

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 Z2022-10700321 (Kamary Development)

Date: January 19, 2023

SUMMARY

A request for a change in zoning has been made for an approximate 71.51-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 Transition Zone. A change in zoning from "MPCD ERZD" to "MPCD ERZD" is being requested by the applicant Cude Engineers and represented by Robert Ritzenthaler. The change in zoning has been requested to update the master planned community development to match the current site plan. The property is currently designated as a Category 1.

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 0.25-miles north of Bandera Rd and Loop 1604 intersection. A portion of the property, 48.35-acres lies within the Edwards Aquifer Recharge Zone and the remaining 23.16-acres lies in the Transition Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "MPCD ERZD" to "MPCD ERZD" and will allow for a master planned community development on approx. 71.51-acres. The site is undeveloped with native trees and understory. The subject site was previously rezoned, Z2008188, and approved for 50% impervious cover. The proposed project will consist of multi-family residential units with commercial land-uses.

2. Surrounding Land Uses:

Cedar Springs neighborhood lies north of the site. Great Hearts Invictus school and a business park is located west of the site. The Marquis Bandera apartments borders to the east. The Bandera Trails Center 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 January 9, 2023, of the referenced property. The purpose was to assess the geologic conditions and environmental concerns present at the subject site. SAWS Environmental Geologist, Ms. Debbie J. Duran, P.G. was present during the site evaluation.

The subject site is a 71.51-acre single lot located approximately 2000 feet northeast from the intersection of Bandera Road and North Loop 1604 W. No buildings or structures were observed on the subject site. A transmission line easement bisects the site northeast southwest. Debris piles consisting of fill material, soils, and construction debris were observed on the southeastern portion of the site. Residential areas are located adjacent north, northwest, and northeast and commercial businesses are adjacent to the south of the subject site. Highway North Loop 1604 parallels the eastern site boundary. Drainage from the subject site generally slopes to the south and east towards French Creek. The surface elevations at the site range from approximately 940 to 960 feet above mean sea level. The eastern and the southern portion of the property lie within the 100-year floodplain, where recharge may occur.

The subject site is partially located over the Edwards Aquifer Recharge Zone and the Transition Zone. Approximately 48.35 acres of the northern portion lie within the Edwards Aquifer Recharge Zone and approximately 23.16 acres of the subject site lie within the Transition Zone.

Based on the U.S. Geological Survey Water Resource Investigations 95-4030 (Stein & Ozuna) the northern portion of the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Group. The Cyclic and Marine Member is composed of thinly bedded mudstone, packstone, and miliolid grainstone with a laterally extensive porosity. Due to a thick soil profile, significant vegetative cover, and fill material, this could not be confirmed by field observation. Additionally, the southern portion is underlain by the Upper Confining Units. Some bedrock exposure was observed along the creek bed near the eastern boundary of the subject site. Based on field observations the bedrock exposure in this area appeared to be fossiliferous in nature resembling lithological characteristics of the Upper Confining Units.

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) database the Anhalt clay (Ca), Crawford Bexar stony soil (Cb), and Patrick soils (PaB) cover the subject site. The Ca and Cb soils have a very slow infiltration rate when thoroughly wet. The PaB soils are well drained soils with a moderate infiltration rate based on the hydrologic soil group classification (NRCS 2023). During our site evaluation, the site was observed to have a thick soil profile and significant vegetative cover with no significant bedrock exposure.

Furthermore, two faults were identified in the U.S. Geological Survey Water Resource Investigation 95-4030 (Stein & Ozuna) across the site northeast-southwest and east - west on the northeastern corner of the subject site. During the SAWS site investigation, a thick soil profile and dense vegetative cover was present throughout and no visual indication or fault exposure was observed. Frost Geoscience rated the faults in the 2008 geologic assessment report at 39 points and overall potential for fluid infiltration as low.

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. The eastern and the southern 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 the previously approved, Z2008188, of 50% on the 48.35-acre portion of the site in the Edwards Aquifer Recharge Zone.

2. A floodplain buffer shall be provided along the eastern and southern 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.

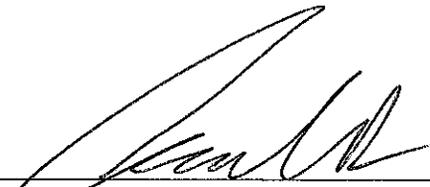
General Recommendations

1. 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.
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,

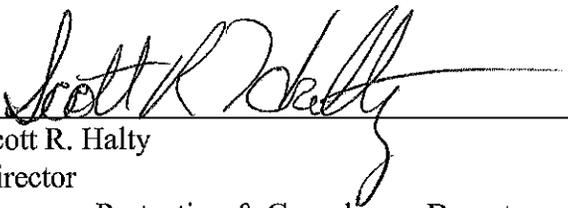
- B. A set of site-specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The Resource Protection & Compliance Division staff shall 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:

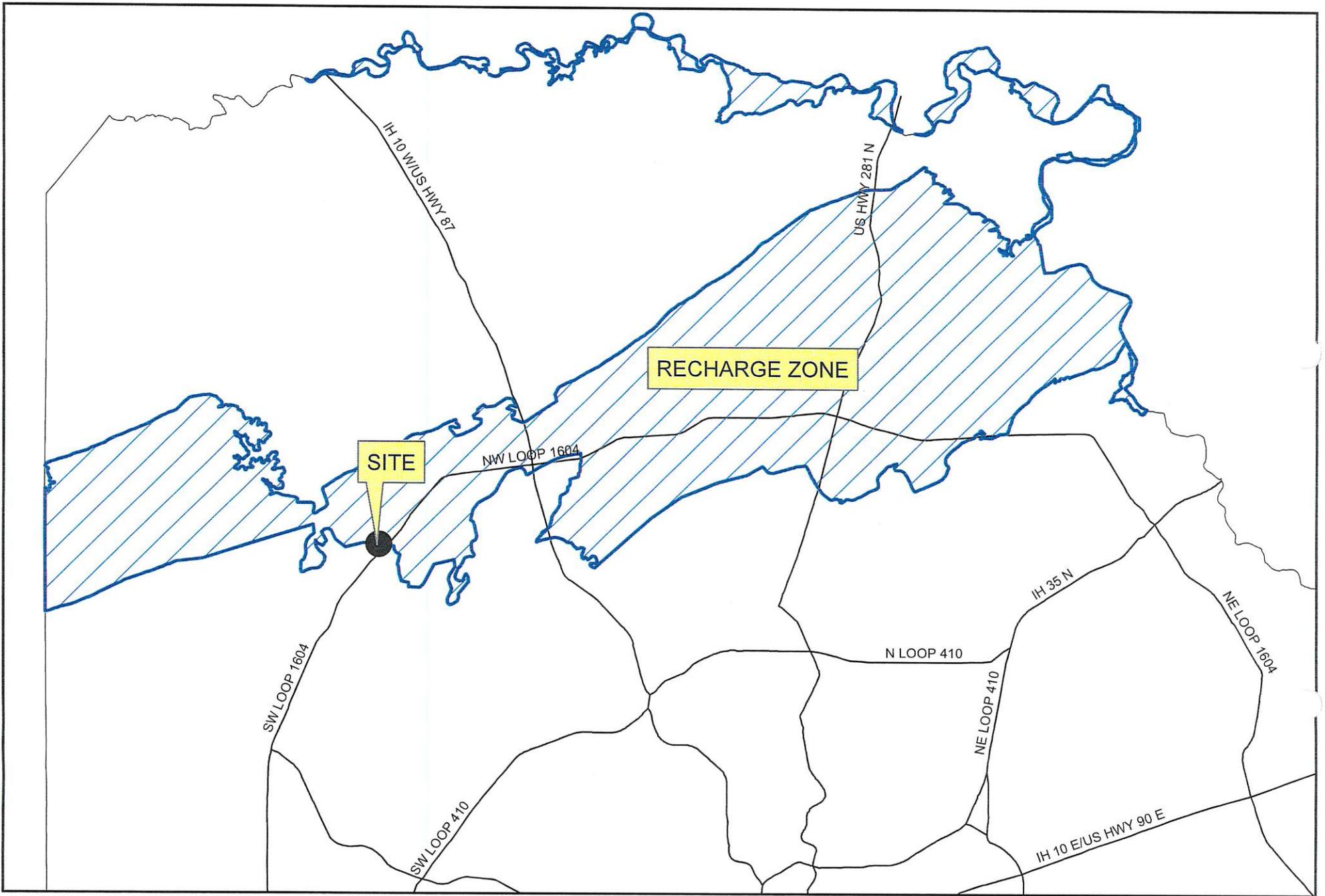


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



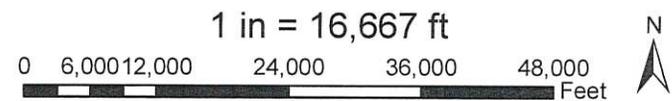
Scott R. Halty
Director
Resource Protection & Compliance Department

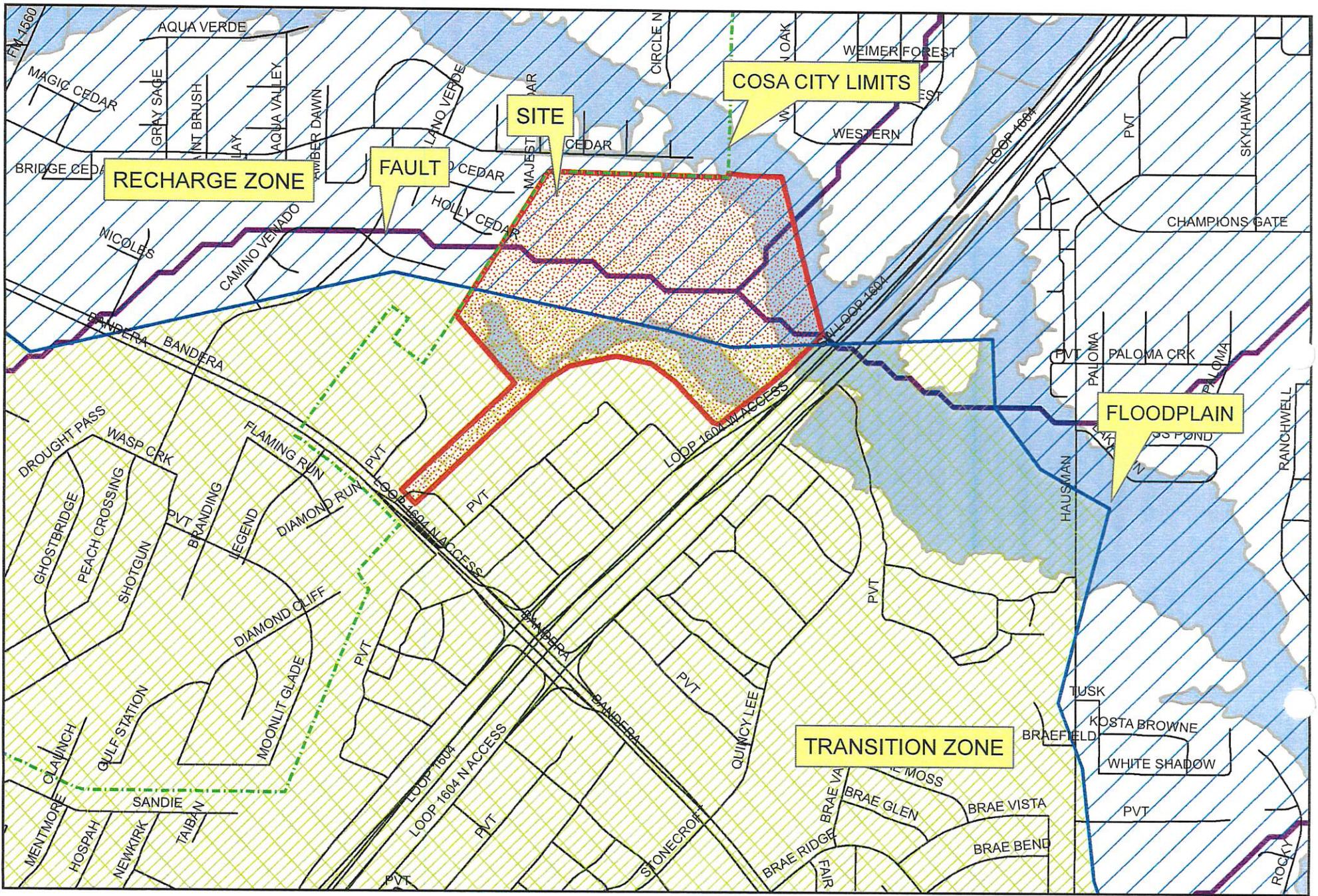
MJB:MAE



ZONING CASE: KAMARY DEVELOPMENT (FIGURE 1)
ZONING FILE: Z2022-10700321

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 12/9/2022





ZONING CASE: KAMARY DEVELOPMENT (FIGURE 2)
 ZONING FILE: Z2022-10700321

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 12/9/2022

1 in = 833 ft

