

**SAN ANTONIO WATER SYSTEM**  
**Interdepartmental Correspondence Sheet**

**To:** Zoning Commission Members

**From:** Scott R. Halty, Director, Resource Protection & Compliance Department,  
San Antonio Water System

**Copies To:** Andrew Wiatrek, Manager, Resource Protection & Compliance Department, Michael Barr, Supervisor, Edwards Aquifer and Watershed Protection Division, Michael A. Escalante, Environmental Protection Specialist III, Edwards Aquifer & Watershed Protection Division, File

**Subject:** Zoning Case Z2023-10700350 (Shavano Verizon)

**Date:** February 15, 2024

**SUMMARY**

A request for a change in zoning has been made for an approximate 0.020-acres located on the city's northwest side. A change in zoning from “C-3 ERZD” to “C-2 ERZD SUP” is being requested by the applicant and represented by Lewis Martin, ArchComm, LLC. The change in zoning has been requested to allow a 150’ monopole telecommunication tower pad site. The property is currently classified as a Category 1.

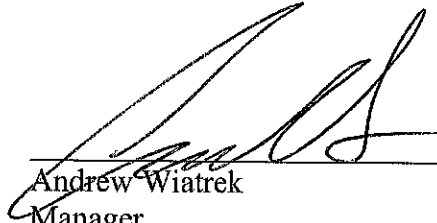
The 0.020-acre or 875-square foot lease area is currently undeveloped. The subject property is located at 4079 North Loop 1604 West. The telecommunication installation will consist of a 150’ self-supporting tower with an ice bridge, antenna equipment, backup generator, meter frame, and equipment cabinets. According to the 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. No sensitive geologic features were observed on-site, nor identified on file. The property is in City Council District 9, located 1,050-feet north of Northwest Military Highway and North Loop 1604 West intersection. The entire property lies within the Edwards Aquifer Recharge Zone (Figures 1 & 2).

**Site Specific Recommendations**

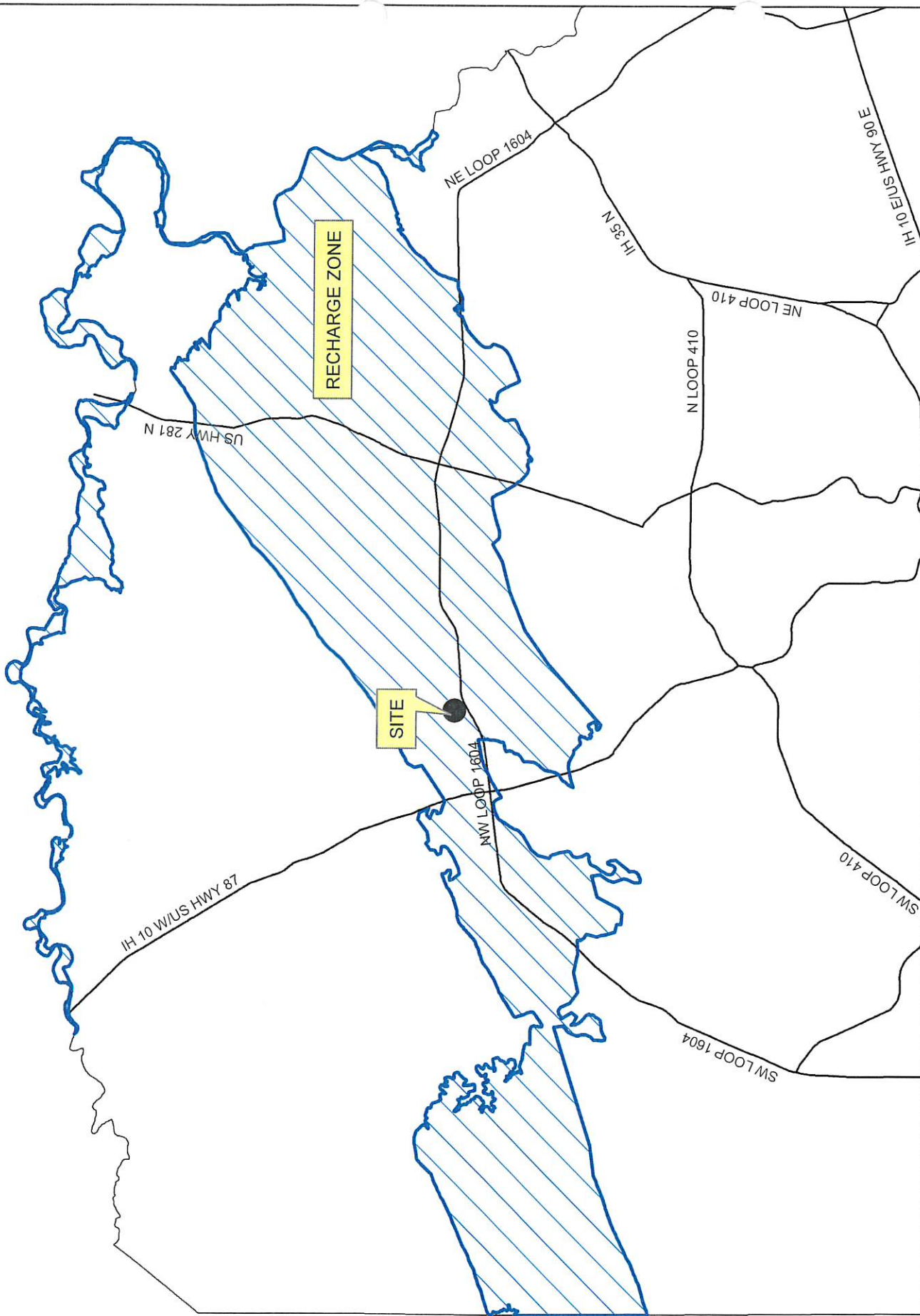
1. The impervious cover, per a submitted site plan, shall not exceed 16% for the 0.020-acre site.
2. The power source of the backup generator shall be located within the boundaries of the property to be rezoned and shall not include diesel, gasoline, or any other liquid fuel.
3. Outside storage and/or use of chemicals shall not be permitted on the site.

Based on the information submitted by the applicant, SAWS staff recommends approval to the installation of a telecommunication tower system located at 4079 North Loop 1604 West if the site-specific recommendations are adopted. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.

APPROVED:

  
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Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division  
\_\_\_\_\_  
Scott R. Halty  
Director  
Resource Protection & Compliance Department

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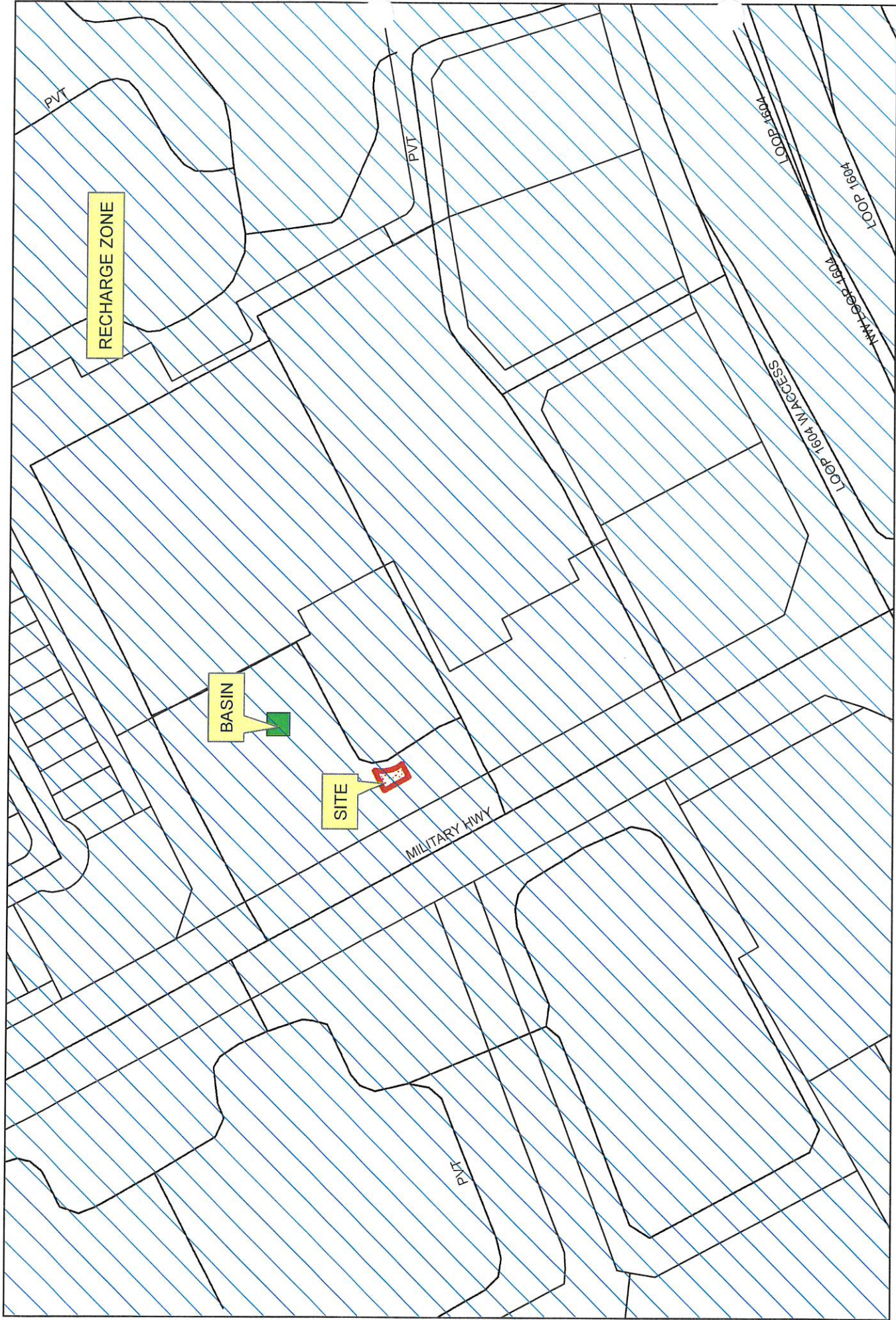


ZONING CASE: VERIZON SHAVANO (FIGURE 1)

ZONING FILE: Z2023-10700350

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 12/5/2023





ZONING CASE: VERIZON SHAVANO (FIGURE 2)  
ZONING FILE: Z2023-10700350

