

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 Z2023-10700153 (Rogers Ranch West Quarry)

Date: August 1, 2023

SUMMARY

A request for a change in zoning has been made for an approximate 237.06-acre tract located on the city's northwest side. A change in zoning from "MXD ERZD MSAO-1 MLOD-1 MNA" with uses in "C-2R, R-4, MF-18" to "MXD ERZD MSAO-1 MLOD-1 MNA" with uses in "C-2R, R-4, R-6, MF-33, R-6 PUD" is being requested by the applicant, Lloyd A. Denton, Jr., and represented by Ken Brown, Brown and McDonald, PLLC. The change in zoning has been requested to allow a mixed-use development with single-family, multi-family, and commercial land uses. The property is currently classified as a Category 1.

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 9, approximately 0.63 miles north of Northwest Military Highway 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 "MXD ERZD MSAO-1 MLOD-1 MNA" with uses in "C-2R, R-4, MF-18" to "MXD ERZD MSAO-1 MLOD-1 MNA" with uses in "C-2R, R-4, R-6, MF-33, R-6 PUD" and will allow a mixed-use development on 237.06-acres. Currently, the property is an abandoned quarry. The proposed project will consist of single-family, multi-family, and commercial land uses.

Provisions must be met within a Settlement Agreement between the City of San Antonio and The Rogers Shavano Ranch, Ltd., Rogers 1604 Commercial, Ltd., Bitterblue, Inc. and Denton Development Corporation approved on October 29th, 2015 for the overall 1,780-acre Rogers Ranch development plan. The impervious cover for the overall 1,780-acre development is limited to 39% or 695-acres. Prior to the release of the building permit an accounting of the impervious cover must be provided for the 1,780-acre Rogers Ranch Development Plan to the Aquifer Protection & Evaluation Section of SAWS.

2. Surrounding Land Uses:

An abandoned quarry borders north of the subject property. Shavano Highlands subdivision and Salado Creek bounds east of the site. Shavano Ranch Road and Cornerstone Christian School lies to the south. Undeveloped commercial property lies to the west with Northwest Military Highway beyond.

3. Water Pollution Abatement Plan:

A WPAP file under the name Beckman Quarry 440-Acres had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on September 17, 2018.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted site evaluations on July 10, 2023, 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 one section, currently developed as a previous quarry pit, approximately 132.60 acres in area, excavated to a depth of approximately 75 to 100 feet in depth, and a second area, with portions currently under construction and other portions undeveloped and heavily vegetated adjacent to Salado Creek, approximately 104.46 acres in area, totaling approximately 237.60 acres for the entire site. The quarry pit site is bounded on the north by the northern quarry pit, separated from the subject site by an unexcavated berm. A CPS powerline easement and an unnamed tributary to Salado Creek were identified to the west by undeveloped property with Northwest Military Highway beyond. On the south single-family residential properties and Shavano Ranch with a school beyond, and on the east by single family residential properties with Salado Creek beyond. The second lot is bounded on the west by the northern quarry pit, on the north by undeveloped property, on the east by Salado Creek, and on the south by a CPS easement with single family residential properties beyond.

The quarry pit lot was observed to have been extensively modified and disturbed by mining and quarrying activities. The western half of the quarry lot was noted to have been covered by extensive quantities of fill material, composed largely of crushed limestone and limestone rock boulders and fragments. The eastern half of this lot was likewise covered in large quantities of fill material, but has a large rectangular scraped area devoid of fill. The second lot was observed to be unoccupied and heavily vegetated.

Bedrock exposure was observed throughout the sidewalls of the quarry pit lot, with mixed exposure within the floors of the pit due to placement of fill material. Moderate bedrock exposure was observed throughout the second lot. Two geologic features, identified as solution enlarged fracture zones, located in the northeast and northwest corners of the quarry pit lot respectively, within the bisecting berm approximately 75 to 100 feet vertically above the floor of the quarry pit, and within the unnamed tributary to Salado Creek, are considered to be geologically sensitive. The feature on the northwest corner was previously identified as S-35, rated 65 points, measuring approximately 22 feet by 27 feet by 1 foot deep. The feature on the northeast corner was previously identified as S-49, rated 65 points, measuring approximately 20 feet by 92 feet by 1 foot deep. These features are proposed to be preserved and properly buffered. Additionally, a mapped fault crosses the subject site, and an apparent expression is noted within the sidewall. This feature is not considered to be geologically sensitive.

The topography of the property was observed to slope to the east. Stormwater occurring on the quarry pit lot would be retained within the lot due to lack of runoff outflow paths. Stormwater occurring on the second lot would discharge to the east to Salado Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic, Kirschberg Evaporite, and Grainstone Members of the Kainer Formation of the Edwards Aquifer.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick. This member produces moderate amounts of water, and includes moderate porosity but intermediate or lower permeability, and has a moderate environmental sensitivity. Characteristics of this member were observed throughout the sidewalls of the quarry pit lot.

The Kirschberg Evaporite Member of the Kainer Formation is characterized by the presence of altered crystalline limestone, chalky or decomposed mudstone, and abundant chert nodules, with fabric and structure related porosity. The full section thickness of this member is approximately 50 to 60 feet thick. This member produces very significant quantities of water with a high degree of porosity throughout. This member is considered to be one of the most environmentally sensitive sections of the Edwards Aquifer. No visible characteristics of this member was observed due to extensive disturbance of the quarry pit.

The Grainstone Member of the Kainer Formation is characterized by the presence of crossbedded lime mudstone, wackestone, and chert nodules. Recrystallization reduces porosity within this member. The full section thickness of this member is 50 to 60 feet. This member is considered to be a less permeable, and therefore a less environmentally sensitive section of the Edwards Aquifer. No visible characteristics of this member was observed due to extensive disturbance of the quarry pit.

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 soils, (TaB).

The Tarrant Association soils occur as very shallow, dark colored, calcareous and clayey soil that occurs over hard limestone with scattered stones, gravel and cobblestones within the surface layer between 10 and 24 inches thick.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. Two solution enlarged fractured zones located in the northeast and northwest corners of the quarry pit, within an unnamed tributary to Salado Creek, have the 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 39% allowed for the overall 1,780-acre Rogers Ranch Development of which the proposed 237.06-acre site lies within.

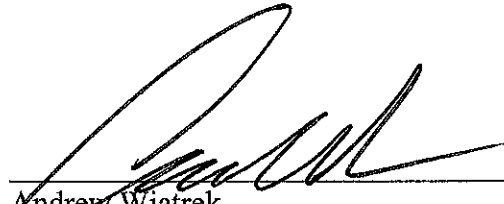
2. Prior to the release of the building permit an accounting of the impervious cover must be provided for the 1,780-acre Rogers Ranch Development Plan to the Aquifer Protection & Evaluation Section of SAWS.
3. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.
4. 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.
5. 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.
6. 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.
7. 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. 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.
2. 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.

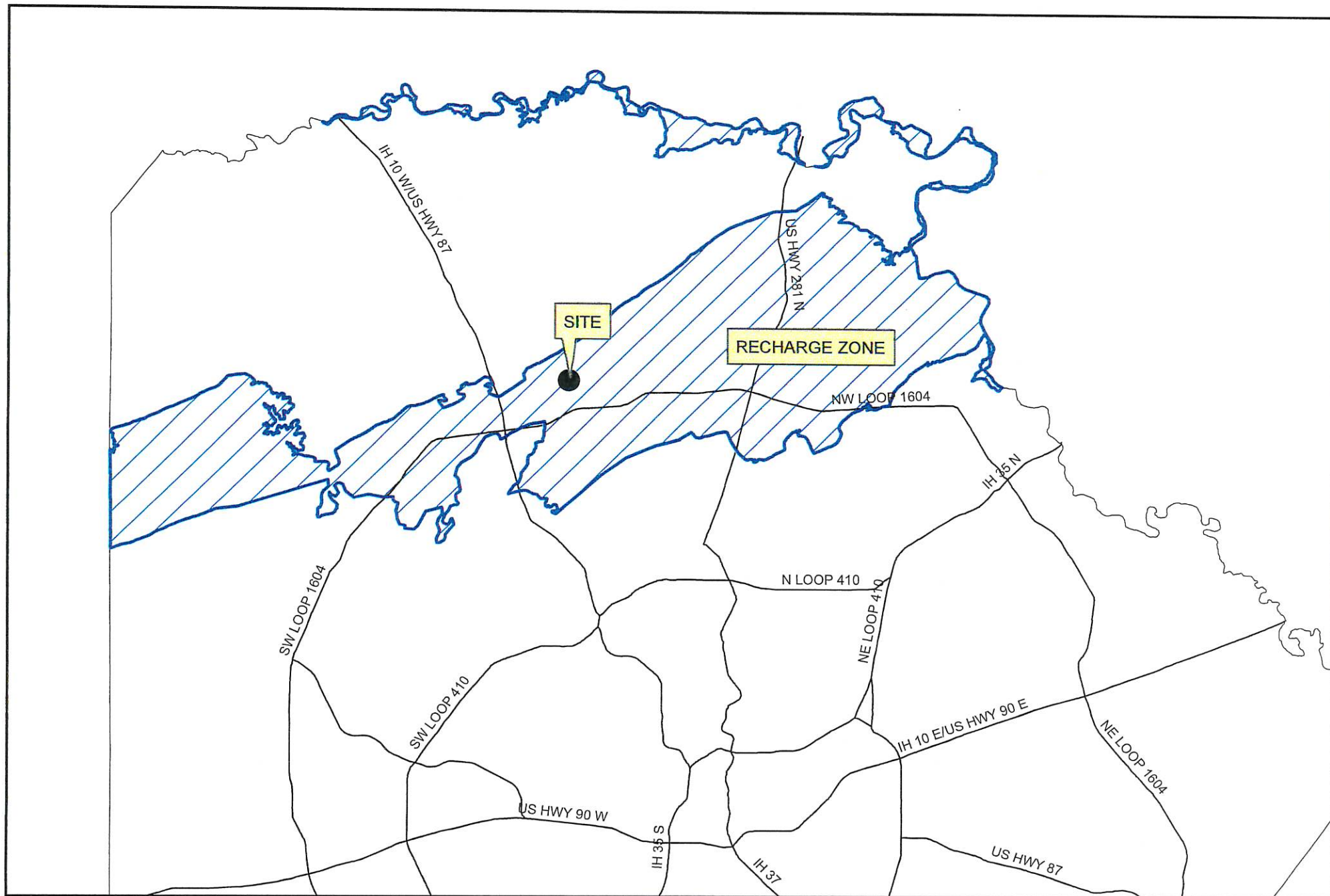
APPROVED:



Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

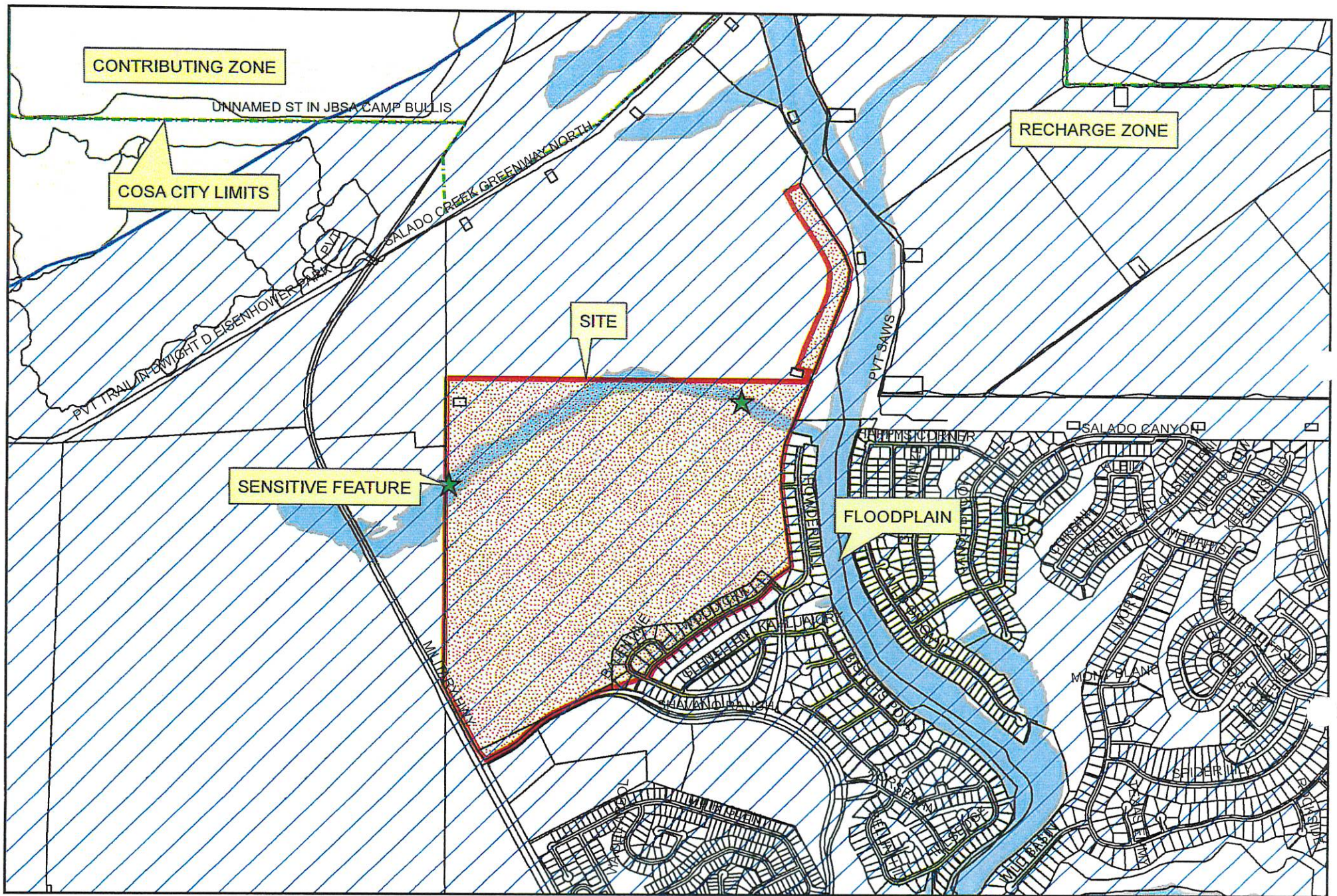


ZONING CASE: ROGERS RANCH WEST QUARRY (FIGURE 1)
ZONING FILE: Z2023-10700153

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 5/29/2023

1 in = 20,833 ft
0 7,500 15,000 30,000 45,000 60,000 Feet





ZONING CASE: ROGERS RANCH WEST QUARRY (FIGURE 2)
ZONING FILE: Z2023-10700153

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 5/29/2023

