

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 Z2021-10700340 (Woodmont Apts. FM 1560)

Date: February 23, 2022

SUMMARY

A request for a change in zoning has been made for an approximate 5.194-acre tract located on the city's northwest side. A change in zoning from "**C-2 ERZD**" to "**MF-18 ERZD**" is being requested by the applicant Woodmont Company, and represented by Caroline McDonald, Brown & Ortiz, PC. The change in zoning has been requested to allow for a multi-family development. The property is currently designated 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 within City Council District 8, approximately 1,500-feet west of Loop 1604 West and FM 1560 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-2 ERZD**" to "**MF-18 ERZD**" and will allow for a multi-family development on approximately 5.194-acres. Currently, there is an enclosed garage and a storage yard for RVs, boats, and contractor equipment on-site. The property is primarily undeveloped and vegetated with native trees and understory. The proposed project will consist of approximately 42 rental units with associated parking areas.

2. Surrounding Land Uses:

Commercial lots and FM 1560 lie to the north of the property. The site is bordered by the Bavarian Forest neighborhood to the west and to the south. Azure Apartments lies east of the subject site.

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 commencement of construction.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on January 20, 2022, 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 primarily undeveloped and vegetated on approximately 5.194-acres in area. The property contains an enclosed garage, a paved parking area and two cleared storage yards: one yard is used to store RVs and boats; another yard used to store contractor equipment. The storage yards comprise of approximately 4 to 5-feet of imported fill material topped with crushed gravel. Some promiscuous dumping composed of broken furniture and brush material was noted along the outer edges of the RV and boat storage yard. The remainder of the site is vegetated with native trees and understory.

Moderate amounts of bedrock and partially exposed float rock was observed throughout the undeveloped portions of the site. A substantial soil profile with ground cover vegetation was noted as well on-site. A mapped fault crosses the southeast corner of the site; however, no visual expression of the fault was observed on-site.

Stormwater occurring on the subject site would discharge to the southeast towards an unnamed tributary to French Creek. No portion of the site is located within the floodplain.

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

The Cyclic and Marine Members 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. Scattered float rock and bedrock exposure observed throughout the site are characteristics of Cyclic and Marine Members.

Using the Soil Survey of Bexar County, compiled by the United States Department of Agriculture, it was determined the soil profile of the site included the Crawford and Bexar Stony (Cb) soils.

The Crawford and Bexar Stony soils are generally shallow to moderately deep over limestone, dark grey, non-calcareous, rich in chert and limestone fragments. The subsoil is cherty clay from 6 to 14 inches thick.

No sensitive geologic features were observed on-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 50% on the approximately 5.194-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.

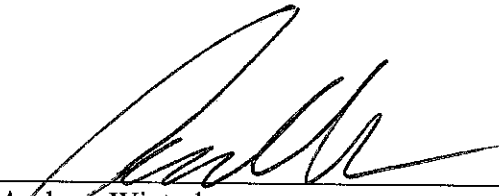
General Recommendations

1. 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 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.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan shall be submitted for the development within the area being considered for re-zoning,
 - B. A set of site-specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.

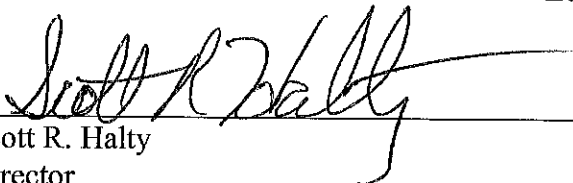
4. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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:

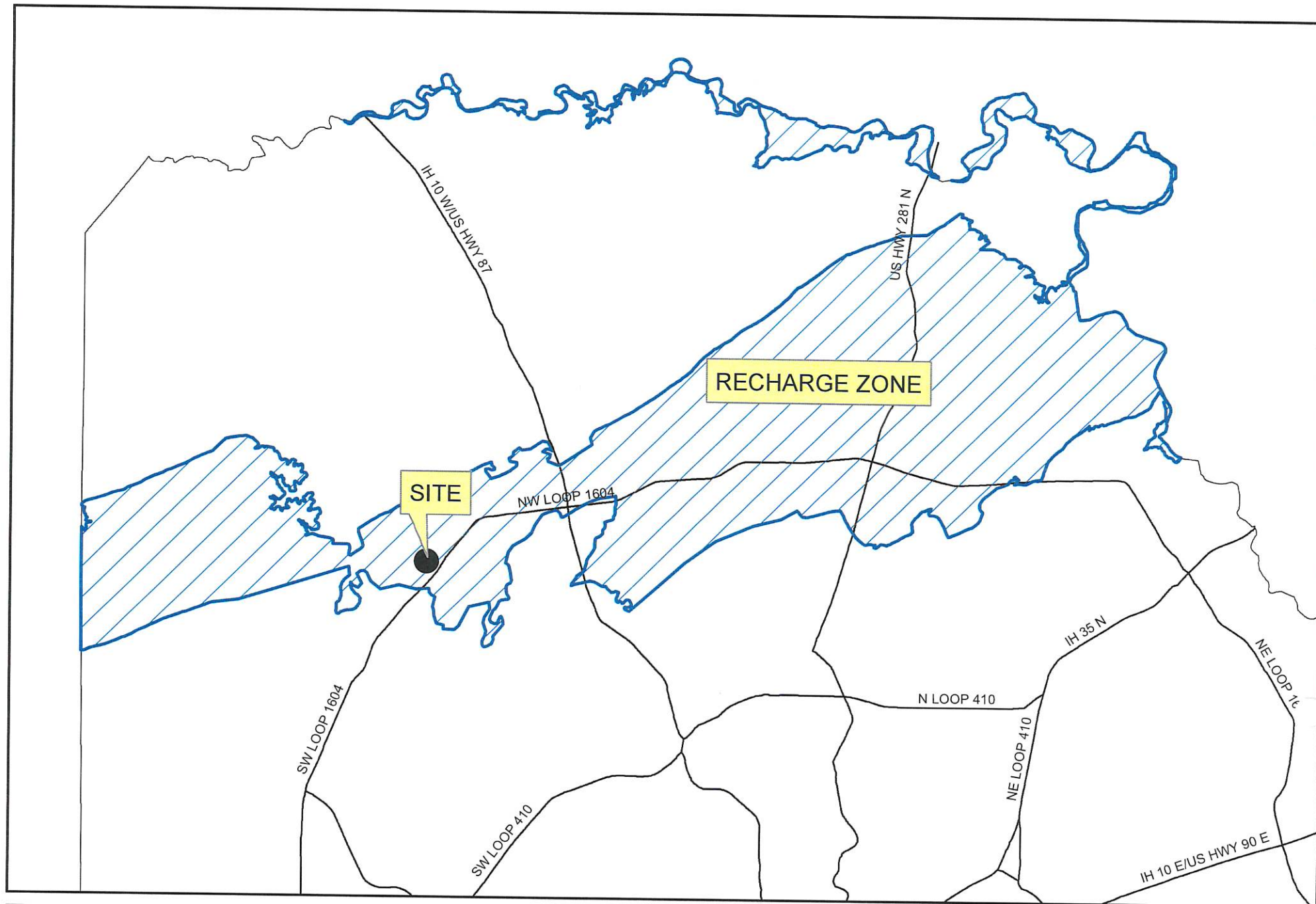


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MJB:MAE

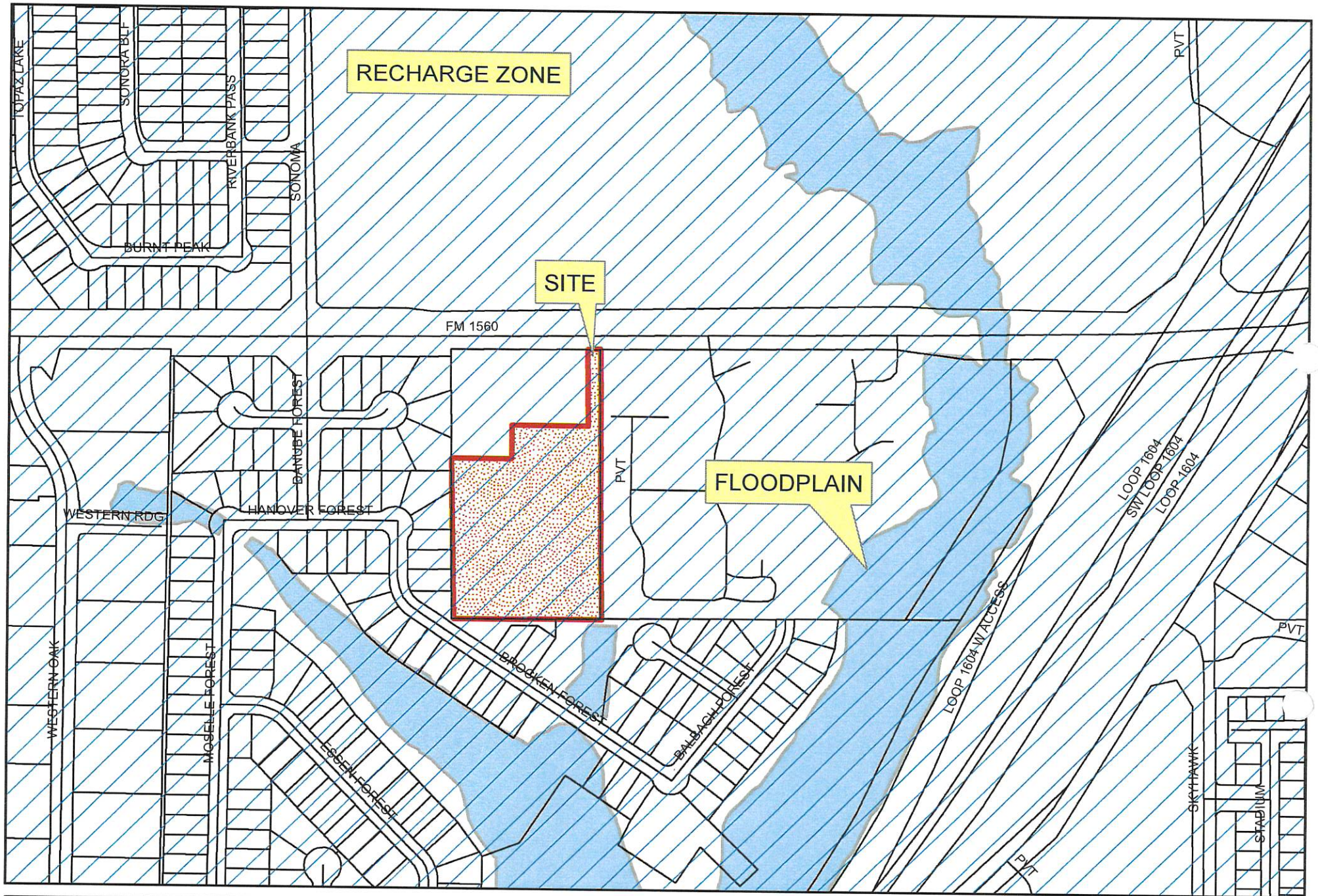


ZONING CASE: FM 1560 MF-18 (FIGURE 1)
ZONING FILE: Z2021-10700340

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 1/6/2022

1 in = 16,667 ft
0 4,625 9,250 18,500 27,750 37,000 Feet





ZONING CASE: FM 1560 MF-18 (FIGURE 2)
ZONING FILE: Z2021-10700340

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 1/6/2022

1 in = 333 ft
0 90 180 360 540 720 Feet

