

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 Z2020-10700303 (FM 1560 Cottage Development)

Date: April 15, 2021

SUMMARY

A request for a change in zoning has been made for an approximate 36-acre tract located on the city's northwest side. A change in zoning from “**C-1 ERZD & C-2 ERZD UC-1**” to “**MF-18 ERZD UC-1**” is being requested by the applicant Fulton Development Group, LLC, and represented by Caroline McDonald, Brown & Ortiz, PC. The change in zoning has been requested to allow for a rental townhome development. The property is currently designated as a Category 2.

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 in City Council District 8, at the northwest intersection of FM 1560 and North Loop 1604 West. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from “**C-1 ERZD & C-2 ERZD UC-1**” to “**MF-18 ERZD UC-1**” and will allow for a rental townhome development on approximately 36-acres. Currently, there is a house, barn, storage shed, and a well on-site. The property is well vegetated with native trees and understory. The proposed project will consist of approximately 485 rental townhome units, a dog park, recreational and open space areas with trails.

2. Surrounding Land Uses:

Arbor at Sonoma Ranch subdivision borders north and to the west of the property. To the east borders North Loop 1604 West with a commercial retail development located beyond. Azure Apartments lies to the south of the subject site.

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 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 homestead property, approximately 36-acres in area. The property contains a house, barn, storage shed, a well, and native trees throughout the site. The eastern boundary of the property lies in the floodplain. Stormwater occurring on the subject site would discharge to the north and east towards an unnamed tributary to Huesta Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the northwestern portion of the subject site is underlain by the Georgetown Formation, and the southeastern portion of the subject site is underlain by the Leached and Collapsed Member of the Person Formation.

The Georgetown Formation is characterized by the presence of dark reddish brown, heavily eroded, shaley and marly-limestone with significant marine fossils including reefs and brachiopods. The full section thickness of this member is approximately 20 feet thick.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. The full section thickness of this member is approximately 70 to 90 feet thick.

No sensitive geologic features were observed on 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 eastern boundary of the property borders the 100-year floodplain, where recharge may occur.
2. An existing well was observed on site and there is potential for contamination of the Edwards Aquifer via the well.

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 57% on the approximately 36-acre site.
 2. A floodplain buffer shall be provided along the eastern boundary of the property as required in Ordinance No. 81491, Section 34-913.
 3. The well on site shall meet the requirements of the SAWS Ground Water Resource Protection Section. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and/or prior to any activities such as plugging of wells.
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4. 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.
5. 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.
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. Department of Agriculture, shall be used.
7. 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. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System.
 2. 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.
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3. 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.
3. 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:

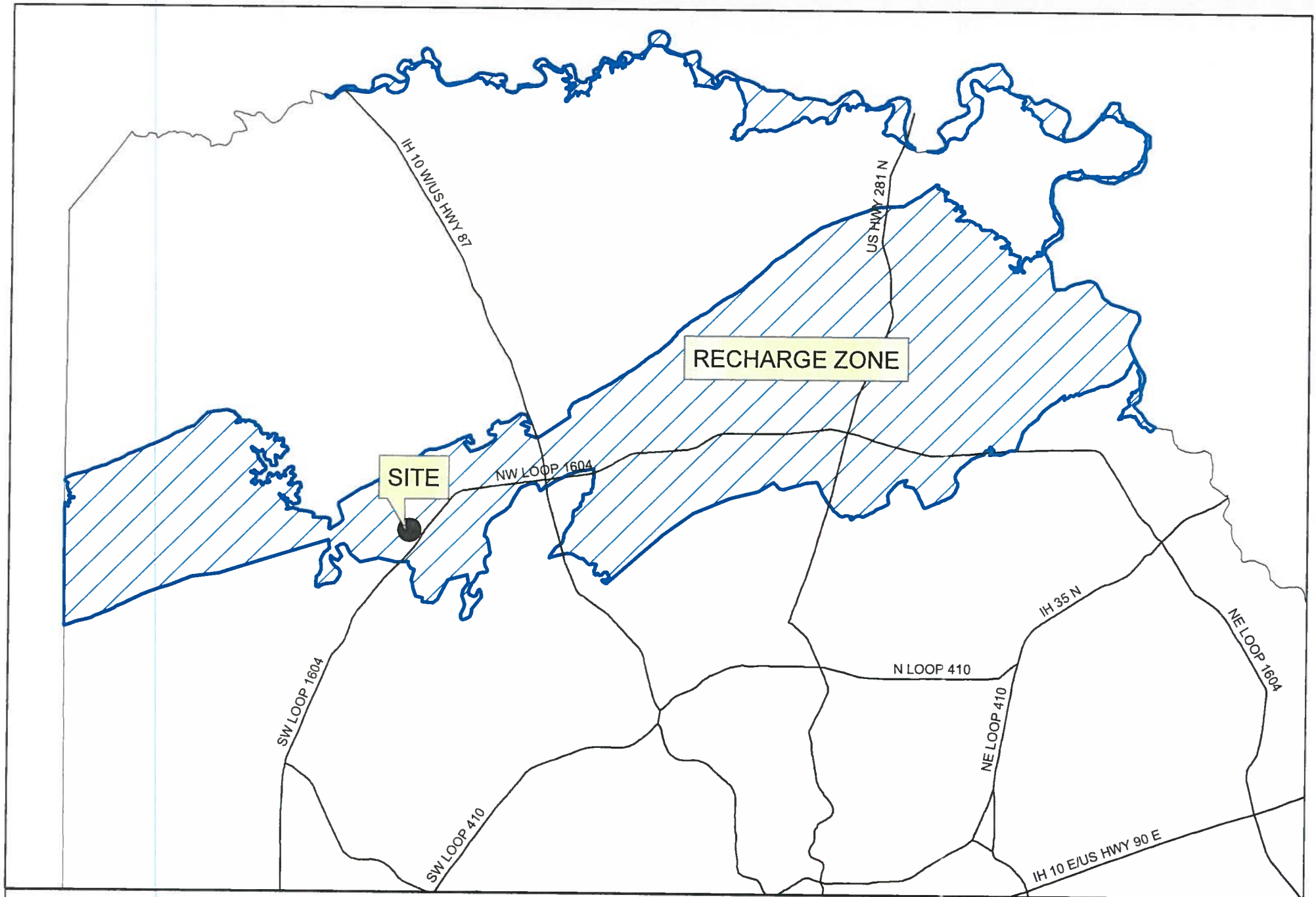


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Director
Resource Protection & Compliance Department

MJB:MAE

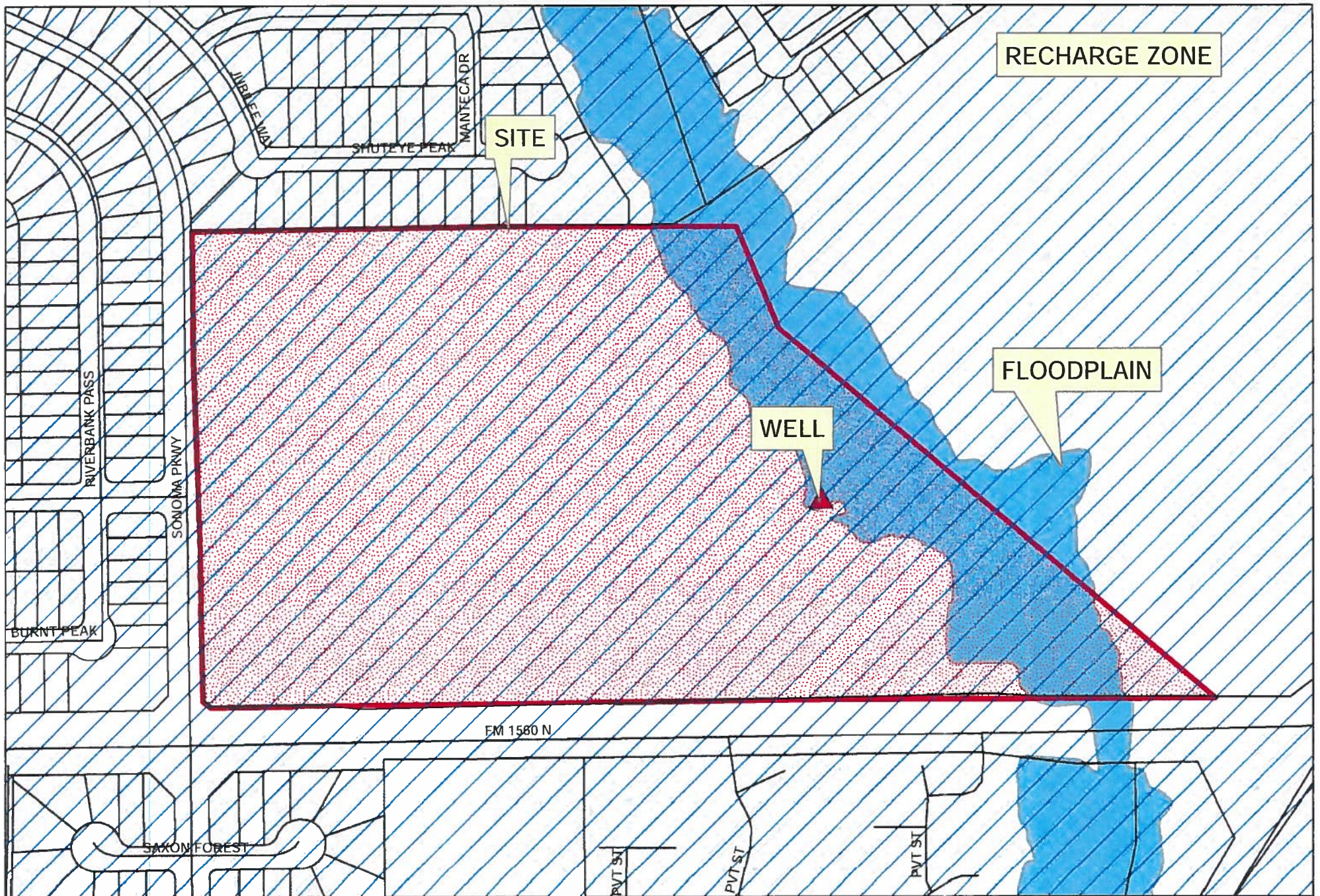


ZONING FILE: FM 1560 COTTAGE DEVELOPMENT (FIGURE 1)
ZONING CASE: Z2020-10700303
MAP PAGE: 167, C2

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/15/2021

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





ZONING FILE: FM 1560 COTTAGE DEVELOPMENT (FIGURE 2)
ZONING CASE: Z2021-10700303
MAP PAGE: 167, C2

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 3/11/2021

