

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 Z2020-10700203 (Verizon Wireless-Sonoma Ranch)

Date: November 20, 2020

SUMMARY

A request for a change in zoning has been made for an approximate 9.280-acres located on the city's northwest side. A change in zoning from “**DR ERZD**” to “**RP-S ERZD SUP**” is being requested by the applicant Lucas Conder, Verizon Wireless, and represented by Vincent G. Huebinger, Vincent Gerald & Associates, Inc. The change in zoning has been requested to allow a 170’ monopole telecommunication tower pad site. The property is currently classified as a Category 1.

The 0.330-acre cell tower site and associated drive-way lies within a 9.280-acre greenbelt/utility easement. The subject property is located within the Sonoma Ranch subdivision at the 300 block of Pueblo Pintado Rd. The wireless cell tower installation will consist of a driveway leading to a 170’ self-supporting tower pad site with equipment cabinets. Stormwater runoff from the driveway and pad site will be treated by an 18’ x 30’ vegetative filter strip. 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. Two enlarged solution fracture zones are preserved on-site, and were observed in the southwestern portion of the site. The northern portion of the site lies within the 100-year floodplain. The property is in City Council District 8, located at the northwest intersection of Pueblo Pintado and Tularosa Ridge. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

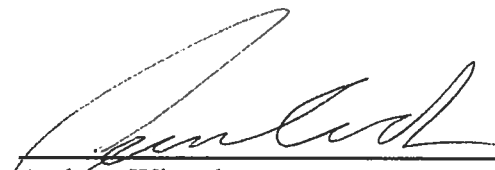
Site Specific Recommendations

1. The impervious cover shall not exceed 11% for the 0.330-acre portion of the overall 9.280 acre site.
2. A sensitive geologic feature buffer shall be provided for the two enlarged solution fracture zones as required in Ordinance No. 81491, Section 34-920.

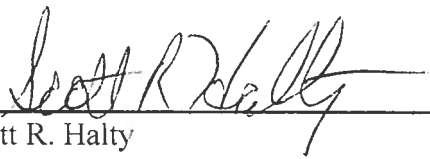
3. A floodplain preservation area shall be provided along the northern portion of the property as required in Ordinance No. 81491, Section 34-912.
4. The power source of the backup generator shall be located within the boundaries of the property to be rezoned and shall not include diesel, gasoline, or any other liquid fuel.
5. 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 the 300 block of Pueblo Pintado, 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:

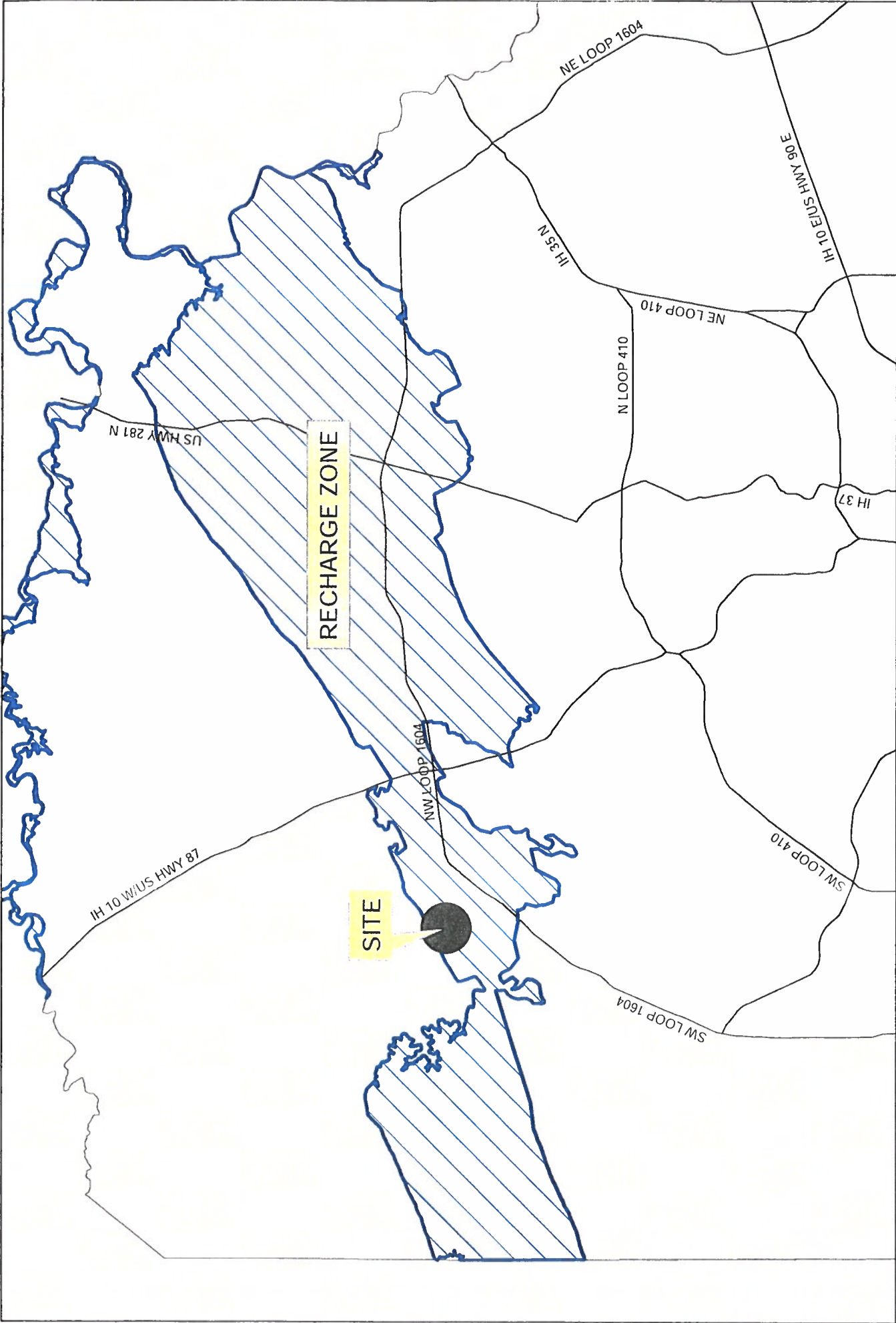


Andrew Wiatrek
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MJB:MAE



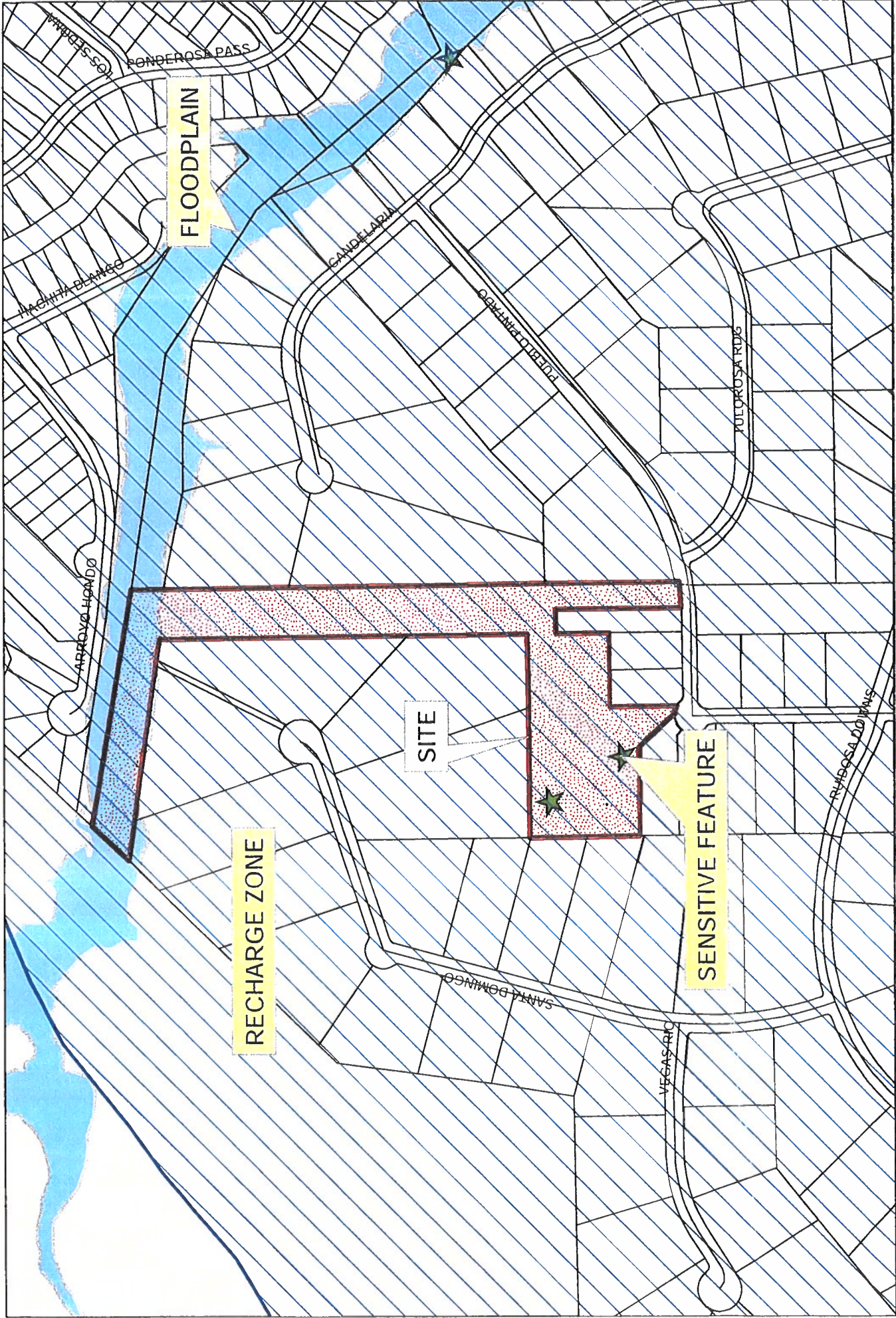
ZONING FILE: VERIZON WIRELESS - SONOMA RANCH (FIGURE 1)

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Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 9/15/2020





ZONING FILE: VERIZON WIRELESS - SONOMA RANCH (FIGURE 2)

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