

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 Z2023-10700355 (Helios Technology)

Date: March 12, 2024

SUMMARY

A request for a change in zoning has been made for an approximate 0.984-acre lot located on the city's northwest side. A change in zoning from “C-3 ERZD” to “ L S ERZD” is being requested by the applicant, Allison Shaw, and represented by Bill Kaufman. The change in zoning has been requested to allow for a research and testing lab. The property is currently classified 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 in City Council District 8, approximately 0.50-mile south of University Oak and Lockhill-Selma Road 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 ERZD” to “ L S ERZD” and will allow a research and testing lab on a 0.984-acre lot. Currently, there is an existing office warehouse building with associated parking area, built in 2016. The proposed project will consist of modifications to the existing building to accommodate a research and testing lab.

2. Surrounding Land Uses:

Insko Distributing office borders north of the subject property. The Woods of Shavano neighborhood bounds east of the site. An undeveloped commercial lot borders to the south. University Oak and an undeveloped commercial lot lies west of the subject site.

3. Water Pollution Abatement Plan:

A WPAP file under the name 1st Fire Protection Services had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on February 6, 2014. An existing off-site water quality basin associated with the WPAP, was found to be compliant at the time of our site evaluation.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted site evaluations on January 31, 2024, 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 single lot currently developed as a commercial research laboratory, approximately 0.984 acres in area. The subject site has been previously excavated by quarry activity and subsequently developed as a commercial single story metal building, with associated asphalt parking and concrete curbing. A raised earthen berm running north and south on the eastern boundary of the site also exists as a CPS powerline easement. The site is bounded on the north by a commercial business with a drainage channel beyond, and on the east by a raised earthen berm demarking an adjacent CPS powerline easement with single family residential properties beyond. Also, on the south by an undeveloped vacant lot with a water quality basin beyond, and on the west by University Oaks with a vacant undeveloped lot beyond.

The subject site has been previously disturbed by excavation, quarrying, and subsequent construction activities. No exposure of bedrock was observed on the subject site. Additionally, a mapped fault is located northwest of the subject site. No surface expression of this fault was observed within the property.

A geologic assessment conducted in 2008 was reviewed and identified no sensitive geologic features within the subject site boundaries.

The topography of the property was observed to slope to the south and west. Stormwater occurring on the subject site would discharge to the south into the remaining quarry area, and then south and west towards an unnamed tributary to Olmos Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject 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. This member produces water and is considered a relatively permeable and environmentally sensitive section of the Edwards Aquifer. No bedrock exposure was observed on the subject site, therefore this could not be visually confirmed.

No sensitive geologic features were observed within the subject site.

FACILITY SITE INVESTIGATION

SAWS staff visited the applicant's existing lab facility at 15926 University Oak on September 13, 2023. Staff observed the current operations and viewed firsthand the research and testing practices that will be conducted in the new lab facility. The existing lab facility focuses on the electronic innovation component of Helios Technologies, through their advanced research and testing methods.

The new lab will support the advancement of integrated electro-hydraulic solutions. The physical testing will be related to hydraulic valve components, high pressure testing, fatigue, endurance, and temperature testing. Trained operators will conduct all testing methods in two hydraulic test benches: system test bench containing a 30-gallon tank; fixed test bench containing a 120-gallon tank. Each test bench is equipped with an internal reservoir to collect and store fluids and any spills.

The new lab will house a total of 220-gallons of hydraulic fluid on-site (150-gallons used in test benches and 70-gallons of reserved hydraulic fluid stored & contained). The oil barrels holding unused reserved hydraulic fluid will be secured and strapped to spill containment pallets, and only the amount to be used at any given time is removed from this area. The spill containment pallets will collect and contain any spills during the refilling or replacement of fluids during testing. An industrial vacuum and absorbent materials will be utilized to contain any spills on-site. The lab will hire a licensed waste hauler to properly collect and dispose any contained spill materials. The lab had detailed Standard Operating Procedures (SOPs) available for review as well as the Material Safety Data Sheets (MSDS) for the fluid onsite.

Based on our on-site discussion of the expansion operations, the new lab will also follow current regulations.

ENVIRONMENTAL CONCERNS

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

General Concerns

1. The storage and use of hydraulic fluid on-site.
2. 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.

3. 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 the existing 64% on-site.
2. There shall be no outside storage of any fluids or containers.
3. All fluids shall be labeled and stored in designated storage areas and cabinets. Proper disposal of spent fluids shall be conducted quarterly, and manifests shall be retained according to Federal, State, and local regulations.
4. Any accidental spills that may occur of spent hydraulic fluid shall be properly disposed of accordingly to Federal, State, and local regulations.
5. A spill response plan shall be developed and reviewed with employees annually to ensure proper spill remediation practices.
6. A spill kit shall be always kept onsite and/or within the lab area in case of any accidental spills.
7. SAWS shall be notified at (210) 233-3557 in the event of a spill that occurs within the property boundary that leads to the direct discharge to the sanitary sewer or stormwater drain/channel.
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.

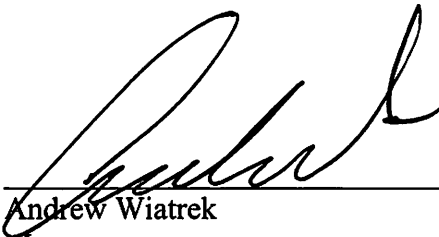
10. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing 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.

General Recommendations

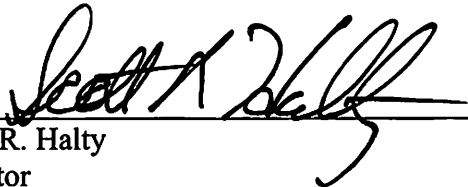
1. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
2. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
3. 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:

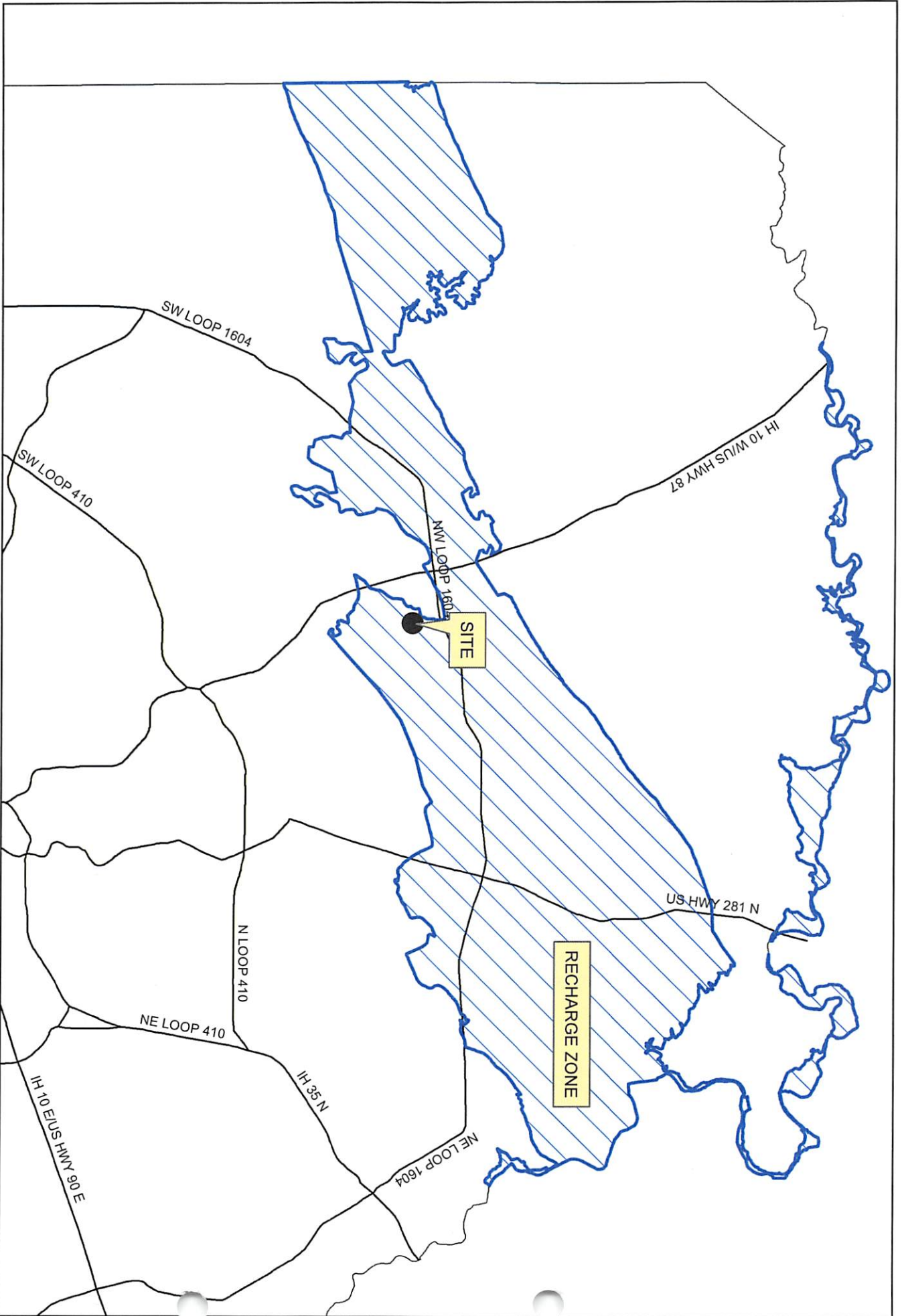


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



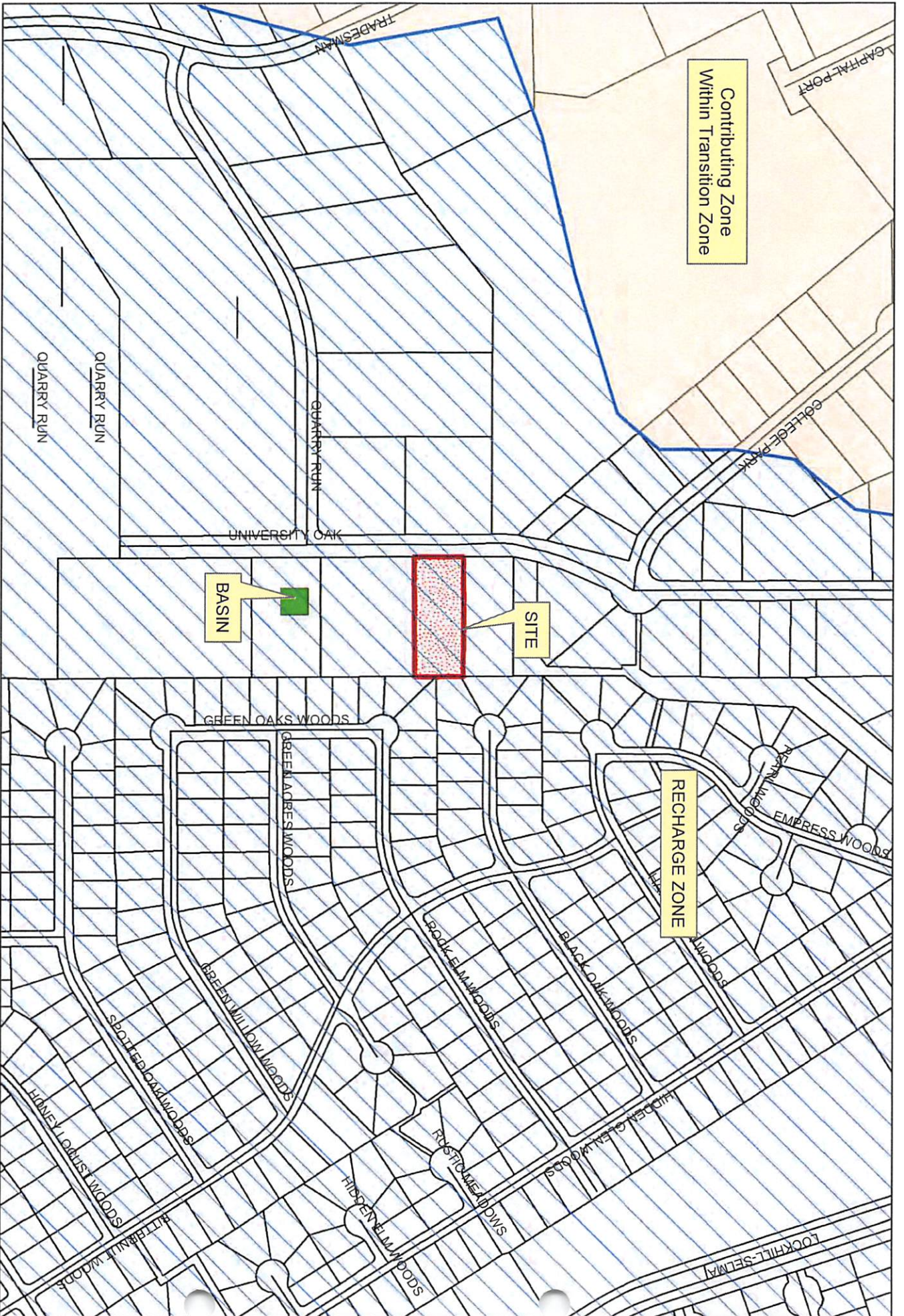
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: Z2023-10700355 (FIGURE 1)
ZONING CASE: HELIOS TECHNOLOGIES

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 1/26/2024



ZONING FILE: Z2023-10700355 (FIGURE 2)
ZONING CASE: HELIOS TECHNOLOGIES

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 1/26/2024

