

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 Z2021-10700145 (Honeycomb Place)

Date: September 2, 2021

SUMMARY

A request for a change in zoning has been made for an approximate 0.3748-acre tract located on the city's northwest side. A change in zoning from “**R-6 MLOD-1 MLR-2 AHOD ERZD**” to “**R-3 MLOD-1 MLR-2 AHOD ERZD**” is being requested by the applicant, ADA Consulting Group Inc., and represented by Donald Orian. The change in zoning has been requested to allow four single-family dwelling units. The property is currently designated as a Category 1.

Based on the site evaluation of the property and a review of the site plan submitted by the applicant, SAWS staff recommends **disapproval** of the requested zoning change based on the impervious cover for the land-use, as well as concerns the proposed stormwater runoff treatment does not meet the Texas Commission on Environmental Quality (TCEQ) requirements for treating storm water run-off. The Aquifer Protection Department feels that the proposed development plan will not provide protection of the aquifer. 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, approximately 170' north of Pebble Lane and Huebner Rd. 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 MLOD-1 MLR-2 AHOD ERZD**” to “**R-3 MLOD-1 MLR-2 AHOD ERZD**” and will allow for the development of four single-family residential dwelling units on 0.3748-acre lot. Currently, the site is an undeveloped lot located in the Woodland Manor Subdivision. The residential lot is cleared of understory with some native trees remaining.

Based on a phone meeting with the applicant and a review of the submitted site plan SAWS staff has strong concerns for the following: the proposed 47% impervious cover exceeds the 30% allowable for single-family residential as permitted in Water Quality Ordinance 81491; the proposed vegetative filter strip in the backyards of the lots does not meet the requirements in the TCEQ-Technical Guidance Manual (TGM) "*The minimum dimension of the filter strip (in the direction of flow) should be no less than 15 feet*"; along with the design of the proposed water runoff retention structures on each lot in the vegetative filter strip areas. SAWS requested calculations to show that the proposed treatment would meet TCEQ requirements and the applicant stated that he would not provide calculations until after the zoning case was passed. The applicant proposed the backyard be part of the filter strip treatment. This creates a concern that the proposed vegetative filter strips located in the back yards would not be protected from future construction of new structures, homeowner activities or maintained accordingly once the lots are sold.

The TCEQ requires all developments in the Edwards Aquifer Recharge Zone (EARZ) with an impervious cover greater than 20% to treat storm water run-off, therefore, preventing pollution from entering the aquifer as well as ensuring water quality protection. Staff had requested the total suspended solid removal calculations for the proposed vegetative filter strip, but the applicant declined to submit the calculations.

Without any additional information or the applicant meeting the TCEQ and Aquifer Quality Ordinance requirements, we cannot provide the commission with the recommendation that the aquifer is protected, therefore we are submitting a recommendation of disapproval.

2. Surrounding Land Uses:

Pebble Street and a residential lot borders north of the site. To the west lies Honeycomb Street and a Life Storage commercial facility. Undeveloped lots border east of the site. Club Humidor a cigar shop bounds to the south.

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 8, 2021, 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 undeveloped and approximately 0.3748-acres in area. The property was observed to have limited site clearing with native trees growing along the western and northern portion of the site. No significant rock exposure was observed on the subject site due to extensive soil cover.

No portion of the site lies in the floodplain. Storm water occurring on the site would discharge to the south and east towards an unnamed tributary to Elm 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 of the Edwards Aquifer.

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. No visual expression of the Cyclic and Marine Member was observed during the site evaluation due to limited rock exposure during the site visit.

No sensitive geologic features were identified 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 proposed 47% impervious cover on the 0.3748-acre site, exceeds the 30% allowed for single-family residential development as permitted in the Water Quality Ordinance 84191. SAWS recommends that the max impervious cover for the 0.3748-acre site be 30%.
2. A review of the site plan finds that the applicant's current plan for stormwater treatment is insufficient and the applicant has failed to provide any information to invalidate this concern. The applicant shall provide TCEQ approved best management practice that meets the TCEQ's storm water treatment requirements set in the TGM. The TCEQ requires all developments located over the Edwards Aquifer Recharge Zone (EARZ), with an impervious cover greater than 20%, shall capture and treat storm water run-off to prevent pollution from entering the aquifer and to ensure water quality protection. Best Management practices must be submitted to the Aquifer Protection Section meeting the TGM specifications prior to the release of a building permit.

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.

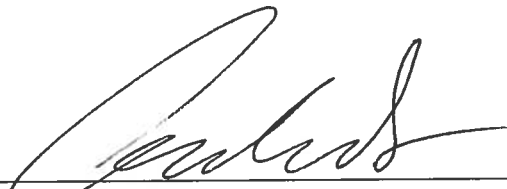
General Recommendations

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.
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 **disapproval** of the requested zoning changes. 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.

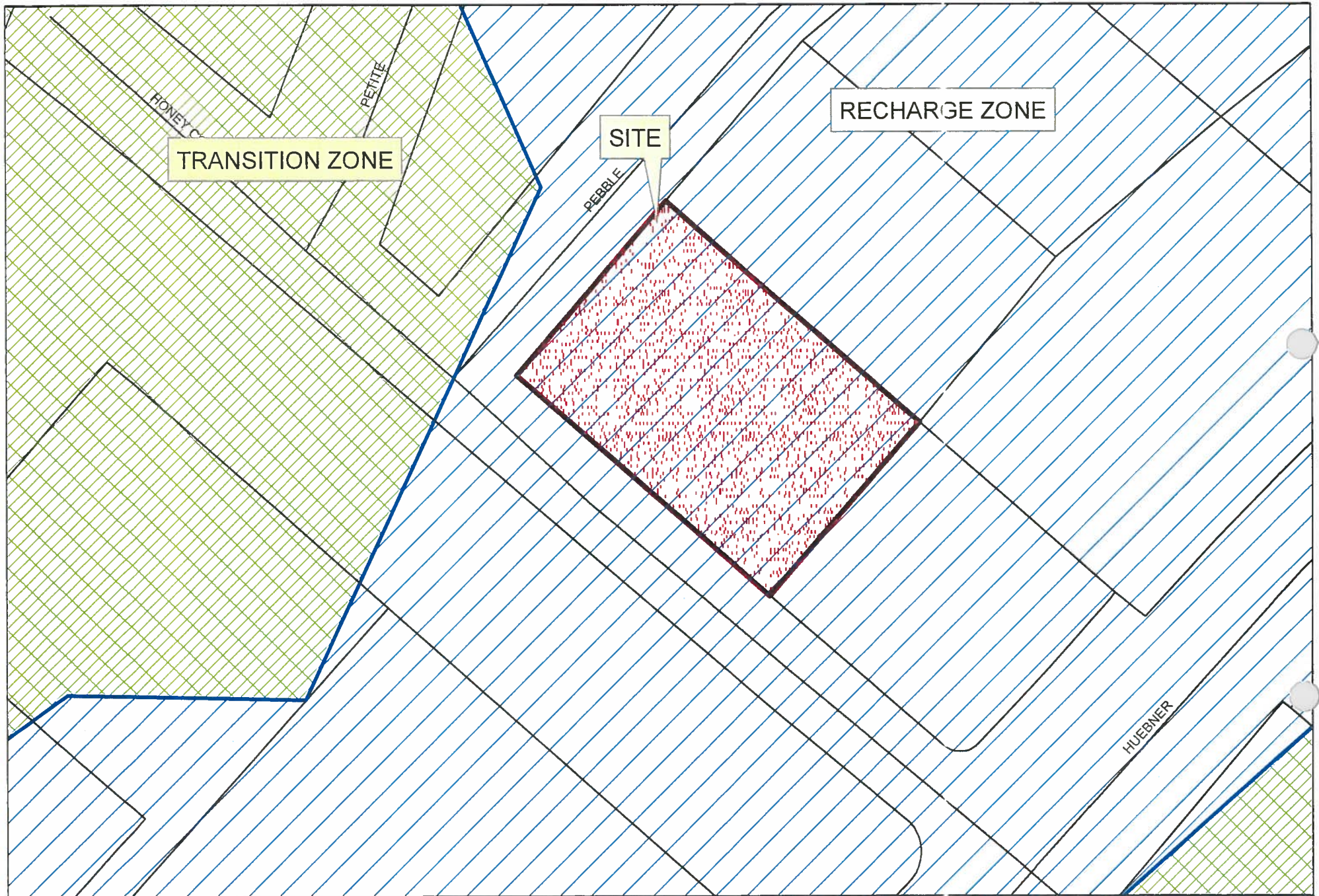
APPROVED:



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Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

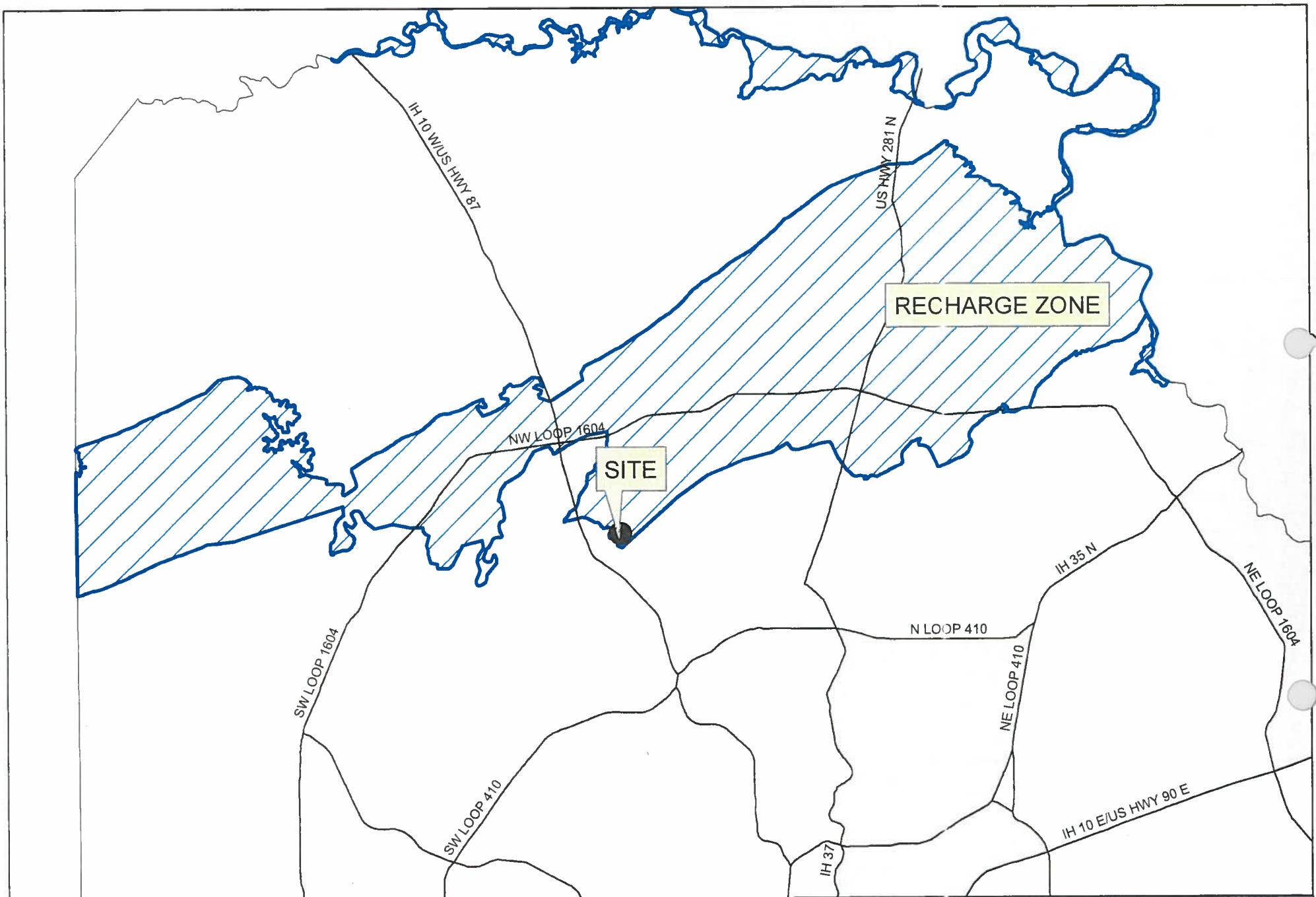


ZONING FILE: HONEY COMB PLACE (FIGURE 2)
ZONING CASE: Z2021-10700145
MAP PAGE: 169, B5

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 6/22/2021

1 in = 59 ft
0 15 30 60 90 120 Feet





ZONING FILE: HONEY COMB PLACE (FIGURE 1)
 ZONING CASE: Z2021-10700145
 MAP PAGE: 169, B5

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 6/22/2021

1 in = 16,667 ft
 0 4,700 9,400 18,800 28,200 37,600 Feet

