

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 Z2021-10700198 (7406 Wild Eagle Street)

Date: August 25, 2021

SUMMARY

A request for a change in zoning has been made for an approximate 0.74-acre property located on the city's northwest side. A change in zoning from “**R-6 MLOD-1 ERZD**” to “**R-20 S MLOD-1 ERZD**” is being requested and represented by the owner Mario Sujo Munguia. The change in zoning has been requested to allow for a neighborhood licensed childcare learning center.

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 8, approximately 1,250’ west of Wild Eagle Street and Babcock 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 MLOD-1 ERZD**” to “**R-20 S MLOD-1 ERZD**” to allow a neighborhood licensed childcare learning center on a 0.74-acre residential lot. Currently there is an existing 2,119-square foot house with an attached garage and a driveway. The house was built in 1979 with an existing impervious cover of 18%. The applicant proposes to install a 610-square foot curved one-way driveway to accommodate parents dropping off their children at the learning center.

2. Surrounding Land Uses:

The subject site is in the Hills and Dales neighborhood. The site is surrounded by existing single-family residential lots to the east, south, and west with Wild Eagle Street bordering to the north.

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 the commencement of future construction.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on July 15, 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 a developed single-family residential lot with native trees established throughout the approximately 0.74-acre property. Currently, there is an existing 2,119-square foot house with an attached garage, driveway and a septic system on-site. A wooden fence lines the backyard to the east with a chain-link fence lining the property to the south and west. Little to moderate rock exposure was observed on-site due to landscaping throughout the property such as shrubs, native grasses, as well as mulched and rocked beds.

No portion of the property lies within a floodplain. Stormwater occurring on the subject site would discharge to the south and east to an unnamed tributary to Huesta Creek.

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 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.

No visual expression of the Dolomitic Member was observed on-site due to limited rock exposure during the site visit.

No sensitive geologic features were identified within the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this rezoning being allowed 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 rezoning request on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed the proposed 19.35% on the 0.74-acre site.
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. 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.

General Recommendation

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 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.

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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

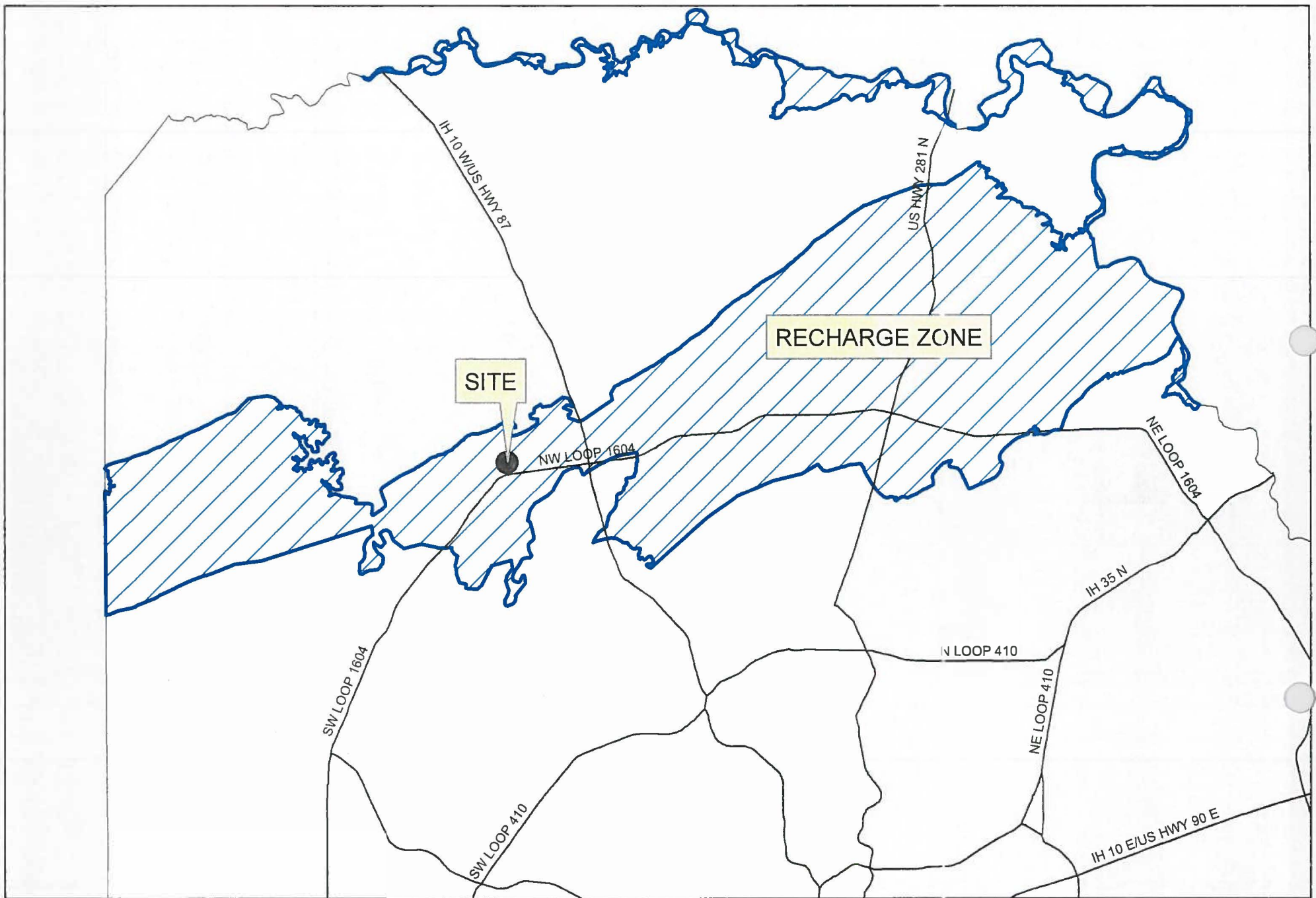


Scott R. Halty

Director

Resource Protection & Compliance Department

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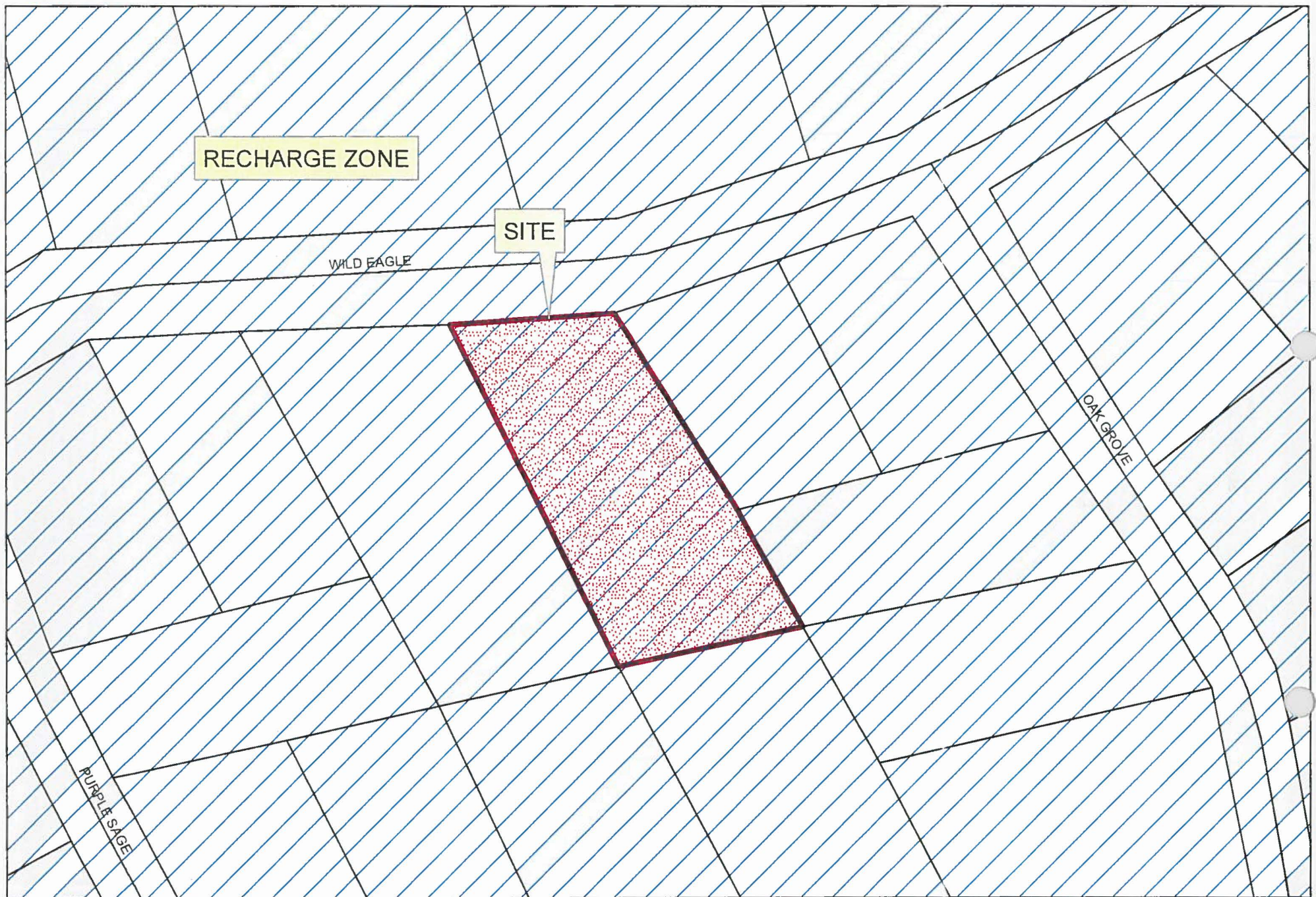


ZONING FILE: 7406 WILD EAGLE (CHILD CARE) (FIGURE 1)
ZONING CASE: Z2021-10700198
MAP PAGE: 147, F7

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 7/14/2021

1 in = 16,667 ft
0 4,700 9,400 18,800 28,200 37,600 Feet





ZONING FILE: 7406 WILD EAGLE (CHILD CARE) (FIGURE 2)
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Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 7/14/2021

1 in = 83 ft
0 20 40 80 120 160 Feet

