

**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 Z2021-10700062 (Staybridge Suites)

Date: April 16, 2021

SUMMARY

A request for a change in zoning has been made for an approximate 3.05-acre property located on the city's northwest side. A change in zoning from “**C-3 MLOD-1 MLR-2 UC-1 ERZD**” to “**MF-40 MLOD-1 MLR-2 UC-1 ERZD**” is being requested by the applicant, Mountain Classic Real Estate Inc., and represented by Ashley Farrimond, Killen, Griffin & Farrimond, PLLC. The change in zoning has been requested to allow for the interior conversion of the existing Staybridge Suites into apartment units. 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 8, approximately 568’ west of Chase Hill Blvd. and North Loop 1604 West intersection. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from “**C-3 MLOD-1 MLR-2 UC-1 ERZD**” to “**MF-40 MLOD-1 MLR-2 UC-1 ERZD**” and will allow for the interior conversion of the existing Staybridge Suites into apartment units on 3.05-acres. Currently the site is an existing four-story Staybridge Suites building with associated parking. The hotel was built in 2007 and is located at 6919 North Loop 1604 West.

2. Surrounding Land Uses:

Maverick Creek Villas apartments lie to the north. To the west lies Tetro Student Village apartments. CVS Pharmacy and a commercial retail business borders east of the property. North Loop 1604 West freeway bounds to the south with the University of Texas at San Antonio located beyond.

3. Water Pollution Abatement Plan:

A WPAP file under the name Staybridge Suites had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on September 13, 2006. An existing water quality basin associated with the WPAP, was found to be compliant at the time of our site evaluation.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on March 23, 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 a single lot currently developed as a hotel, approximately 3.05-acres in area. An existing four-story Staybridge Suites building with a swimming pool and associated parking was observed on-site. A drainage channel traverses the northern portion of the site.

The northern portion of the property lies within a floodplain. Stormwater occurring on the subject site would discharge to the north and west to an unnamed tributary to Huesta 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:

Site Specific Concerns

1. The northern portion of the property lies within the 100-year floodplain, where recharge may occur.

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 the existing 47% on the 3.05-acre 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,

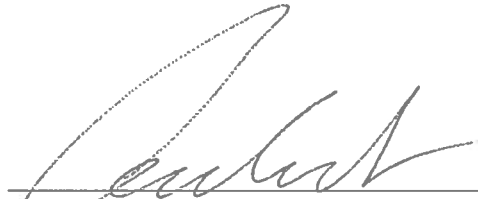
available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

General Recommendation

1. 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:

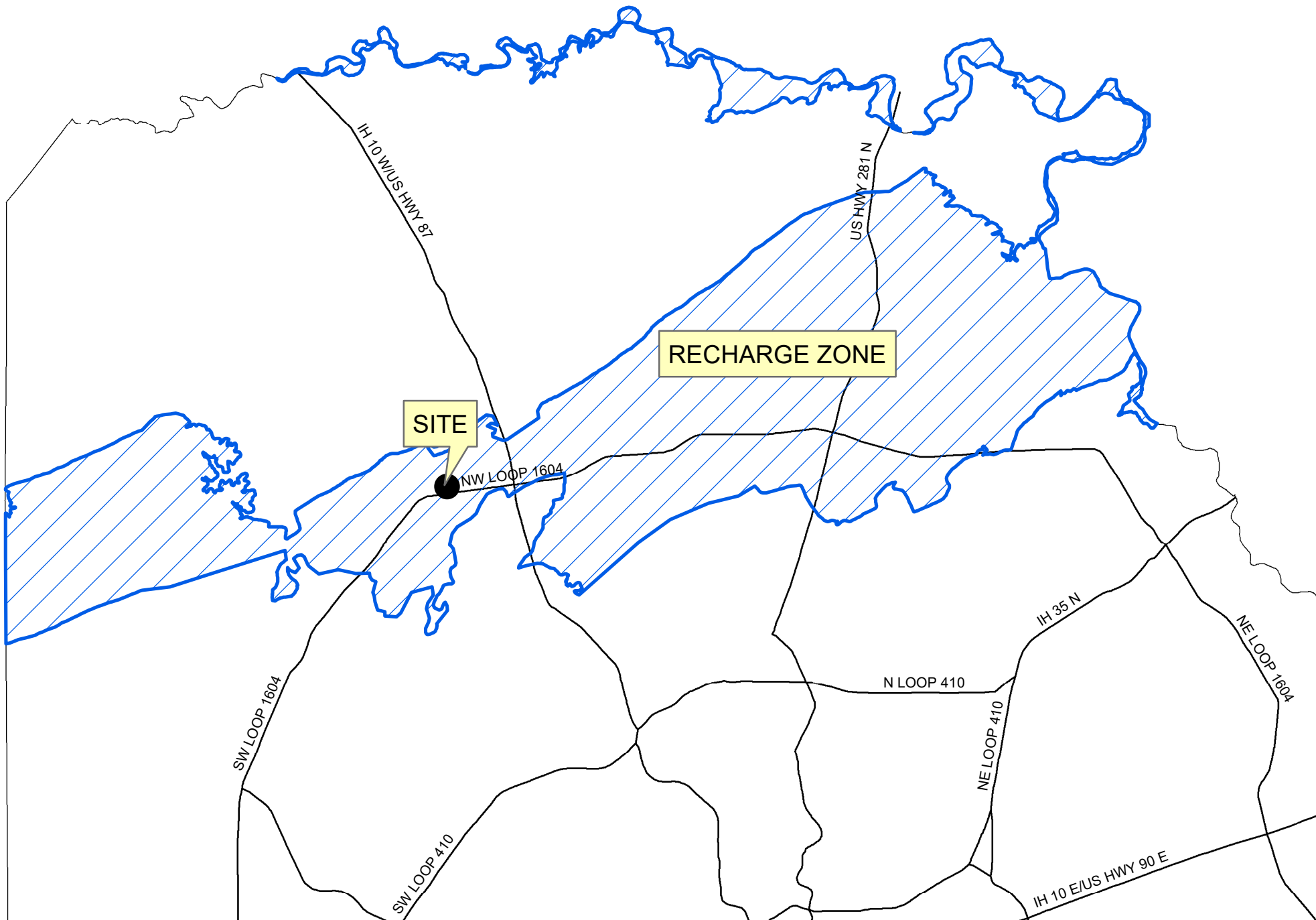


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

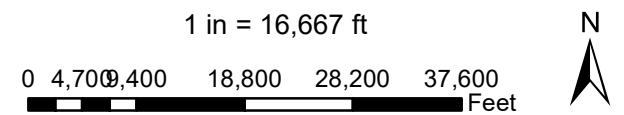


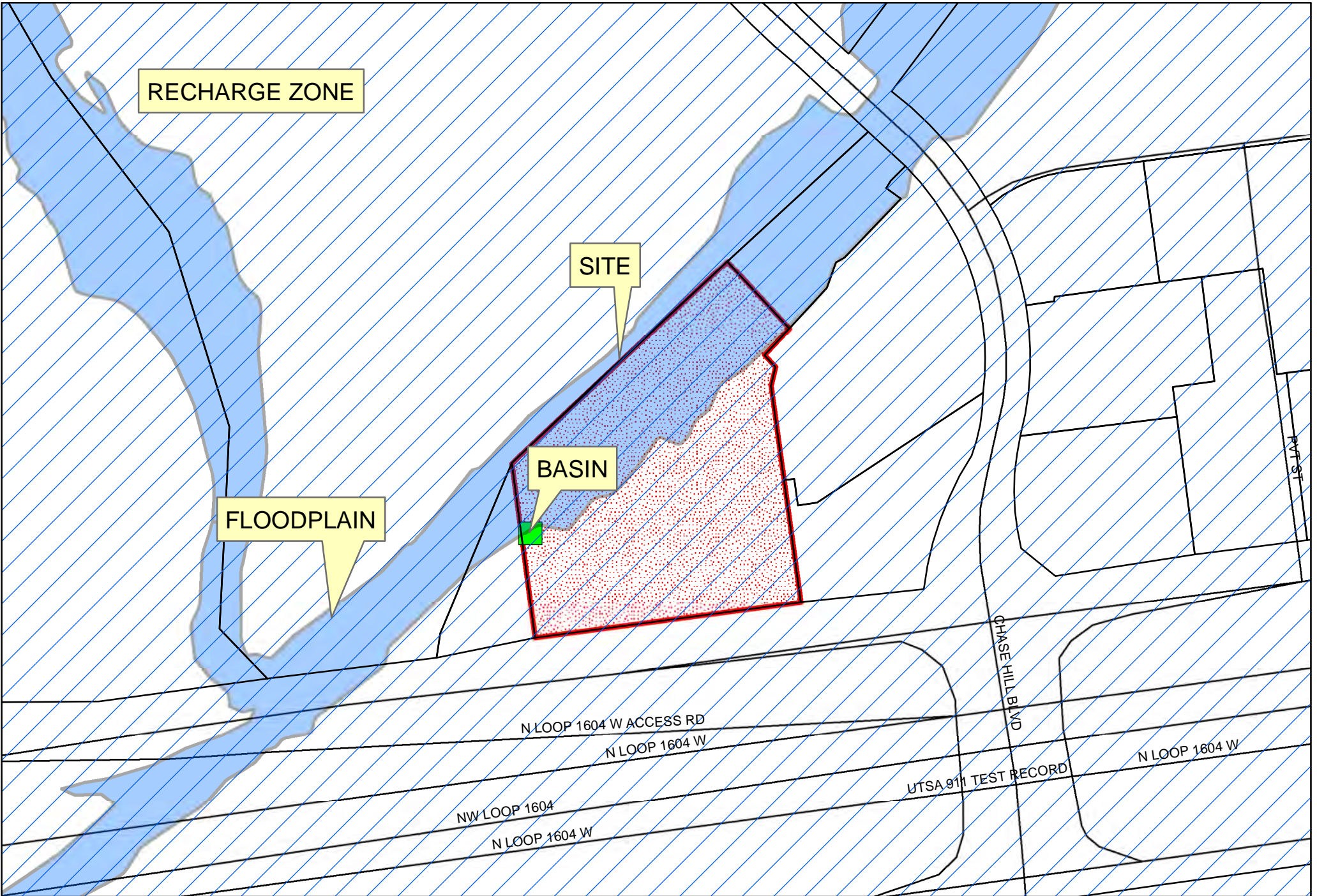
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: STAYBRIDGE SUITES (FIGURE 1)
ZONING CASE: Z2021-10700062
MAP PAGE: 148, A7





RECHARGE ZONE

SITE

BASIN

FLOODPLAIN

N LOOP 1604 W ACCESS RD

N LOOP 1604 W

NW LOOP 1604

N LOOP 1604 W

CHASE HILL BLVD

UTSA 911 TEST RECORD

N LOOP 1604 W

PART ST

ZONING FILE: STAYBRIDGE SUITES (FIGURE 2)
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MAP PAGE: 148, A7

1 in = 167 ft

