

DEVELOPMENT SERVICES
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SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

2019 FEB 20 AM 10:42

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 Z2018-900070 (Hemphill Verizon Wireless)

Date: February 19, 2019

SUMMARY

A request for a change in zoning has been made for an approximate 0.097 acres (65' x 65' sq. ft.) located on the city's north side. A change in zoning from "**O-2 ERZD**" to "**C-2 S ERZD**" is being requested by the applicant, Hemphill LLC, and represented by Ralph Wyngarden, Faulk & Foster. The change in zoning has been requested to allow for a 180' monopole telecommunication tower. The property is currently classified as a Category 2.

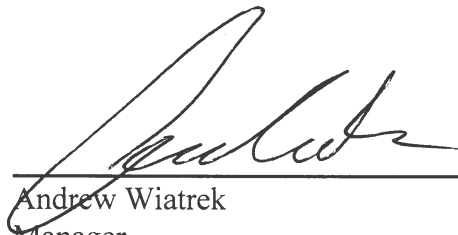
Currently the 0.097 acre site is undeveloped. The subject property is located south of Emerald Forest Subdivision and north of a City Public Service (CPS) utility easement. The telecommunication installation will consist of a 180' self-supporting tower, a meter panel, and equipment pad. According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer. The site was observed to be in a natural state and is not located within a 100 year floodplain. No sensitive geologic features were identified within the subject site. The property is in City Council District 9, located near the northwest intersection of Northwest Loop 1604 and Emerald Forest Drive. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

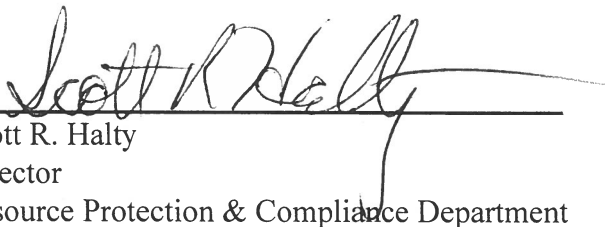
1. The impervious cover shall not exceed 65% for the site.
2. The power source of the backup generator shall be located within the boundaries of the property to be rezoned and shall not include diesel, gasoline, or any other liquid fuel.
3. Outside storage and/or use of chemicals shall not be permitted on the site.

Based on the information submitted by the applicant, SAWS staff recommends approval to the installation of a telecommunication tower located west of Emerald Forest Drive, 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
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

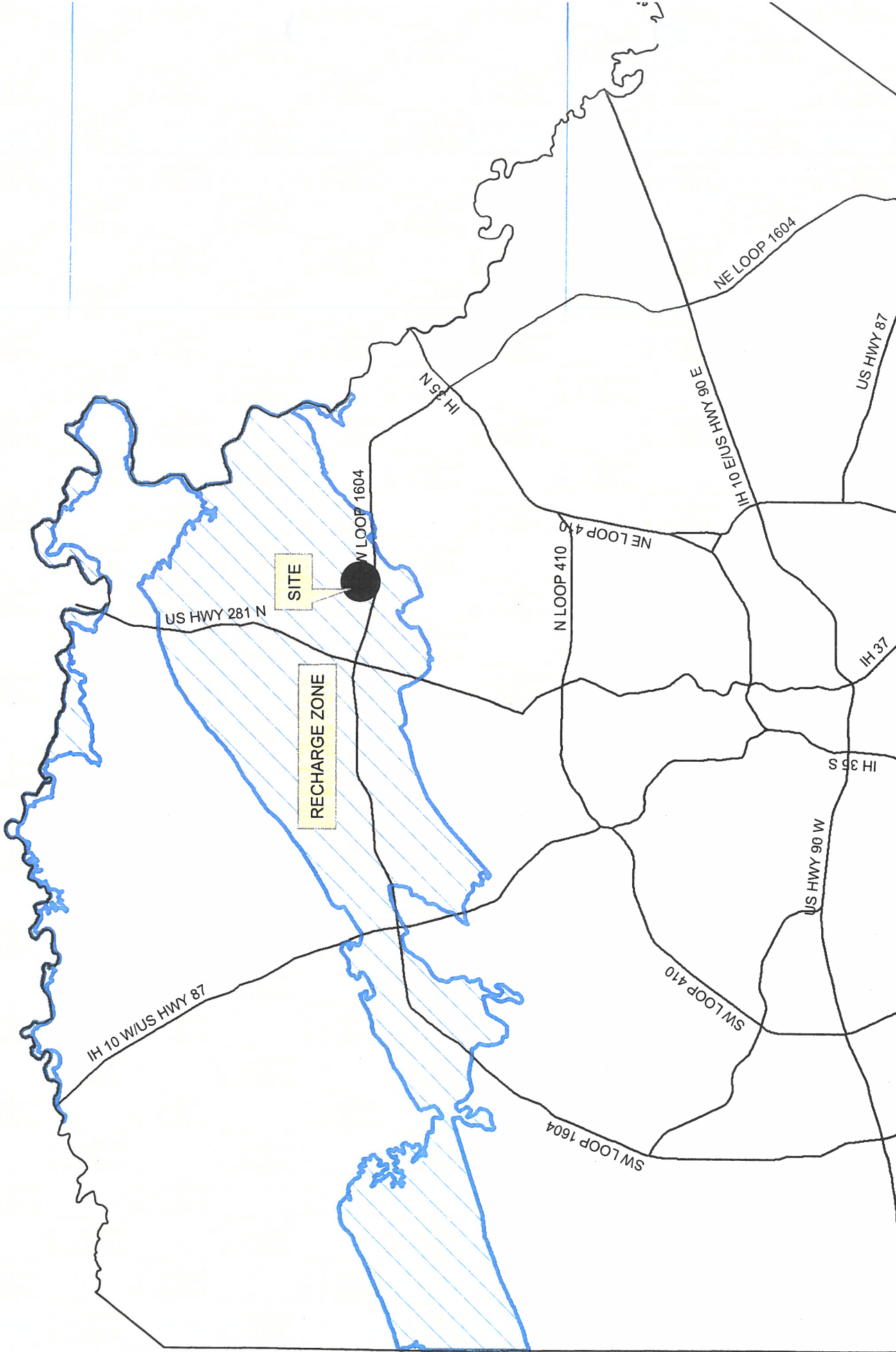
MJB:MAE



ZONING FILE: HEMPHILL VERIZON WIRELESS (FIGURE 2)
ZONING CASE: Z2018-900070
MAP PAGE: 152, B5

1 in = 333 ft





ZONING FILE: HEMPHILL VERIZON WIRELESS (FIGURE 1)
ZONING CASE: Z2018-900070
MAP PAGE: 152, B5

1 in = 20,833 ft
0 4,450 900 17,800 26,700 35,600 Feet