

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 Z2022-10700057 (Bulverde Crossing MF-25)

Date: May 12, 2022

SUMMARY

A request for a change in zoning has been made for an approximate 21.09-acre tract located on the city's northeast side. A change in zoning from “**C-2 ERZD PC-1**” & “**C-3 ERZD PC-1**” to “**MF-25 ERZD PC-1**” is being requested by the applicant Bul-1604, Ltd., and represented by James McKnight, 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 10, approximately 780-feet northeast of North Loop 1604 East and Bulverde Rd. 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 PC-1**” & “**C-3 ERZD PC-1**” to “**MF-25 ERZD PC-1**” and will allow for a multi-family development on approximately 21.09-acres. The property is undeveloped and vegetated with native trees and understory. The proposed project will consist of eight apartment buildings, with parking areas, a fitness center, clubhouse, and an open space area.

2. Surrounding Land Uses:

Undeveloped commercial property lies north of the property. Bulverde Crossing retail strip borders to the west. Undeveloped commercial property lies south and 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 March 14, 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 undeveloped and vegetated with native trees and understory on approximately 21.09-acres in area. Cattle were observed roaming and grazing throughout the site. Moderate bedrock exposure and ground cover vegetation was observed in the northern and western portion of the site. An approx. 245-ft concrete drainage channel with a rock gabion outlet borders the northern boundary. Stockpiles of fill material and gravel rock was noted in the northwestern portion of the site, along with a brush pile located near the base of the fill material. The northeastern and southern portion of the subject site is vegetated with native trees, understory, and grasses. Exposed bedrock and moderate float rock were observed within the northeastern and southern portion of the site.

A fault separating the Cyclic and Marine Members and the Leached and Collapsed Members was mapped bisecting the site diagonally from north to southwest direction. No surface expression of this fault was observed on-site, however a visible change in lithology was noted between the western and eastern portions of the subject site.

Stormwater occurring on the subject site would discharge to the east and south towards an unnamed tributary to Elm Waterhole Creek. The southeastern portion of the site is located in the floodplain.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the northern and western portion of the site is underlain by the Leached and Collapsed Members of the Person Formation of the Edwards Aquifer. Additionally, it was determined that the northeastern and southern portion of the site is underlain by the Cyclic and Marine Members of the Person Formation of the Edwards Aquifer.

The Leached and Collapsed Members 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.

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.

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

The Crawford and Bexar Stony soils are generally stony clay over hard limestone, moderately deep, dark grey to dark reddish brown, non-calcareous clay, approximately 14 to 22-inches thick.

The Tarrant Association Undulating soils are generally shallow, dark colored, calcareous clay approximately 10-inches thick, with subangular blocky structure with significant limestone fragments throughout.

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:

Site Specific Concerns

1. The southeastern portion 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 50% on the approximately 21.09-acre site.
2. A floodplain buffer shall be provided along the southeastern portion of the property as required in Ordinance No. 81491, Section 34-913.
3. 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.
4. 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.
5. 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.
6. 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

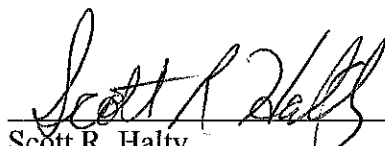
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System.
2. The City of San Antonio shall inspect all future construction of the sewage collection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

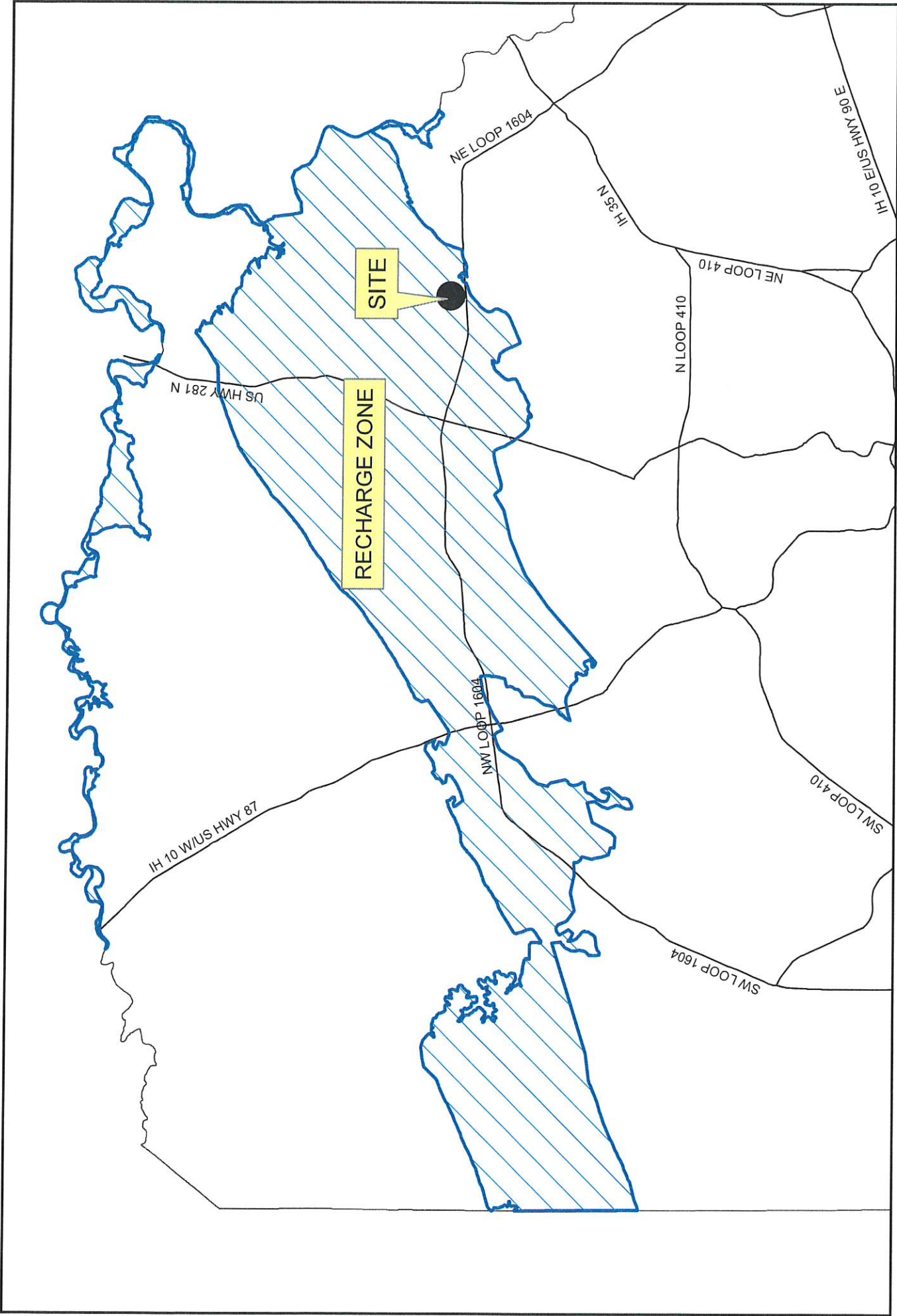


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



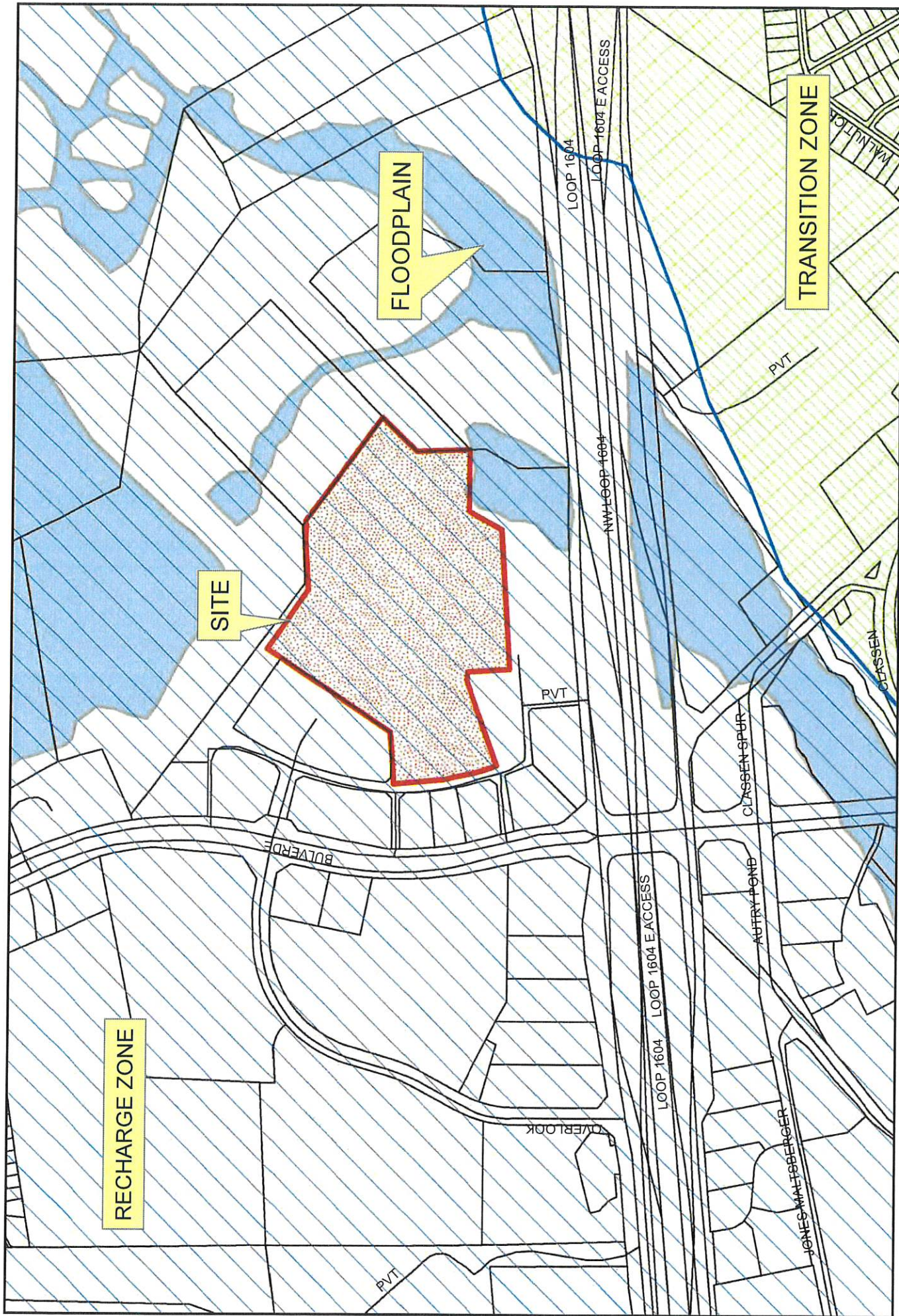
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING CASE: BULVERDE CROSSING MF-25 (FIGURE 1)
ZONING FILE: Z2022-10700057





ZONING CASE: BULVERDE CROSSING MF-25 (FIGURE 2)
 ZONING FILE: Z2022-10700057

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 3/8/2022

