

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 Z2022-10700283 (Crown Encino Park Replacement)

Date: January 19, 2023

SUMMARY

A request for a change in zoning has been made for an approximate 0.091-acres located on the city's northeast side. A change in zoning from “C-3 ERZD” to “C-3 ERZD SUP” is being requested by the applicant and represented by Vincent G. Huebinger, Vincent Gerald & Associates, Inc. The change in zoning has been requested to allow a 175’ monopole telecommunication tower pad site. The property is currently classified as a Category 1.

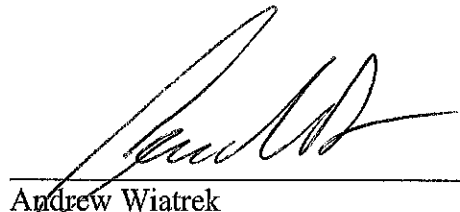
The 0.049-acre lease area sits within a 0.091-acre site. The subject property is located at 20140 US Highway 281 North. The telecommunication installation will consist of a 175’ self-supporting tower, antenna equipment, and equipment cabinets. Stormwater runoff from the pad site will be treated by an existing water quality basin. The basin was found to be compliant at the time of our site evaluation. According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030, it was determined the 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 1.5-miles north of the intersection of US Highway 281 North and North Loop 1604. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

1. The impervious cover, per a submitted site plan, shall not exceed 55% for the 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 20140 US Highway 281 North 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:

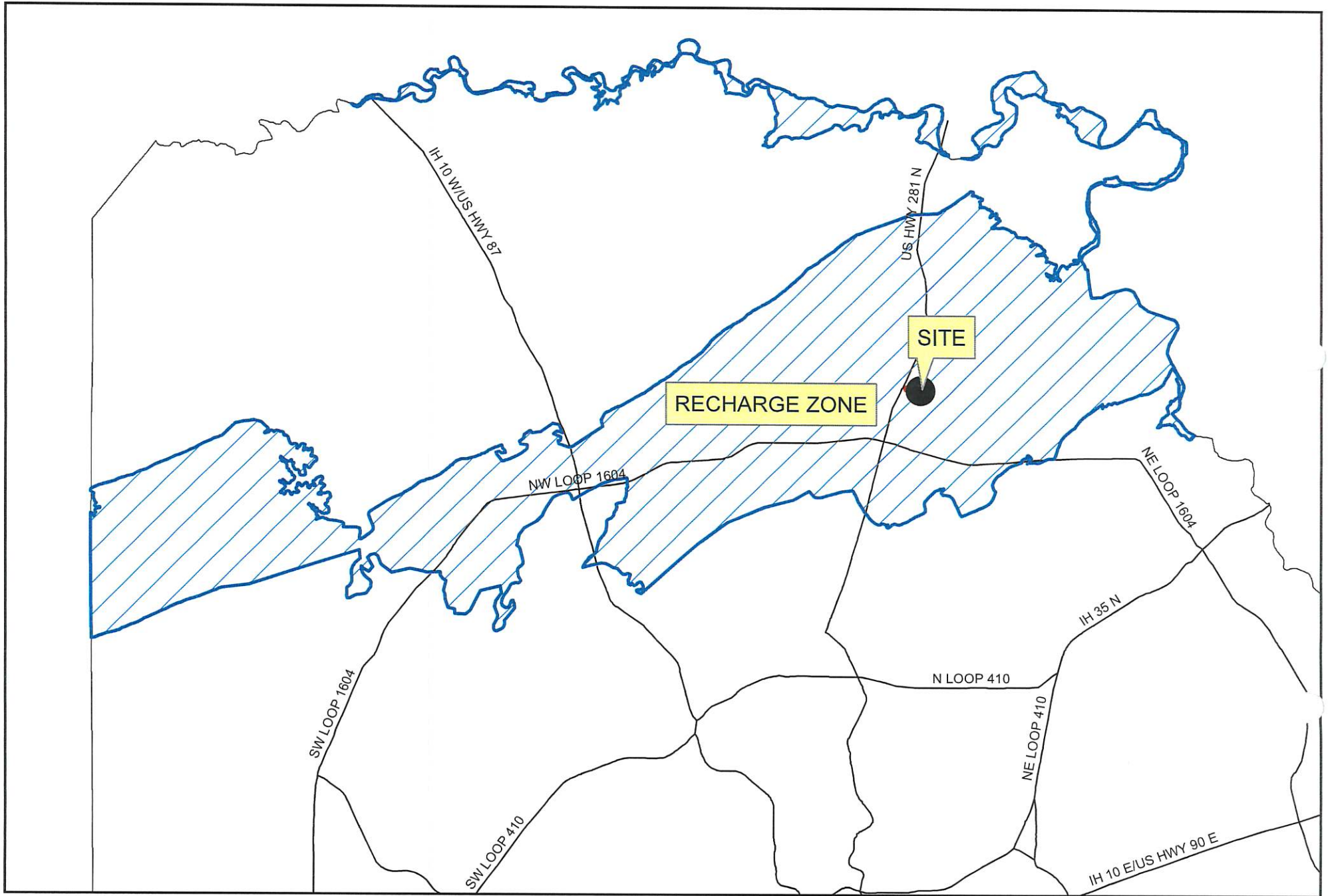


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



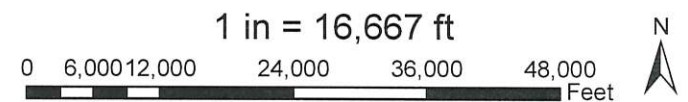
Scott R. Halty
Director
Resource Protection & Compliance Department

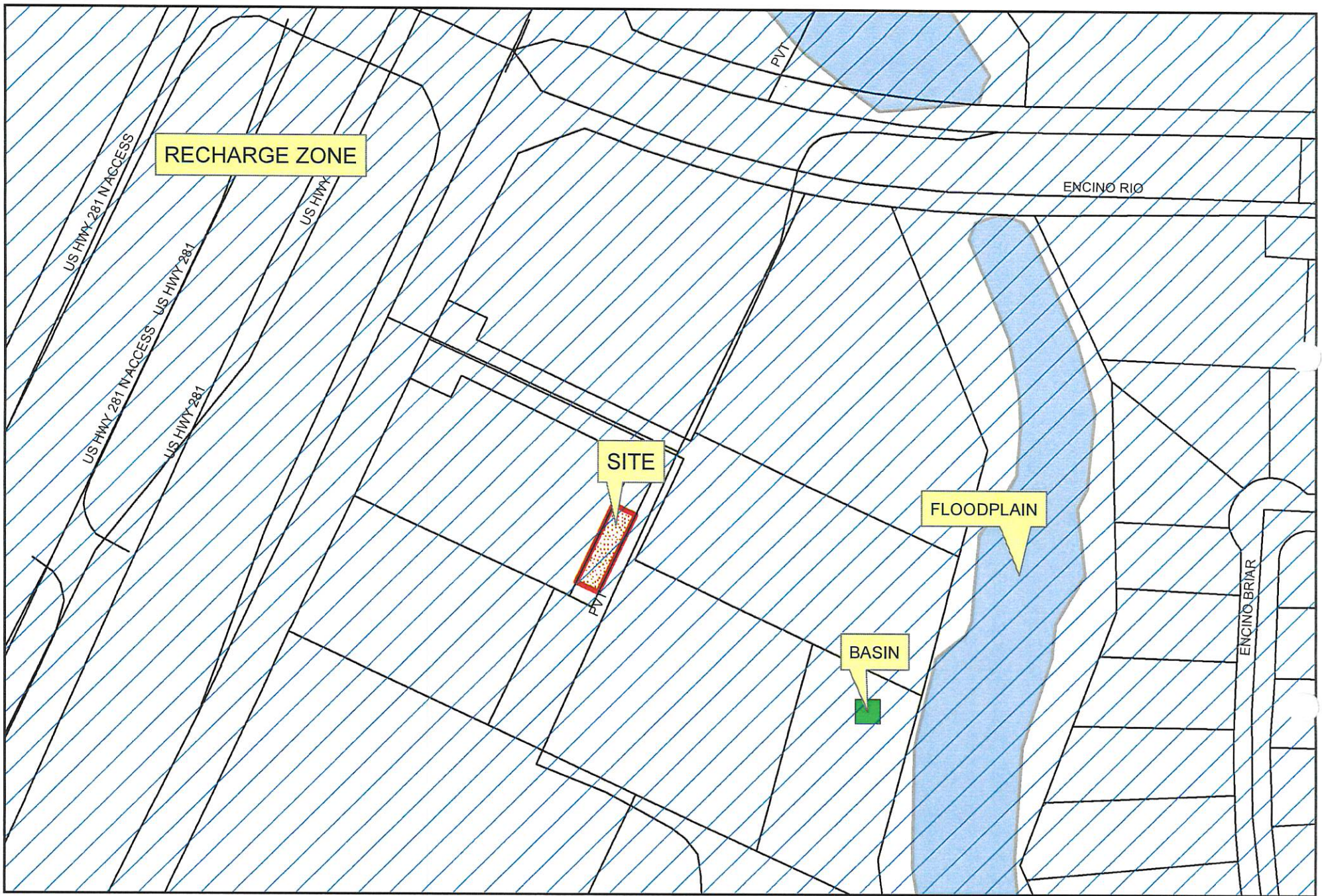
MJB:MAE



ZONING CASE: CROWN ENCINO PARK REPLACEMENT (FIGURE 1)
ZONING FILE: Z2022-10700283

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 9/27/2022





ZONING CASE: CROWN ENCINO PARK REPLACEMENT (FIGURE 2)
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Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 9/27/2022

