SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

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LAND DEVELOPMENT DIVISION

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 Z2016283 (Allen Harrison Multi-family Development)

Date: November 4, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 13.591-acre tract located on the city's north side. A change in zoning from **"C-2 & C-3 MSAO-1 ERZD MLOD to MF-25 MSAO-1 ERZD MLOD"** is being requested by the applicant, Allen Harrison Development Co., LLC, represented by Ashley Farrimond, Kaufman & Killen, Inc. The change in zoning has been requested to allow a multi-family apartment development. The property is currently classified as a Category 1.

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 9, at the northeast corner of Blanco Road and Wilderness Oak Boulevard. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

   The proposed change is from "C-2 & C-3 MSAO-1 ERZD MLOD to MF-25 MSAO-1 ERZD MLOD" and will allow for the development of multi-family apartments. Currently, the property is undeveloped and vegetated.

2. Surrounding Land Uses:

   Ranch Oak Road borders to the north of the site with Rolling Hills Catholic School beyond. Wilderness Oak Boulevard borders to the south of the project with Stone Oaks Meadows subdivision beyond. Blanco road borders to the west with Camp Bullis beyond. Gathering Oaks Road lies to the east of the property with an office park and retail strip beyond.

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 14, 2016, 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 an undeveloped lot, approximately 13.591 acres in area. The overall site was observed to be moderately vegetated with native vegetation, and moderate bedrock exposure. The property appeared to slope to the east and south. Stormwater occurring on the subject site would drain into an unnamed tributary to Panther Springs Creek.

   Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation.

   The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick.

   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 impervious cover shall not exceed 59% on the 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. 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/use 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.

3. If a water quality basin or below grade basin is constructed on the property, the following is required:

   A. If a below grade basin is constructed on site, the treatment chambers shall be accessible at all times of the day for visual inspection of the entire treatment portion of the basin at the final grade surface level . The inspection shall not be impeded by obstructions or equipment that limit the ability for an inspector to visually inspect the condition of the treatment devices.

   B. The basin owner is required to submit to the SAWS Aquifer Protection and Evaluation staff, an annual maintenance and monitoring report. To be reviewed by the SAWS staff for compliance, maintenance, and operational measures outlined in the TCEQ Technical Guidance Manual (TGM).

   C. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the SAWS at (210) 233-3522 to schedule a site inspection.

   D. After basin construction is complete and prior to the start of business, the owner will notify the Aquifer Protection and Evaluation Section at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to the Aquifer Protection and Evaluation Section of SAWS.

E. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section of the Resource Protection & Compliance Division at (210) 233-3565 prior to any discharge of water.

F. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Aquifer Protection & Evaluation Section of SAWS.

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.

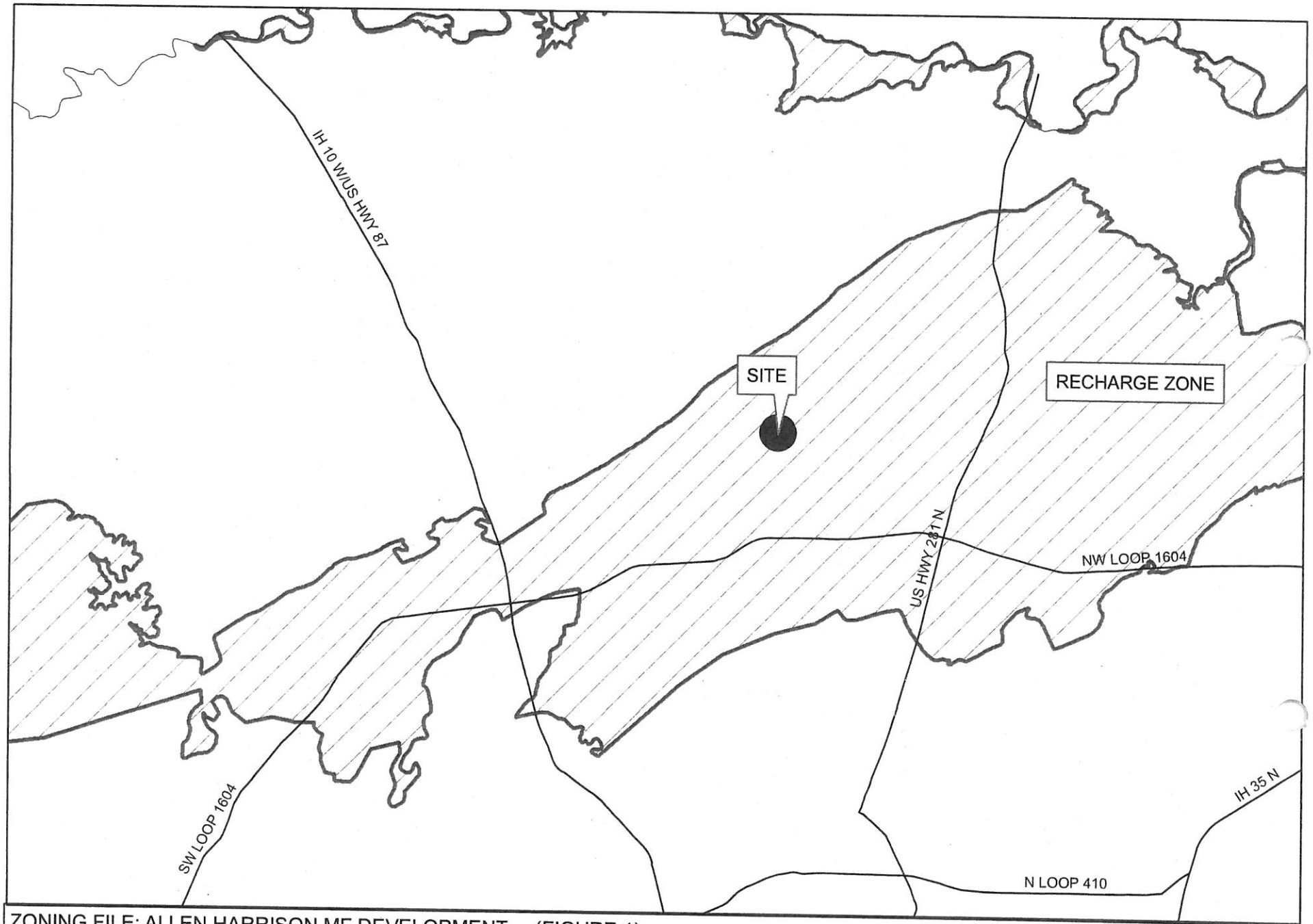
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

APPROVED:

Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: ALLEN HARRISON MF DEVELOPMENT (FIGURE 1)
ZONING CASE: Z2016283
MAP GRID: 130, C8

1 in = 12,500 ft

N

0 3,350 6,700 13,400 20,100 26,800 Feet

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 10/17/2016

ZONING FILE: ALLEN HARRISON MF DEVELOPMENT (FIGURE 2)
ZONING CASE: Z2016283
MAP GRID: 130, C8

1 in = 320 ft

N

0 85 170 340 510 680
Feet

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 10/17/2016