

**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 Z2020-10700230 (Tradesman Warehouse Development)

Date: August 30, 2021

SUMMARY

A request for a change in zoning has been made for an approximate 92.50-acre tract located on the city's northwest side. A change in zoning from “**C-3 MLOD-1 AHOD ERZD**” to “**C-3 S MLOD-1 AHOD ERZD**” is being requested by the applicant Tradesman, LLC, and represented by Patrick Christensen, Attorney at Law. The change in zoning has been requested to allow for a warehouse 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 located in City Council District 8, located 650 feet south of the intersection of Tradesman Drive and Quarry Run Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from “**C-3 MLOD-1 AHOD ERZD**” to “**C-3 S MLOD-1 AHOD ERZD**” with a Specific Use Authorization for a warehouse development and associated parking on 92.50-acres. The site is an undeveloped abandoned quarry. The proposed project will consist of a 500,000 square foot distribution center/warehouse development and associated parking on the 92.50-acre site.

2. Surrounding Land Uses:

Bexar Metro 911 Regional Office is located north of the property. To the east and south lies the Woods of Shavano neighborhood. Sendera Landmark apartments and Ed Rawlinson Middle School bounds to the west.

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 October 28, 2020, 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 92.50-acre subject site was observed to be a former quarry and is currently undergoing filling operations. The site was previously excavated as a quarry and is approximately 60% filled with imported fill material. The southern portion of the subject site remains unfilled and is intended to serve as a flood detention pond.

Portions of the western and southwestern property boundary lies within a floodplain. Stormwater occurring on the subject site would discharge to the south and east toward 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.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone. The thickness of this member section is approximately 80 to 90 feet thick.

No sensitive geologic features were observed on the subject site, nor were any noted on file.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. The 100-year floodplain lies along the western and southwestern portion of the property, 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 48% on the 92.50-acre site.
2. No outside storage of chemicals/merchandise shall be allowed.
3. No manufacturing of goods/products.
4. No vehicle and machinery equipment maintenance nor repairs shall be allowed on site.
5. A floodplain buffer shall be provided along the western and southwestern portion of the property as required in Ordinance No. 81491, Section 34-913.
6. 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.

7. 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.
8. 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.
9. 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.

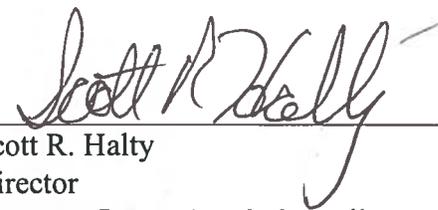
4. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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:

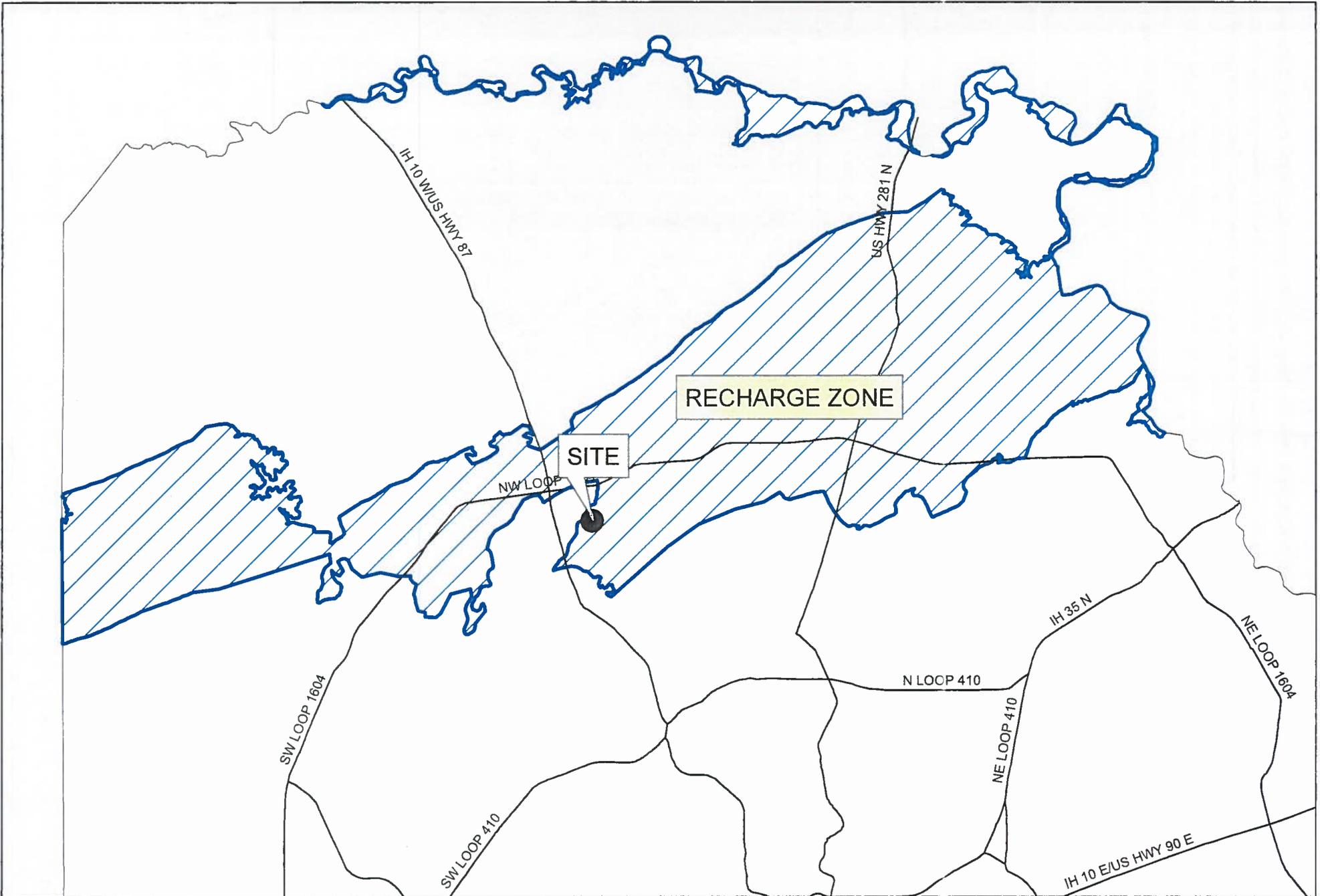


Andrew Wiatrek
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Edwards Aquifer and Watershed Protection Division

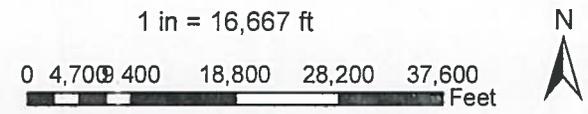


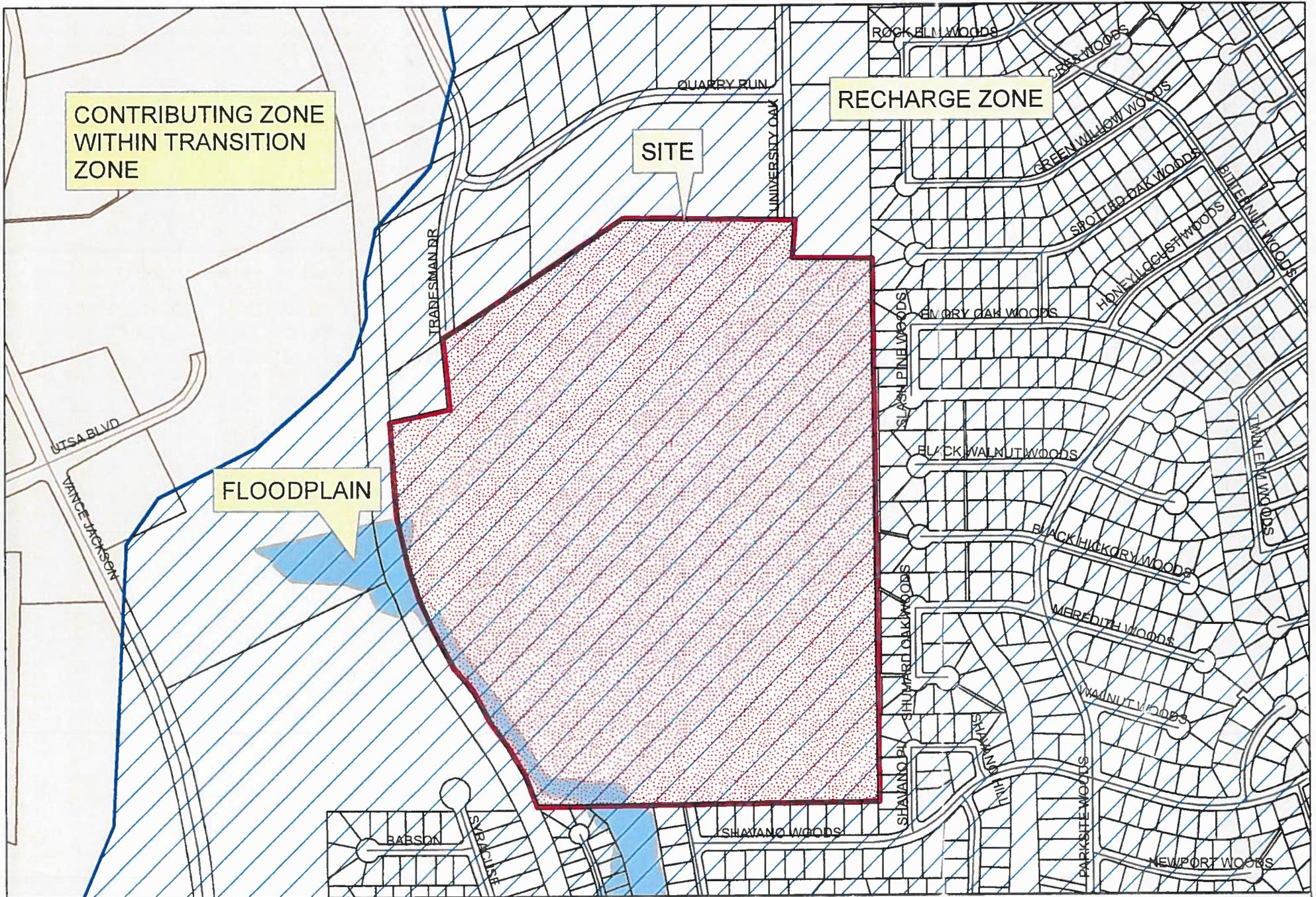
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: QUARRY RUN WAREHOUSE (FIGURE 1)
ZONING CASE: Z2020-10700230
MAP PAGE: 169, A1





ZONING FILE: QUARRY RUN WAREHOUSE (FIGURE 2)
 ZONING CASE: Z2020-10700230
 MAP PAGE: 169, A1

1 in = 500 ft

