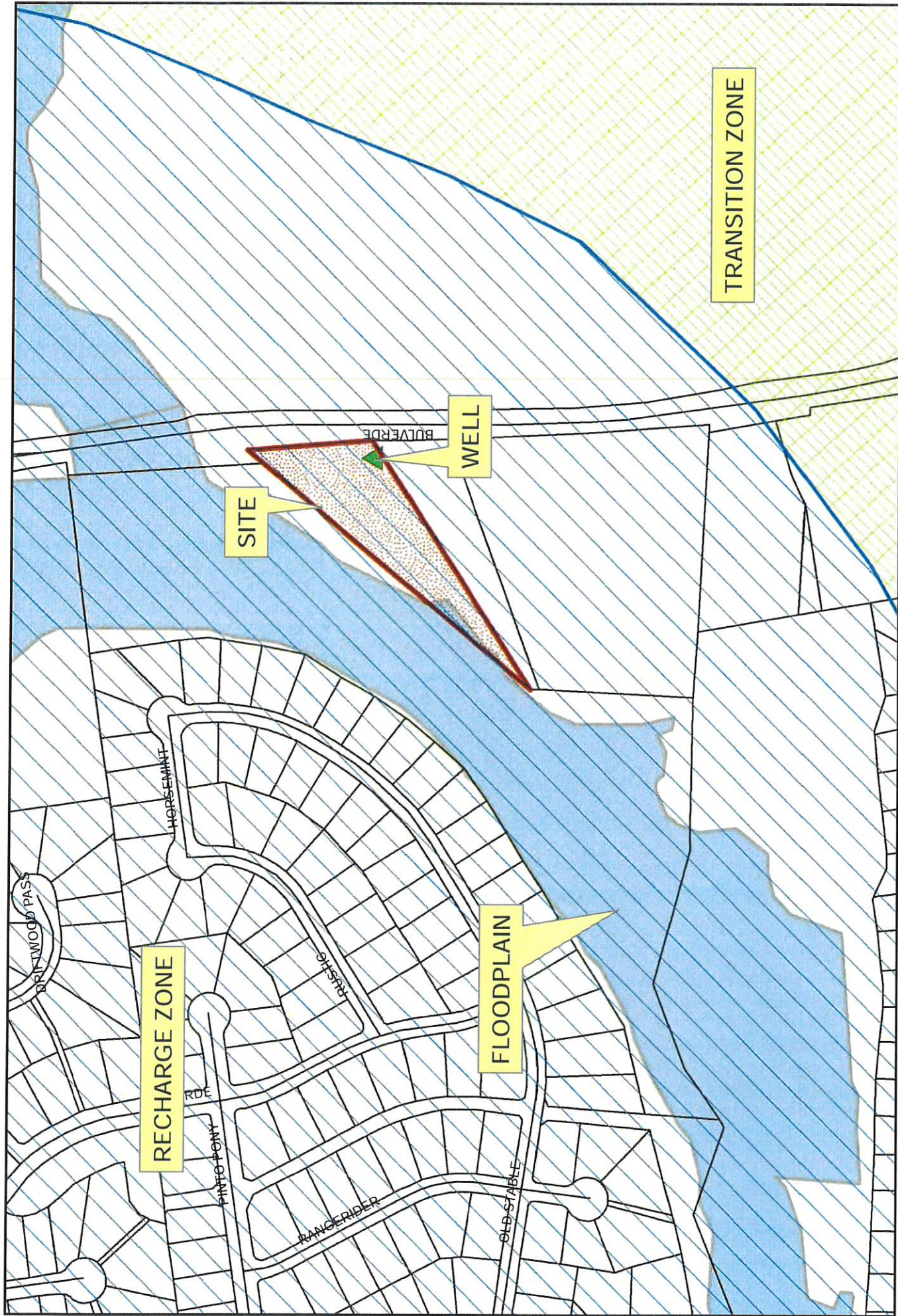
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ZONING CASE: 16103 BULVERDE RD-LIQUOR STORE (FIGURE 2)
ZONING FILE: Z2021-10700344

1 in = 16,667 ft
0 4,629,250 18,500 27,750 37,000 Feet

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 1/7/2022



ZONING CASE: 16103 BULVERDE RD-LIQUOR STORE (FIGURE 2)
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