SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES
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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 Z2016121 (Via Shavano Helistop)

Date: May 4, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 3.05-acre tract located on the city's north west side. A change in zoning from **"C-2 PUD ERZD AHOD MLOD to C-2 S PUD ERZD AHOD MLOD"** is being requested by the applicant, Holzman Investments, Ltd., represented by Daniel Ortiz, Brown & Ortiz, P.C. The change in zoning has been requested to allow an office building with a helistop pad. The property is currently classified 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 located in City Council District 8, approximately 1,250 feet east of Lockhill Selma Road on 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-2 PUD ERZD AHOD MLOD to C-2 S PUD ERZD AHOD MLOD" and will allow for the development of an office building with a helistop pad. Currently, the property is undeveloped and vegetated.

   The 3.05 acre project is located within the overall 28.33 acre Shavano Business Park Planned Unit Development Plan. A previously approved zoning case, Z2006138, for the overall 28.33 acre Shavano Business Park P.U.D was limited to 65% impervious cover.

2. Surrounding Land Uses:

   North Loop 1604 West borders north of the subject property with The Ridge retail center beyond. Shavano Commons office park lies south of the project. Undeveloped commercial property lies to the east. West of the property borders Via Shavano Road with undeveloped commercial property 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 April 4, 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, cleared of understory with native trees remaining, approximately 3.0468 acres in area. An unnamed tributary to Olmos Creek was observed adjacent to the northeast of the property. Stormwater occurring on the site would drain into the unnamed tributary.

   Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation throughout subject site.

   The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packestone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 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 overall impervious cover shall not exceed 65% for the entire 28.33 Shavano Business Park. For the site specific 3.05 acres that are the subject of the zoning application the impervious cover shall not exceed 75%. Figure 3 identifies each phase of the associated properties and the impervious cover that shows 65% will be maintained.

2. Prior to the release of a building permit, an Aquifer Protection Plan for the 3.05 acre and the associated 1.21 acre floodplain tract will be required to be submitted for review to the SAWS Aquifer Protection and Evaluation Section.

3. No fueling of helicopter shall be allowed on site.

4. No maintenance of helicopter or associated equipment shall be permitted on site.

5. 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.

6. 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.

7. 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.

8. The applicant shall notify the SAWS Construction Monitoring at (210) 233-3549 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 TCEQ 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.

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 (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 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.

4. 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) 233-3572 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.

5. 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.

Ordinance 81491 Category 2 Impervious Cover Restrictions:

- Single-family residential: 30% impervious cover
- Multi-family residential: 50% impervious cover
- Commercial: 65% impervious cover

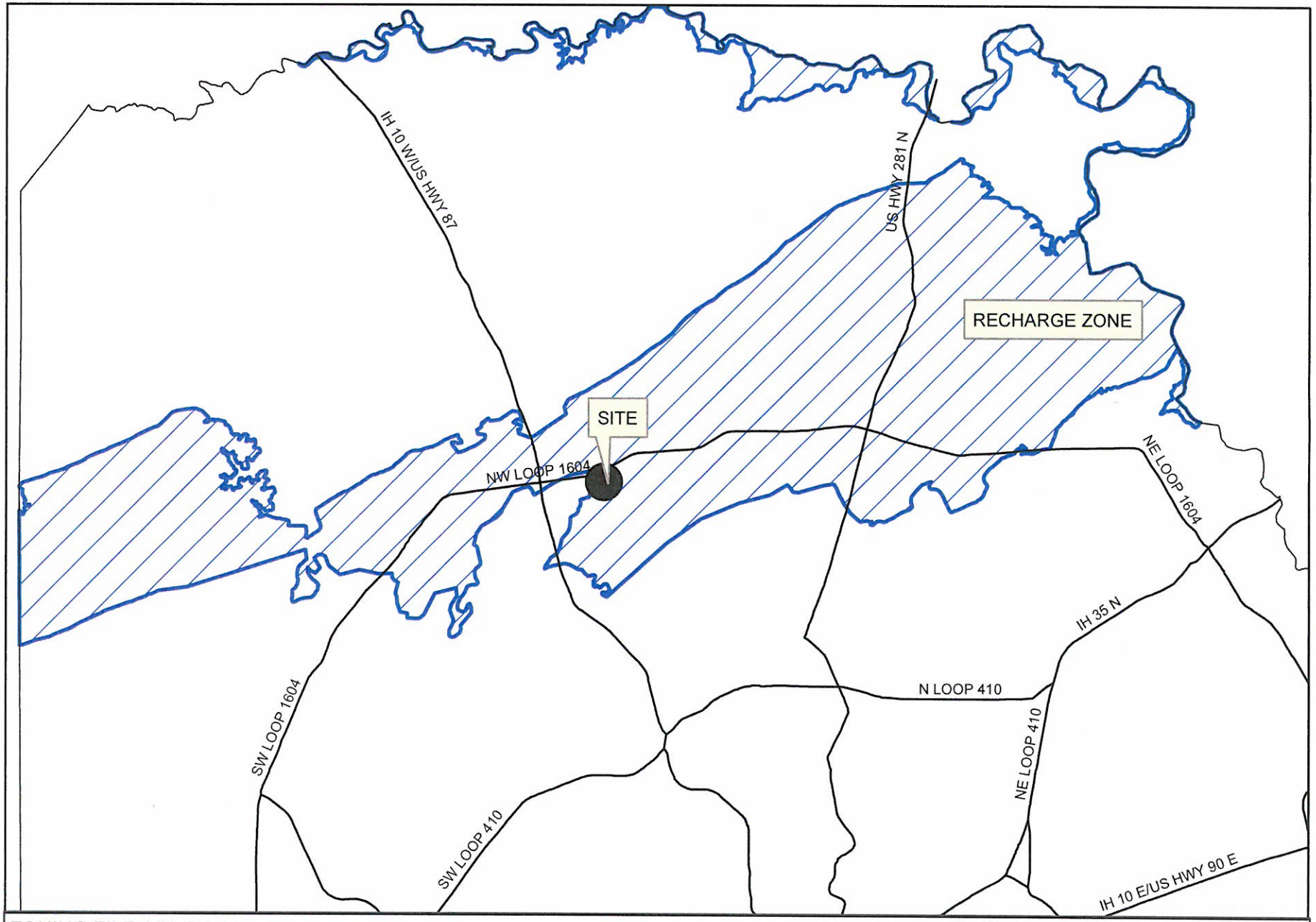
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

APPROVED:

Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



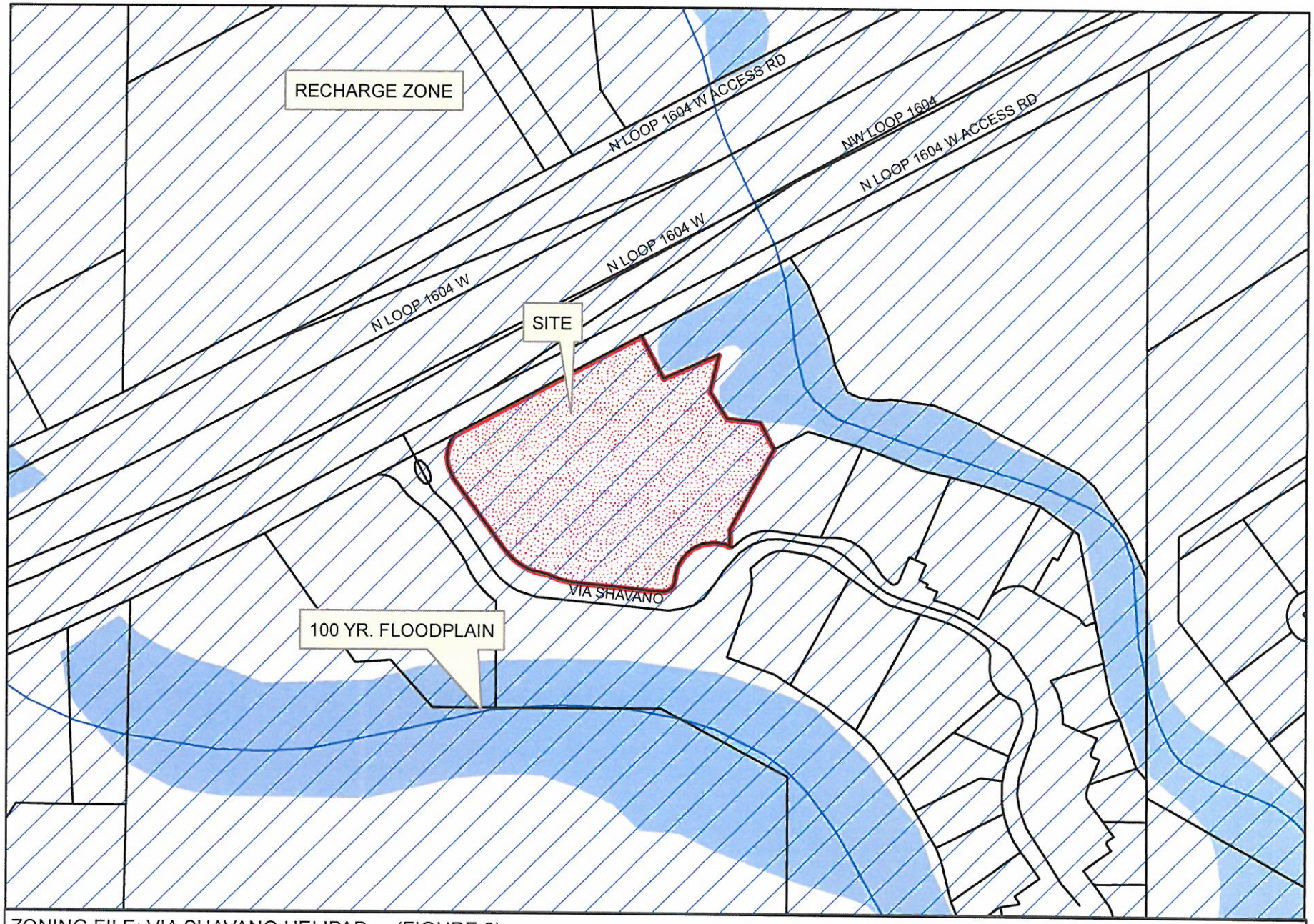
ZONING FILE: VIA SHAVANO HELIPAD (FIGURE 1)
ZONING CASE: Z2016121
MAP GRID: 149, B6

1 in = 16,667 ft

N

0 4,500 9,000 18,000 27,000 36,000 Feet

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 4/20/2016



ZONING FILE: VIA SHAVANO HELIPAD (FIGURE 2)
ZONING CASE: Z2016121
MAP GRID: 149, B6

1 in = 208 ft

0 55 110 220 330 440 Feet

N

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 4/20/2016

Figure 3

Shavano Business Park Impervious Coverage

	Total Acreage	Developable Acres (non-floodplain)	Permeable Acres	Maximum Buildable Acres (65% Impervious)	% Impervious cover	
Phase 1	15.48	9.64	5.84	10.06	65%	5.48 acre floodplain is all of lot 5 & 0.36 acres platted as permeable is all of lot 6
Lot 1	1.81	1.27	0.54	1.18	65%	0.54 acre floodplain within Lot 1
Lot 2	**4.26**	**3.05**	**1.21**	**2.77**	**65%**	1.21 acre floodplain out of lot 34
Lot 3	6.78	5.33	1.45	4.41	65%	1.45 acre floodplain out of lot 34
Total	28.33	19.29	9.04	18.41	65%	

* 28.33 acres total not to exceed 65% impervious cover

LOOP 1604 AND VIA SHAVANO

SAN ANTONIO, TEXAS

SITE PLAN

PLAT NO.

SHEET NUMBER: EX-1

ENGINEERS + SURVEYING
14503 HUEBNER ROAD, BLDG 40, SAN ANTONIO, TX 78230
PHONE # (210) 979-8444 • FAX # (210) 979-8441
TBPE Firm # 9513 • TBPLS Firm # 10123300

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SCALE: 1"=50'

0' 50' 100' 150'

LEGEND

- EXISTING FLOODPLAIN
- PROPERTY LINE
- ADJACENT PROPERTY

Date: May 02, 2018, 10:02am User ID: Adelina
File: P:\Active\Wall Beh\Stone Oaks\170502-OVERALL SITE.dwg