

**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 Z2021-10700268 (CIRI Sonterra Apts.)

**Date:** December 8, 2021

**SUMMARY**

A request for a change in zoning has been made for an approximate 8.95-acre tract located on the city's north side. A change in zoning from “**C-3 MLOD-1 ERZD**” to “**MF-40 MLOD-1 MNA ERZD**” is being requested by the applicant CIRI Sonterra 281, LLC and represented by Caroline McDonald of Brown & Ortiz, PC. The change in zoning has been requested to allow a multi-family development. The property is currently designated 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 in City Council District 9, located approximately 515 feet west of East Sonterra Blvd. and US 281 Hwy North intersection. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from “**C-3 MLOD-1 ERZD**” to “**MF-40 MLOD-1 MNA ERZD**” and will allow for a multi-family development on approximately 8.95-acres. Currently, the site is an undeveloped property with native grasses and some native trees located in the southwest corner of the site. The proposed project will consist of apartment buildings with associated parking areas.

2. Surrounding Land Uses:

A commercial storage business and a CPS Energy easement is located north of the site. A private access road and a Wal-Mart store lies to the south. The Children's Hospital of San Antonio Primary Care and an undeveloped property borders to the west of the site. A private access road and the Hyatt Place San Antonio North lies west of the subject site.

3. Water Pollution Abatement Plan:

A WPAP file under the name Sonterra 281 Plaza had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on June 20, 2008. An existing off-site water quality basin associated with the WPAP, was found to be compliant at the time of our site evaluation. Further review of the inspection and maintenance history shows the basin in compliance since 2017.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on October 5, 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 an undeveloped property, approximately 8.95-acres in area. The site was previously cleared with native grasses remaining and some native trees located in the southwest corner of the property. The eastern portion of the site was previously cleared and partially excavated. Moderate rock exposure was observed along the outer edge of the site clearing.

No portion of the property lies in the floodplain. Stormwater occurring on the site would discharge to the north and east towards an unnamed tributary into Mud Creek.

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

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. Visual expression of the Leached and Collapsed Member was observed during the site evaluation.

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

## **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 65% on the 8.95-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. 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.

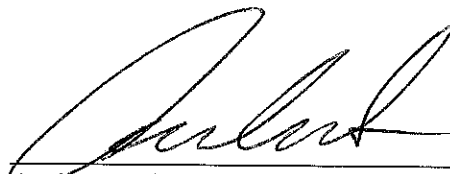
5. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3565 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, 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.

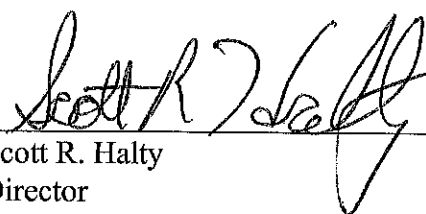
#### **General Recommendations**

1. 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.

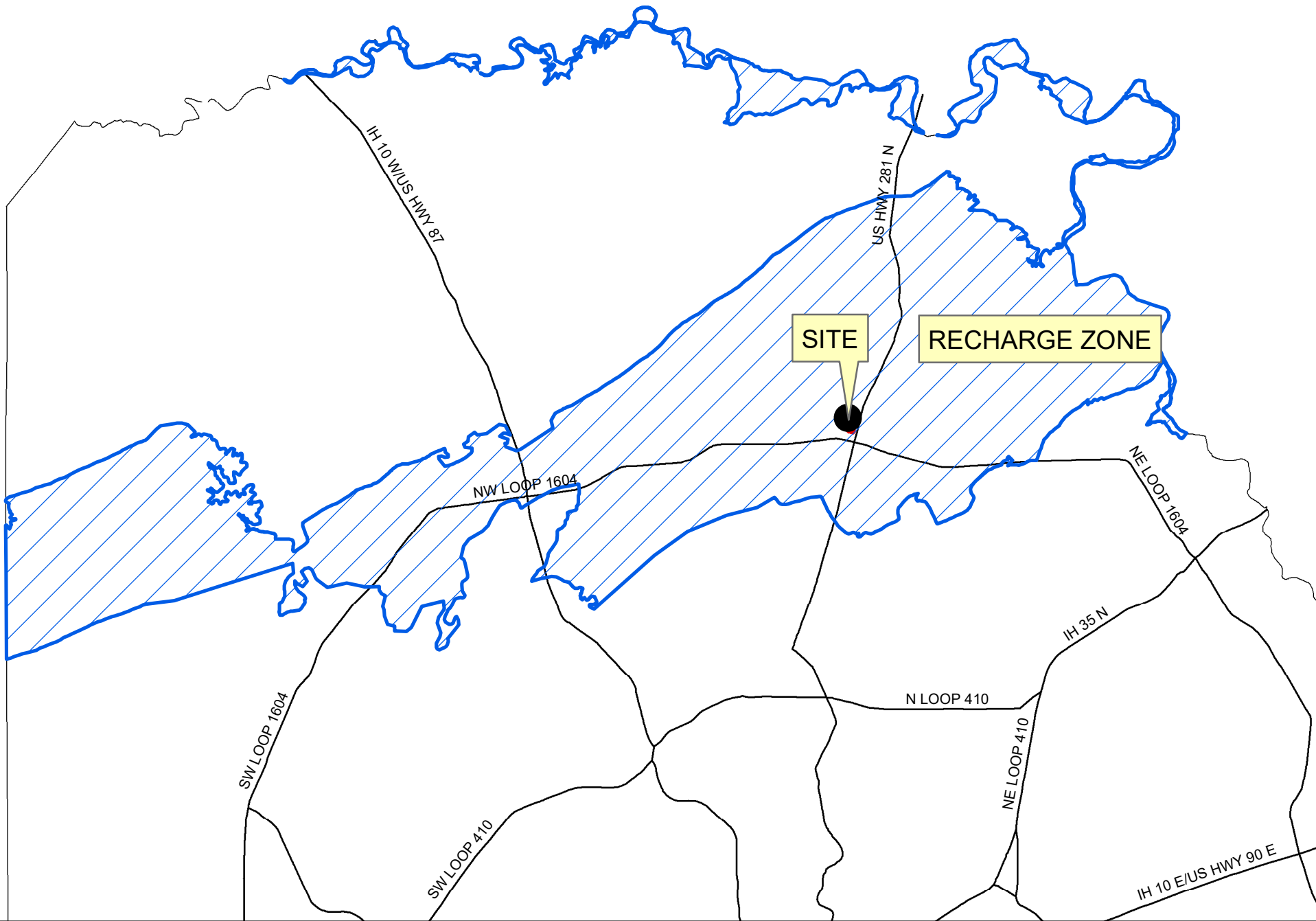
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

APPROVED:

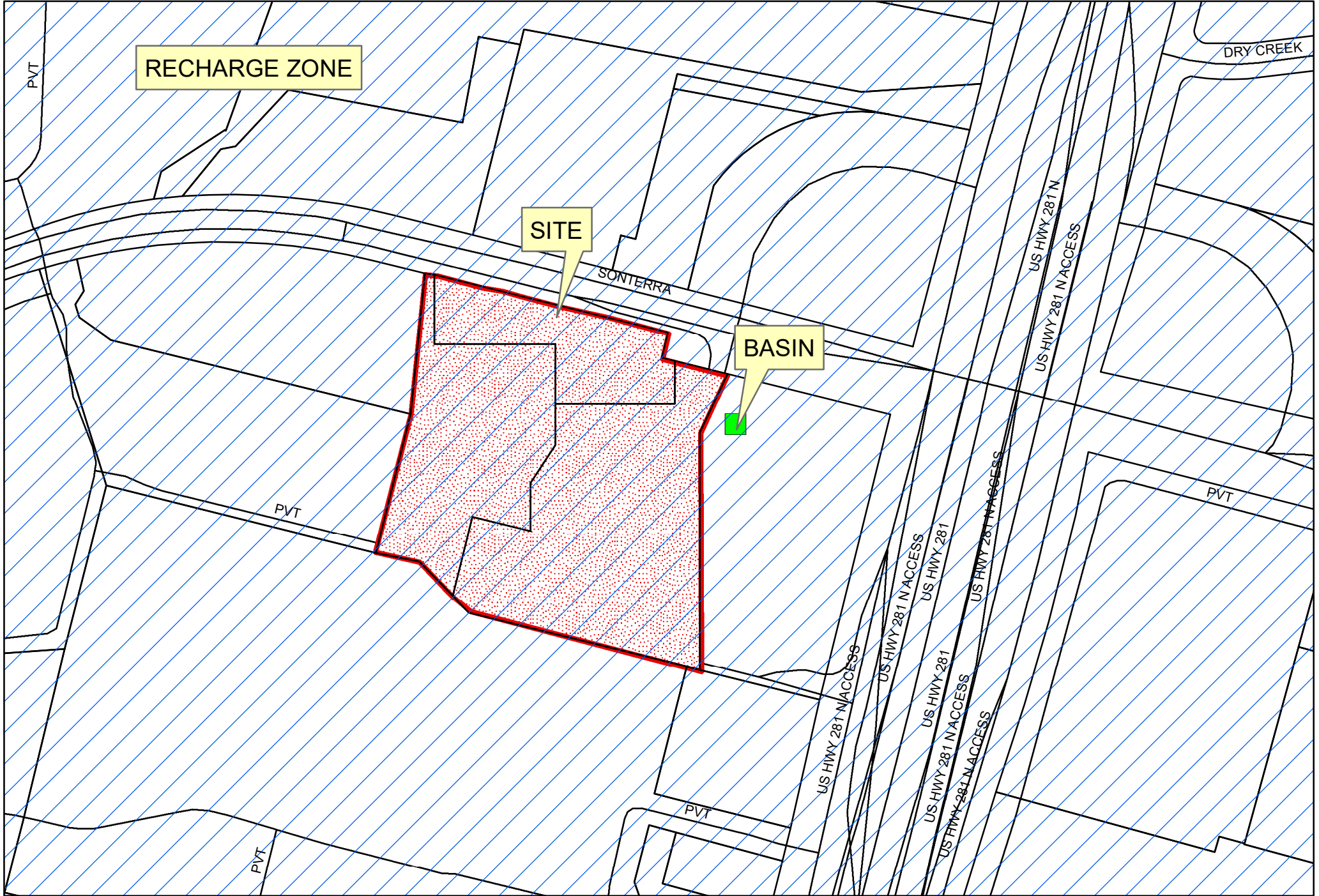
  
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ZONING FILE: CIRI SONTERRA APARTMENTS (FIGURE 1)  
ZONING CASE: Z2021-10700268



ZONING FILE: CIRI SONTERRA APARTMENTS (FIGURE 2)  
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