

**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 Z2021-10700220 (Woldhagen Tract)

**Date:** March 11, 2022

**SUMMARY**

A request for a change in zoning has been made for an approximate 38.255-acre tract located on the city's northwest side. As further described below, the tract includes property both within the Edwards Aquifer Recharge Zone and the Contributing Zone within Transition Zone. A change in zoning from **“R-6 MLOD-1 MLR-2 ERZD”** to **“MF-18 MLOD-1 MLR-2 ERZD”** is being requested by the applicant Mosaic Land Development, LLC and represented by Daniel Ortiz of 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 in City Council District 8, located approximately 1.8-miles west of Hausman Rd and IH-10 West intersection. A portion of the property, 20.338-acres lies within the Edwards Aquifer Recharge Zone and the remaining 17.917-acres lies in the Contributing Zone within Transition Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from **“R-6 MLOD-1 MLR-2 ERZD”** to **“MF-18 MLOD-1 MLR-2 ERZD”** and will allow for a multi-family development on approx. 20.338-acres. The site is a farmstead with a cabin, horse barn, storage shed, an open field, with areas of native tree growth. The proposed project will consist of approx. 280-330 detached apartment units with an amenity center and a dog park.

2. Surrounding Land Uses:

Dell Oaks Estates neighborhood lies north of the site. Undeveloped property is located west of the site. The San Antonio Target Hunting Club borders to the east. The Leon Creek bounds to the south 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 February 16, 2022 of the referenced property. The purpose of the site evaluation was to assess the geologic conditions and environmental concerns present at the subject site. SAWS Environmental Geologist, Ms. Debbie Duran, was present during the site evaluation.

The subject site is located at 6920 Hausman Road approximately 1.8-miles west of Hausman Rd and IH-10 West intersection in northwestern Bexar County. It is an approximately 38.255-acre property used for residential and agricultural purposes. One residential dwelling with a septic system, a wooden storage shed structure, and a horse barn were located within the northern portion of the subject site.

Drainage from the site generally slopes to the south-southeast towards an unnamed tributary and the Leon Creek. The surface elevations range from approximately 930 to 990 feet above mean sea level.

During the site evaluation one residential dwelling with a septic system was present on the northwestern portion of the site. The dwelling appeared to be occupied. A wooden storage building was located east of the residential dwelling and used for storing miscellaneous tools. Materials such as tractor tires, concrete blocks, beehive boxes, and piping were located adjacent east of the residential dwelling. Live oaks and cedar elms were present throughout the northern portion of the subject site. The southern portion was a grassy open field.

The subject site is partially located over the Edwards Aquifer Recharge Zone (EARZ) and the Contributing Zone within Transition Zone (CZ/TZ). The EARZ and the CZ/TZ boundary bisects the site north to south and slightly curves to the southeast. Approximately 20.338-acres of the western portion of the site lies within the Edwards Aquifer Recharge Zone and approximately 17.917-acres lies within the Contributing Zone within Transition Zone.

The southern portion of the property was composed of a thick soil profile with no bedrock exposure. Minimal bedrock exposure was observed in the northern wooded area of the site. Based on field observations the bedrock exposure appeared to be weathered, light brown, argillaceous limestone resembling similar lithological characteristics of the Upper Confining Unit Undivided.

The subject site is underlain by the Eagle Ford Group (Kef), Buda Limestone (Kb), and Del Rio Clay (Kdr). The Eagle Ford Group is composed of brown sandy shale and argillaceous limestone. The Buda Limestone formation is composed of buff to light gray mudstone and wackstone. The Del Rio Clay formation consists of fossiliferous yellow-brown clay (Clark 2016). The Kef, Kb, and Kdr are part of the Upper Confining Unit Undivided of the Upper Cretaceous.

A November 2021 geologic assessment conducted by Frost Geoscience identified two solution cavities, two manmade features, and one fault. No sensitive features were identified in the geologic assessment report. During the SAWS site evaluation, no visible rim rock exposure was observed surrounding the two identified solution cavities. The solution cavities appeared to be animal burrows infilled with clay and organic material.

A fault was identified in the USGS Geologic Framework and Hydrostratigraphy of the Edwards and Trinity Aquifers within northern Bexar and Comal Counties, transecting from a northeast-southwest direction on the southern portion of the site. During the SAWS site evaluation thick soil profile and vegetation was observed in the southern portion of the property and no visual indication of the fault was identified. Frost Geoscience rated the fault in the 2021 geologic assessment report as non-sensitive and as having a low infiltration rate.

No sensitive naturally occurring geologic or manmade features were observed during the SAWS site evaluation.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. An existing septic system was observed on the site and there is potential for contamination of the Edwards Aquifer.
2. The southwestern corner of the property lies within the 100-year floodplain, where recharge may occur.

### **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 52.10% on the 20.338-acre portion located over the Edwards Aquifer Recharge Zone.
2. A floodplain buffer shall be provided along the southwestern corner of the property as required in Ordinance No. 81491, Section 34-913.
3. The existing septic system shall be properly abandoned according to state regulations. The wastewater from the septic tank shall be removed by a licensed waste transporter.
4. 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.
5. 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.
6. 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.

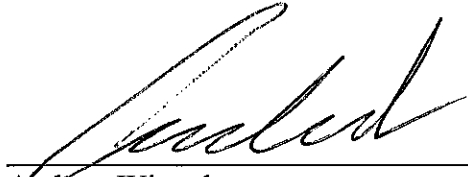
7. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3565 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation,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

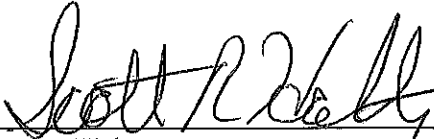
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System.
2. The City of San Antonio shall inspect all future construction of the sewage collection 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:

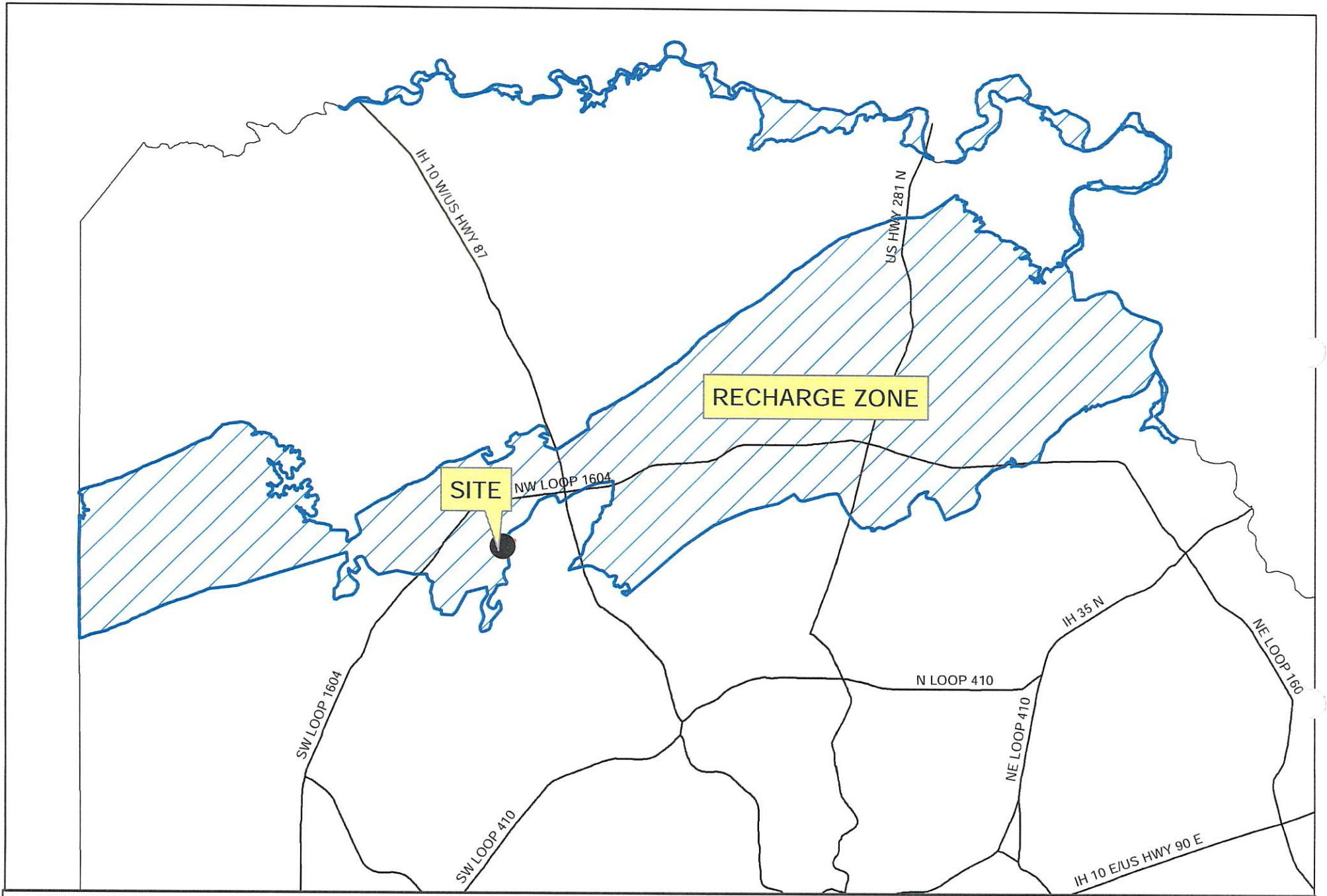


Andrew Wiatrek  
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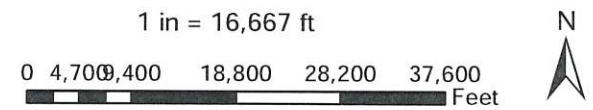


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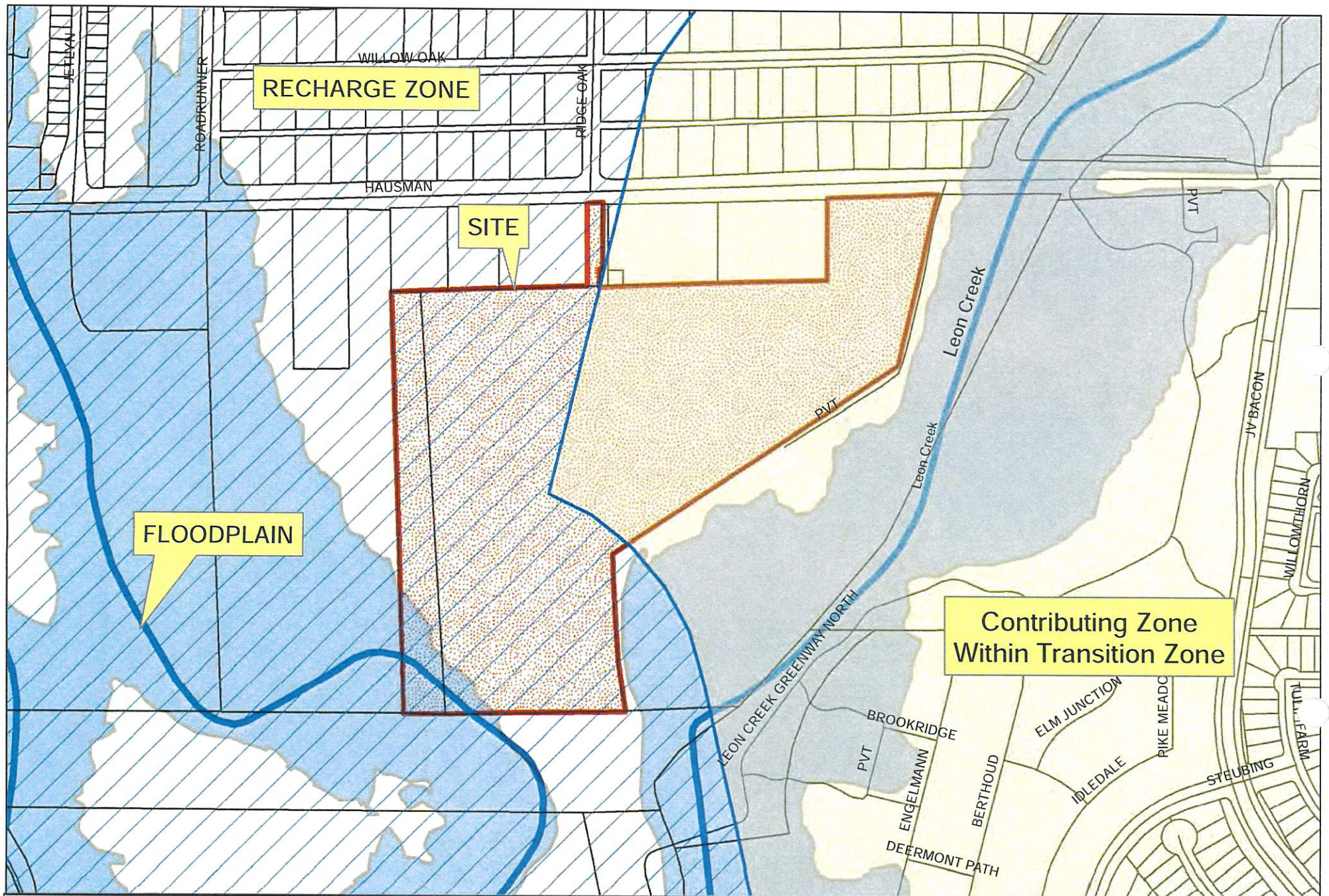
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ZONING FILE: W. HAUSMAN RD MF-33 (FIGURE 1)  
ZONING CASE: Z2021-10700220







ZONING FILE: W. HAUSMAN RD MF-33 (FIGURE 2)  
ZONING CASE: Z2021-10700220

