

DEVELOPMENT SERVICES
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SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

2013 OCT 30 PM 12: 36

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection and Compliance Department, San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Resource Protection and Compliance Department, Michael Barr, Supervisor, Edwards Aquifer and Watershed Protection Division, Patricia M. Garza, Environmental Protection Specialist III, Edwards Aquifer and Watershed Protection Division, File

Subject: Zoning Case Z2013210 (Special Use Authorization - SUA)

Date: October 29, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 6.565-acre tract located on the city's north side. A change in zoning from **C-3 ERZD** to **C-3 ERZD Special Use Authorization (SUA) for Via Transit Park & Ride** is being requested by the applicant, Via Metropolitan Transit, by Via representative Mr. Jeffery S. Tondre, P.E., Manager of Engineering. The change in zoning has been requested to allow a Transit Park & Ride development. The property is 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 recommendation section of this report.

LOCATION

The subject property is located in City Council District 9, near the intersection of Stone Oak Parkway and US Hwy 281 North. The property lies entirely within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-3 ERZD to C-3 ERZD with SUA to allow for the construction of a commercial transit park and ride development. Currently the site is covered in native vegetation and undeveloped.

2. Surrounding Land Uses:

North of the property lies Stone Oak Parkway and commercial development. To the west is Clear Channel Communications. To the east is US Hwy 281 North. To the south of the property there is an undeveloped lot.

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 and approved by the TCEQ prior to the release of the building permit.

4. Geologic Conditions:

The Edwards Aquifer and Watershed Protection Division of the San Antonio Water System conducted an evaluation on October 2, 2013 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

The site is covered by rock outcrops, thick soils, mature trees, grass and vegetation. The geologic assessment provided with the WPAP did not reveal any sensitive geologic features on this portion of the WPAP and staff's site visit confirmed no sensitive recharge features were observed on-site. Stormwater falling on this site will drain southerly into West Elm Creek. According to the FEMA Flood Insurance Maps, the site is not located within a 100-year floodplain area.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the majority of the subject site is underlain by the Kirschberg Evaporite Member of the Kainer Formation of the Edwards Aquifer. A northeast-southwest trending fault line crosses the project dividing the Dolomitic and Kirschberg Evaporite Members within the Kainer Formation. The fault was not visible at the surface.

The Kirschberg Evaporite Member is one of the most porous and permeable subdivisions within the Kainer Formation and consists of highly altered crystalline limestone, chalky mudstone and chert interbedded with massive limestone beds. It is generally 50 to 60 feet thick in full section. This could not be confirmed due to existing native soil and vegetation.

The remaining north western portion of the site is within the Dolomitic member of the Kainer Formation and consists of mudstone to grainstone and crystalline limestone. It is generally 110 to 130 feet thick in full section. This could not be confirmed due to existing native soil and vegetation.

The subject site was observed to be undeveloped. No sensitive geologic features, such as sinkholes, caves, or creeks were observed on 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 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 applicant shall not exceed 63% impervious cover for the entire site.
2. There shall be no bus repair, maintenance, fueling or refueling done on-site.
3. Any abandoned wells located on the site must be properly plugged according to the City Code Chapter 34, Division 2 Section 574 by a registered well driller.
4. The land uses within the zoned areas 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 that 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 prohibited, that land use will not be permitted on that site.
5. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Edwards Aquifer and Watershed Protection Division 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 Edwards Aquifer and Watershed Protection Division of SAWS.
6. 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.D.A, shall be used.

7. The applicant shall notify the Construction Monitoring Section of the San Antonio Water System at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site.
8. If any sensitive 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 at (210) 490-3096 and the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System at (210) 233-3522.

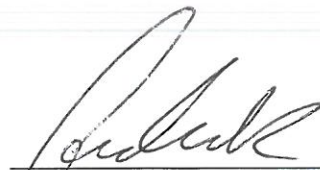
General Recommendations

1. Prior to the release of any building permits, the following shall be submitted to the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular 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 Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
2. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System at (210) 233-3522 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the Edwards Aquifer and Watershed Protection Division of SAWS at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to the Edwards Aquifer and Watershed Protection Division of San Antonio Water System.
 - C. If the basin fails to drain properly, the owner will notify the Construction Monitoring Division of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. 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 Edwards Aquifer and Watershed Protection Division.

3. 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.
4. The Edwards Aquifer and Watershed Protection 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
Resource Protection & Compliance Division



Scott R. Halty
Director,
Resource Protection & Compliance Department

SRH:pmg

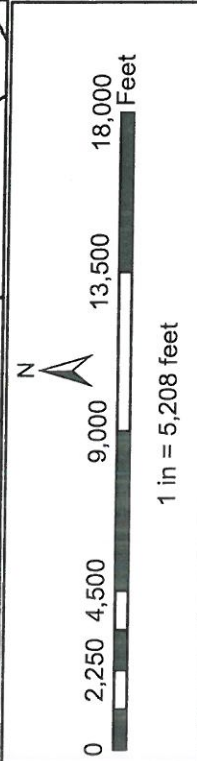
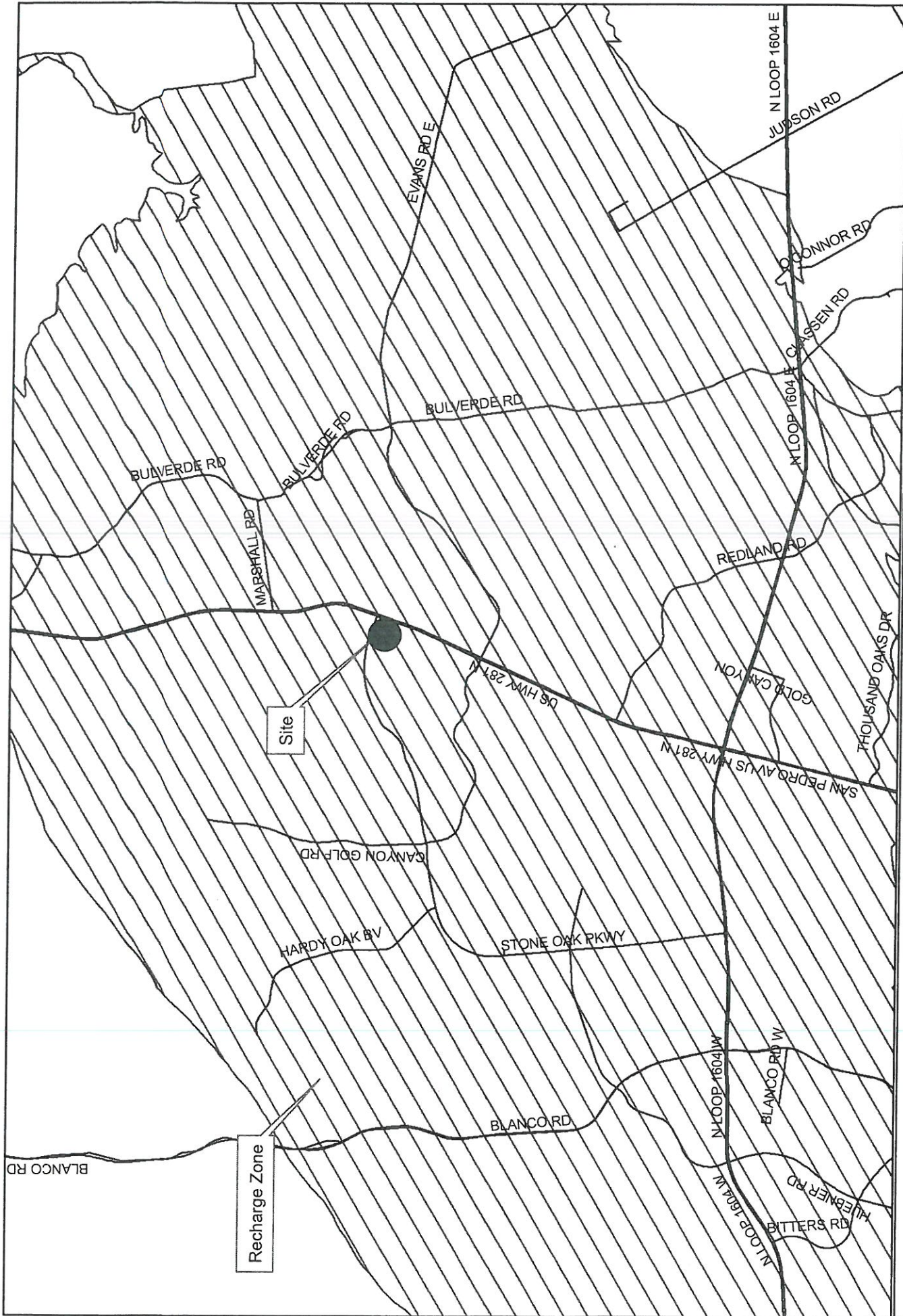


FIGURE 1

**ZONING CASE: Z2013210
VIA TRANSIT PARK & RIDE**

Map Page & Grid: 483 D4 & D5

Map Prepared by Aquifer Protection and Evaluation 10/25/2013 PMG

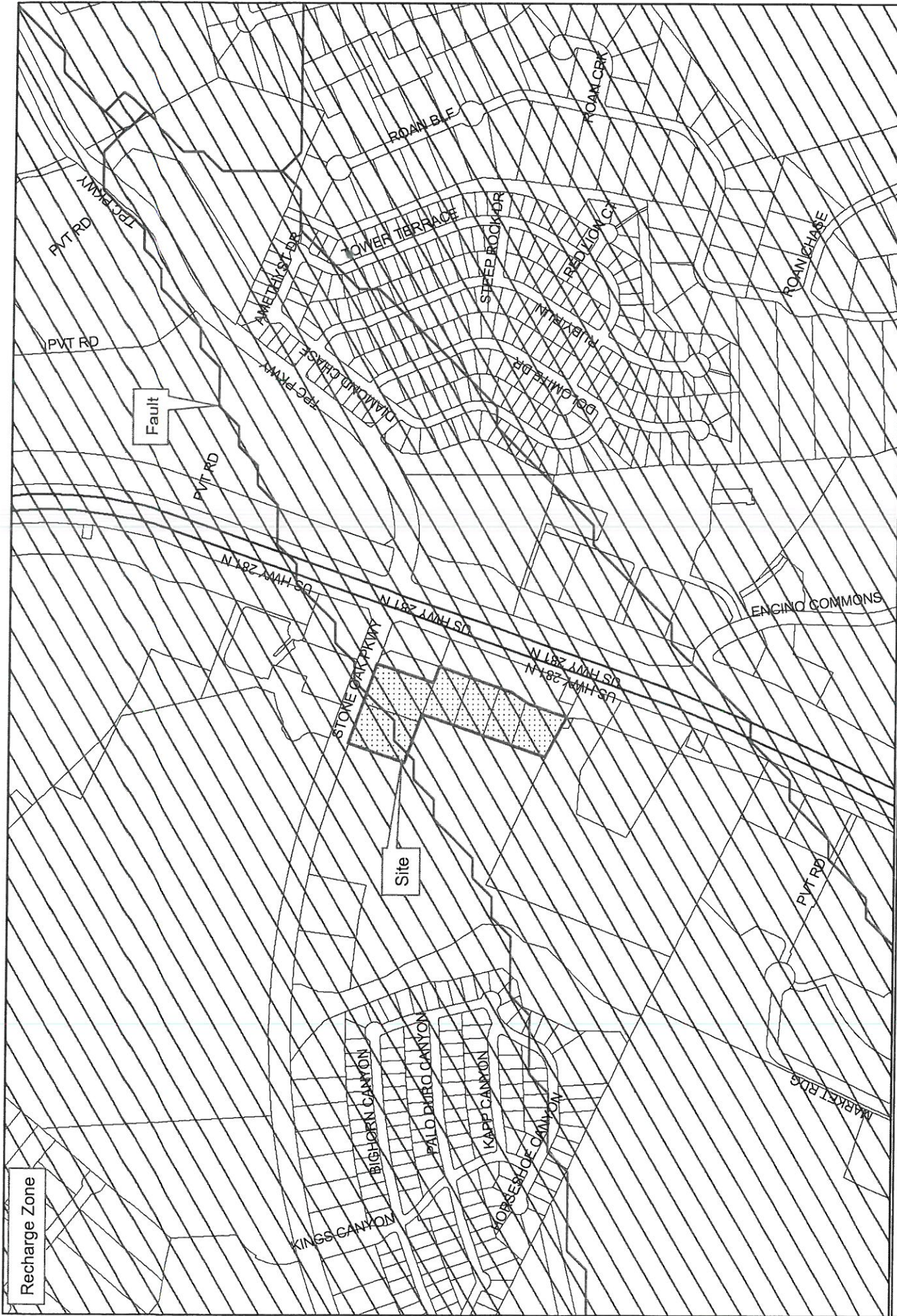


FIGURE 2

ZONING CASE: Z2013210
 VIA TRANSIT PARK & RIDE

Map Page & Grid: 483 D4 & D5

Map Prepared by Aquifer Protection and Evaluation 10/09/2013 PMG