

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 Z2023-10700069 (Loop 1604/Lockhill-Selma Rezoning)

Date: April 18, 2023

SUMMARY

A request for a change in zoning has been made for an approximate 12.326-acre tract located on the city's northwest side. A change in zoning from “**C-3 & I-1 UC-1 MLOD-1 MNA AHOD ERZD**” to “**MF-33 UC-1 MLOD-1 MNA AHOD ERZD**” is being requested by the applicant ALC Ranch, Ltd., and represented by Ortiz McKnight, PLLC. 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, located at the southwest corner of Lockhill-Selma Rd. and North Loop 1604 West intersection. A portion of the property, 2.55-acres lies in the Edwards Aquifer Recharge Zone and the remaining 9.77-acres lies in the Contributing Zone within Transition Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from “**C-3 & I-1 UC-1 MLOD-1 MNA AHOD ERZD**” to “**MF-33 UC-1 MLOD-1 MNA AHOD ERZD**” and will allow for a multi-family development on approximately 12.326-acres. The property is undeveloped with native trees on-site. The proposed project is a multi-family development with associated amenities, parking areas, and drives.

2. Surrounding Land Uses:

North Loop 1604 West bounds to the north with undeveloped property to the west of the site. Lockhill-Selma Rd. and undeveloped property lies east of the subject site. University Oaks Rd. and commercial offices lie south of the property.

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 22 and 24, 2023, 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 three lots, currently undeveloped and moderately vegetated with few trees and ground level vegetation, approximately 12.326 acres in area, of which approximately 2.55 acres is located within the Edwards Aquifer Recharge Zone. The site is bounded on the north by Loop 1604 with vacant property beyond, on the west by private driveway with vacant property beyond, on the south by industrial properties, and on the east by Lockhill Selma with vacant property beyond. The property was observed to be generally undeveloped but apparently previously disturbed and leveled. A sign was observed at the southeastern corner of the property, and a second sign was also observed at the northeastern corner. A series of manmade geologic features, including sanitary sewer manholes, utility vaults, an apparent plugged geotechnical boring, and fire hydrants were observed primarily along the northern and eastern road frontages. None of these manmade features are considered to be geologically sensitive.

The subject site was dominated by a relatively deep soil profile, several inches thick. Little to moderate occurrences of float rock were observed throughout the site. A few piles of gathered rock were observed primarily along the margins of the property.

Little to moderate bedrock exposure was observed throughout the property. Although float rock observed throughout the subject site exhibited characteristics primarily of the Upper Confining Member, its presence combined with evidence of previous disturbance could not confirm this origin.

The topography of the property was observed to slope to the east. Stormwater occurring on the subject site would discharge to the east towards an unnamed tributary of Olmos Creek.

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Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the southeastern tip the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer, and western approximate two thirds of the subject site is underlain by the Upper Confining Unit.

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.

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.

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 soils, (Cb).

The Crawford and Bexar stony soils occur as shallow to moderately deep stony clay with 10 to 40% of limestone or chert fragments. The surface layer is cherty clay loam to gravelly loam up to 22 inches thick. The soil profile within the property was observed to a veneer to a few inches thick, resulting in moderate to good bedrock exposure.

No sensitive geologic features were observed within the subject site.

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 2.55-acre portion of the site in the Edwards Aquifer Recharge Zone.
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

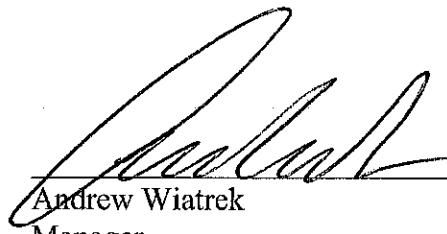
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System.

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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:

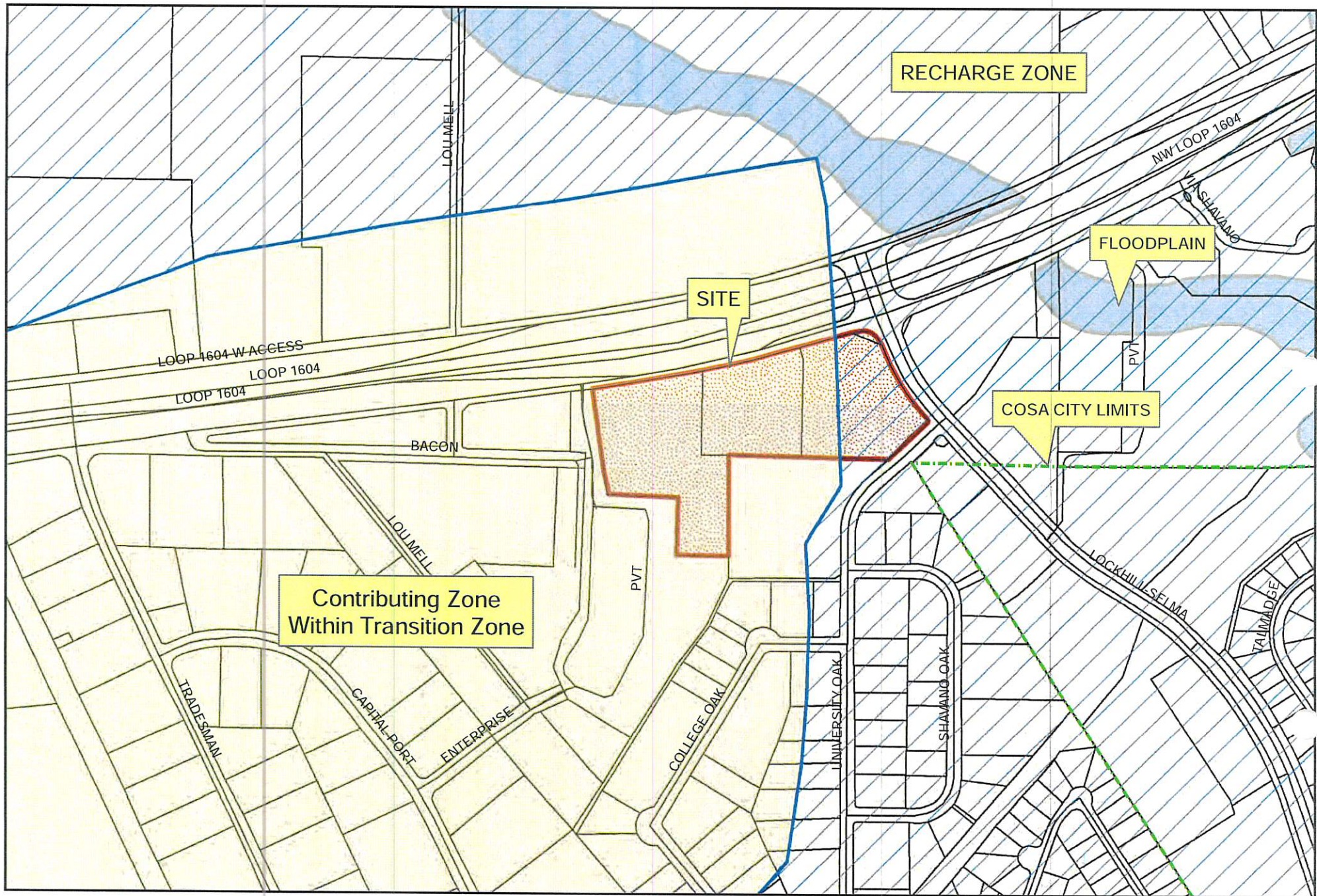


Andrew Wiatrek
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Edwards Aquifer and Watershed Protection Division



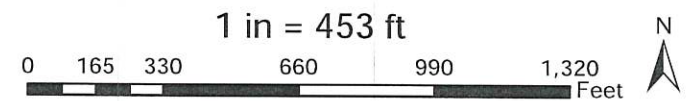
Scott R. Halty
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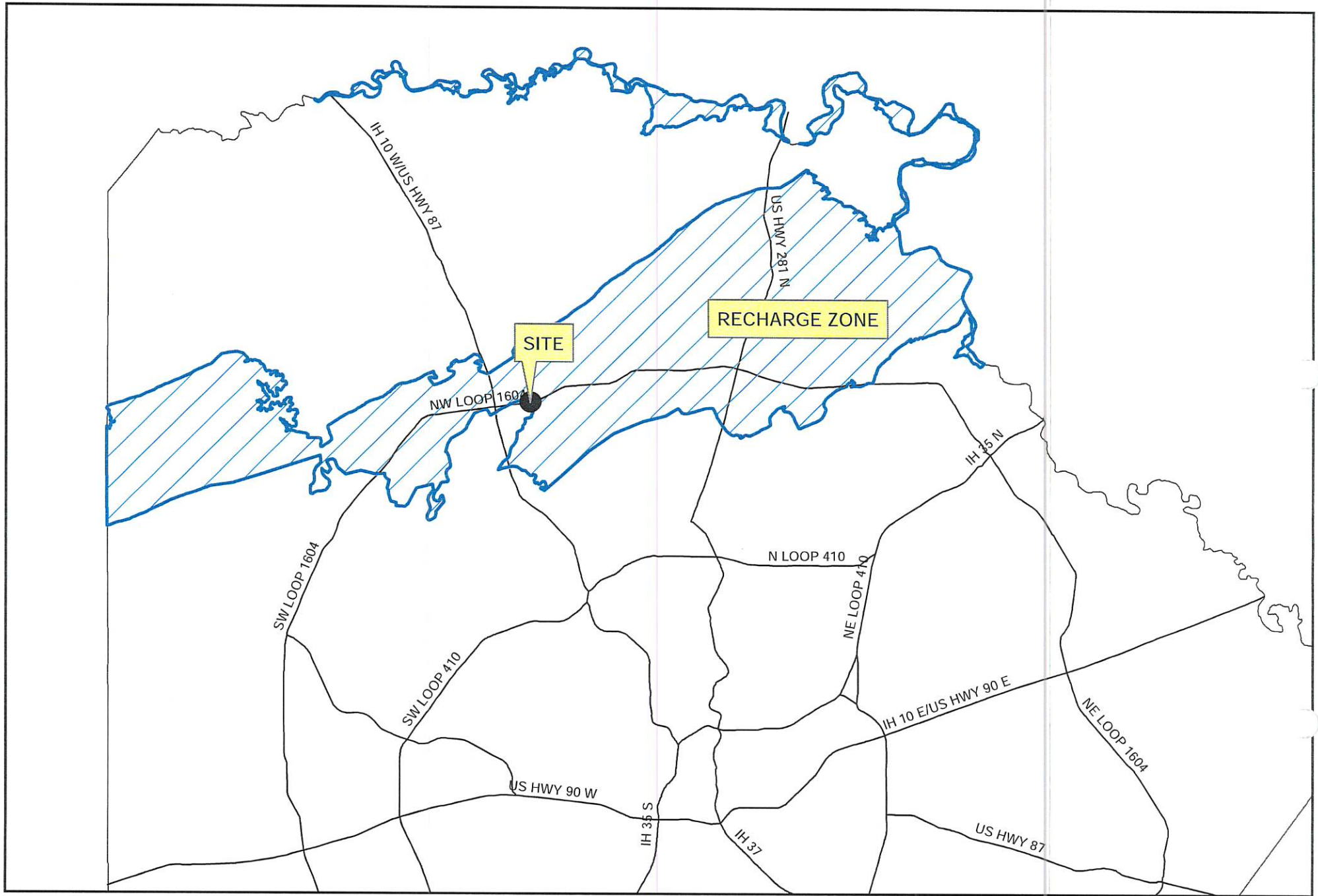
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ZONING CASE: LOOP 1604/LOCKHILL-SELMA REZONING (FIGURE 2)
ZONING FILE: Z2023-10700069

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 3/17/2023





ZONING CASE: LOOP 1604/LOCKHILL-SELMA REZONING (FIGURE 1)
ZONING FILE: Z2023-10700069

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