

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 Z2022-10700084 (Huebner Rd. Office Building)

Date: August 9, 2022

SUMMARY

A request for a change in zoning has been made for an approximate 0.3768-acre lot located on the city's northwest side. A change in zoning from "**R-6 MLOD-1 MLR-2 AHOD ERZD**" to "**O-1.5 MLOD-1 MLR-2 AHOD ERZD**" is being requested by the applicant, Jonathan Pace, and represented by Emily Sanders. The change in zoning has been requested to allow a parking lot. 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 located in City Council District 8, approximately 480' north of Pebble Lane and Huebner 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 "**R-6 MLOD-1 MLR-2 AHOD ERZD**" to "**O-1.5 MLOD-1 MLR-2 AHOD ERZD**" and will allow for the development of a parking lot on 0.3768-acre lot. Currently, the site is primarily undeveloped with existing asphalt along the southern boundary of the lot. The residential lot is cleared of understory with some native trees remaining. The proposed project will consist of approximately 27-vehicle parking area.

2. Surrounding Land Uses:

Pebble Street and a residential lot borders north of the site. To the west and east lies undeveloped lots. Huebner Rd. Office Building bounds to the south.

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 April 11, 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 a single lot currently undeveloped and vacant with evidence of recent site clearance, approximately 0.3748 acres in area. The site was observed to be bounded on the north by a single family residential property, on the west by a currently vacant lot with Honey Comb Lane beyond, on the east by a currently vacant property with commercial properties beyond, and on the south by commercial properties with Huebner Road beyond.

The subject site was observed to be moderately vegetated with native trees and ground level vegetation.

Sparse bedrock was observed throughout the subject site, with moderate exposure of float rock. Small depositions of concrete slab fragments and clay roofing tiles were observed along the southern boundary of the subject site. Few non karst closed depressions, appearing to be due to fallen or removed trees, were observed throughout the subject site. Some portions of bedrock exposure exhibited characteristics of the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer

The subject site appears to slope to the south and east and stormwater occurring on the subject site would discharge 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.

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.

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.

Few small non-karst closed depressions, were observed throughout the subject site. These features were determined to not be geologically sensitive. No geologically sensitive features were observed within the site. The overall environmental sensitivity of the subject site would be considered low.

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 65% on the approximately 0.3768-acre site.
2. A permanent best management practice structure to treat storm water runoff from the parking lot, shall be installed as required by the Texas Commission on Environmental Quality.

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. 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.

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:

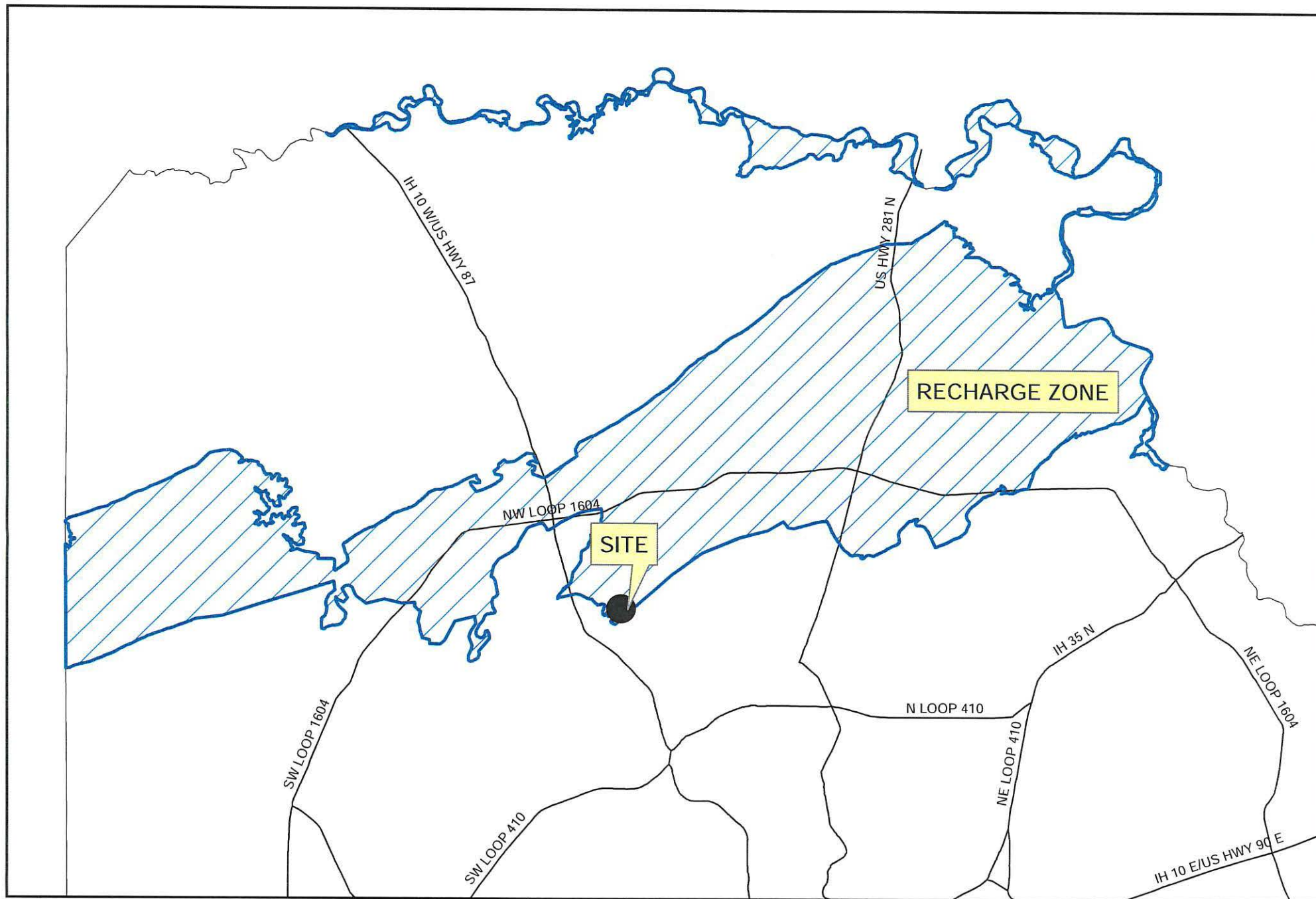


Andrew Wiatrek
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Edwards Aquifer and Watershed Protection Division



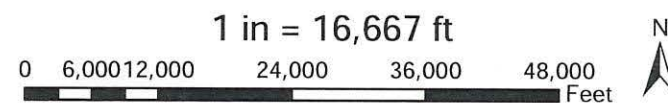
Scott R. Halty
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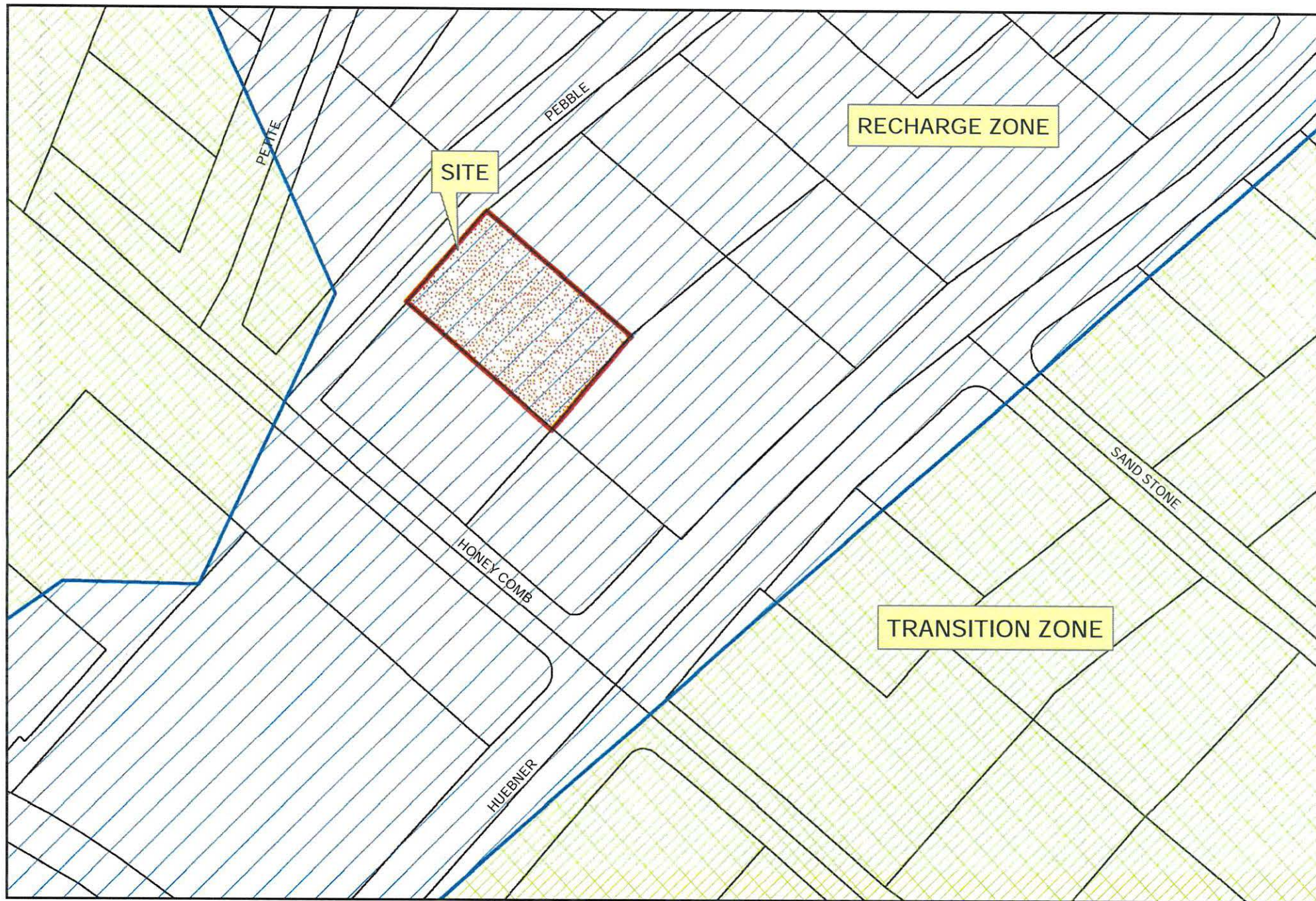
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ZONING CASE: HUEBNER RD OFFICE BUILDING (FIGURE 1)
ZONING FILE: Z2022-10700084

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/6/2022





ZONING CASE: HUEBNER RD OFFICE BUILDING (FIGURE 2)
ZONING FILE: Z2022-10700084

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/6/2022

