

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 Z2022-10700151 (Woller Rd. Apartments)

Date: September 21, 2022

SUMMARY

A request for a change in zoning has been made for an approximate 7.304-acre tract located on the city's northwest side. A change in zoning from “**R-6 ERZD**” to “**MF-18 ERZD**” is being requested by the applicant Rajnish Dwivedi Partner 3RNV Real Estate LLC, and represented by Patrick Christensen, Attorney at Law. 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 8, approximately 0.80-miles east of Champions Gate Rd. and North Loop 1604 West 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 ERZD**” to “**MF-18 ERZD**” and will allow for a multi-family development on approximately 7.304-acres. The property is an undeveloped lot with native trees and understory. The proposed project is a 112-unit multi-family development consisting of 14-apartment buildings and associated parking areas.

2. Surrounding Land Uses:

A residential lot and Archer Oaks subdivision lies north of the property. Kyle Seale Parkway and Louis D Brandeis High School bounds to the west. A residential lot with an existing house and Woller Rd lies east of the subject site. The Arbor of Rivermist subdivision bounds south of the 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 June 28, 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, approximately 7.304 acres in area. The site was observed to be bounded on the north by a townhome residential property, on the west by Kyle Seale Parkway with single family residential properties and Brandeis High School beyond. To the south lies Arbor of Rivermist subdivision, and on the east a residential lot with an existing house with Woller Rd located beyond.

The subject site was observed to be heavily vegetated with ground level vegetation and trees. The site was observed to have a thin soil cover with moderate amounts of scattered float rock, increasing in occurrence towards the southern end of the subject site. Two cleared lanes were observed across the subject site from west to east, were cleared to allow geotechnical drilling. A series of geotechnical bore holes were observed, including limestone fragments among the drill tailings, indicating the location of limestone at shallow depth. A stock tank, characterized as a closed basin with raised boundaries containing piled float rock and soil, with thick clay lined bottom was observed within the northwestern corner of the subject site. A series of stacked low float rock walls were observed in the southeastern corner of the subject site. A series of several small non-karst closed depressions were observed throughout the subject site, although none of these features were considered geologically sensitive.

No definitive bedrock exposure was observed within the subject site, although significant float rock was observed scattered throughout the site. The observed float rock exhibited characteristics of the Upper Confining Unit, due to evidence of artificial relocation of many float rock deposits, a definite identification of the parent formation may not be positive.

The subject site appears to slope to the south and southeast. The interior of the subject site appeared to be drained by an ephemeral drainage along the eastern and southeastern edges of the site. Stormwater occurring on the subject site would discharge to the south and southeast toward an unnamed tributary to Leon Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Upper Confining Unit of the Edwards Aquifer.

The Undivided Upper Confining Unit is characterized by the presence of massive limestone with very low porosity and permeability throughout the formation. The full section thickness of this member is approximately 30 feet thick. This unit includes the Del Rio Clay, Buda Limestone, and Eagle Ford Group, and is considered the upper margins of the Edwards Aquifer. This member is one of the lesser environmentally sensitive 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 Tarrant Association soils (TaB).

The Tarrant Association soils are stony soils, very shallow dark colored and undulating. The surface layer is dark grayish brown calcareous clay loam approximately 10 inches thick, with limestone fragments from ¼ inch to 24 inches in diameter. The subsurface layer is generally hard fractured limestone to a depth of approximately 8 inches.

No sensitive geologic features were observed within the subject site. Based on observations of the onsite geotechnical borings, the soil profile appeared to be less than 6 inches thick.

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 50% on the approximately 7.304-acre site.
2. 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.
3. 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.
4. 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.
5. 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:

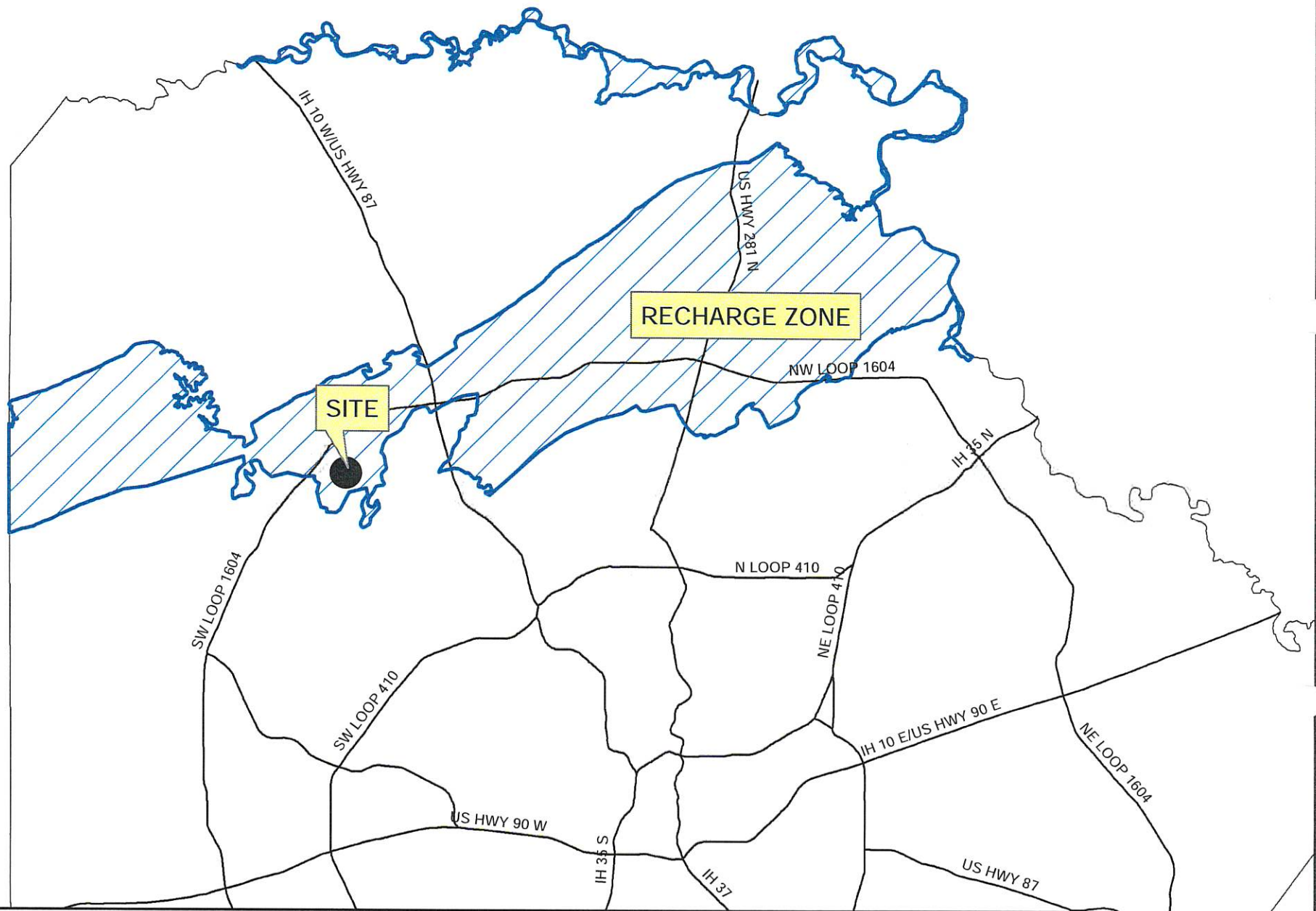


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



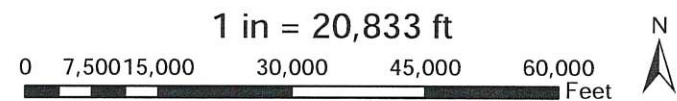
Scott R. Halty
Director
Resource Protection & Compliance Department

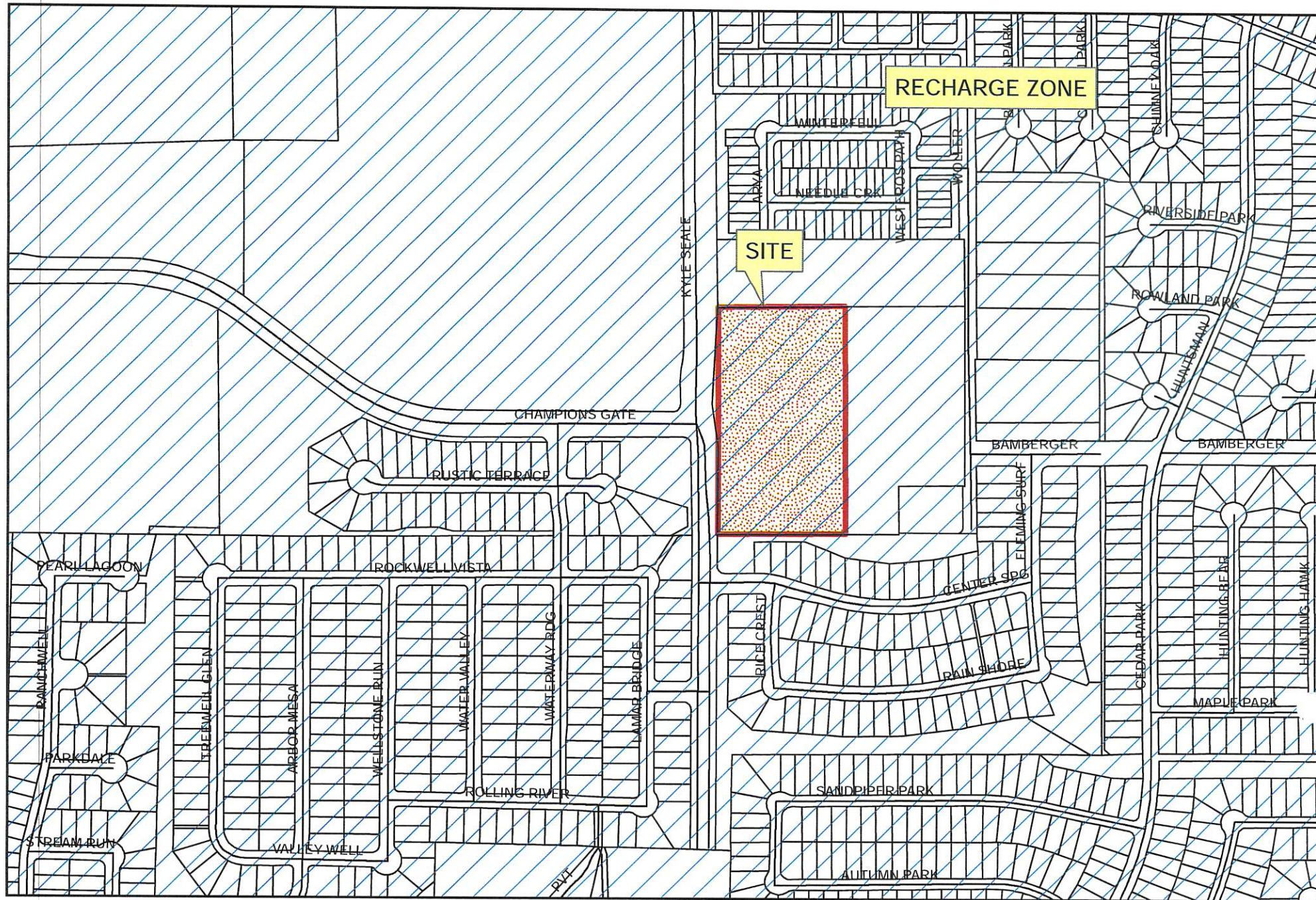
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ZONING CASE: WOLLER RD APTS. (FIGURE 1)
ZONING FILE: Z2022-10700151

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 6/22/2022





ZONING CASE: WOLLER RD APTS. (FIGURE 2)
 ZONING FILE: Z2022-10700151

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 6/22/2022

