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 Z2019-10700337 (Stone Oak 13.330-Acres MF)

Date: April 28, 2020

SUMMARY

A request for a change in zoning has been made for an approximate 13.330-acre tract located on the city's north side. A change in zoning from **"C-3 MLOD-1 MLR-2 ERZD"** to **"MF-33 MLOD-1 MLR-2 ERZD"** is being requested by the applicant, GC Multi-Family Development, LLC, and represented by Ashley Farrimond, Killen, Griffin & Farrimond law firm. The change in zoning has been requested to allow for a multi-family housing complex. The property is currently designated 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 9, approximately 0.50 miles west of US Highway 281 North and Stone Oak Parkway 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 ERZD" to "MF-33 MLOD-1 MLR-2 ERZD" and will allow for a multi-family housing complex on 13.330-acres. Currently, the property is undeveloped and vegetated with native trees and understory. The project is proposed to consist of approximately ten apartment buildings, a lease office with club amenities, and a dog park on-site.

2. Surrounding Land Uses:

   An existing neighborhood abuts the northern boundary. To the east lies the Abbey at Stone Oak apartments. JP Morgan Chase Stone Oak corporate office center bound to the west. Stone Oak Parkway is located to the south with commercial office buildings located 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 December 13, 2019, 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 13.330-acre tract, vegetated with native trees and understory throughout the site. A geologic feature was observed along the northeast quadrant of the property.

   The geologic feature was observed to be approximately 6-feet in length, 4-feet wide, and 4-feet in depth. A conduit within the feature stretches in a north-easterly direction, exhibiting signs of subsurface fluid transfer and dissolution of bedrock. This geologic feature is considered to be sensitive. Stormwater occurring on the site would drain to the north and west towards an unnamed tributary to Mud 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 throughout the majority of the subject site, except for the southwestern corner, underlain by the Kirschberg Evaporite 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.

   The Kirschberg Evaporite Member of the Kainer Formation is characterized by the presence of altered crystalline limestone, chalky or decomposed mudstone, and abundant chert nodules, with fabric and structure related porosity. The full section thickness of this member is approximately 50 to 60 feet thick.

   One sensitive geologic feature was 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. A sensitive geologic feature located along the northeast quadrant of the property, has the potential for contamination of the Edwards Aquifer.

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 65% on the 13.330-acre site.

2. A natural buffer shall be provided for the sensitive geologic feature located on-site, consisting of a variable width buffer extending north-easterly on the up-gradient slope and extending south with an earthen berm on the down-gradient slope. The natural buffer shall be protected within a fenced 13,476-square foot enclosure. The location of the natural buffer is further shown in the submitted conceptual site plan, attached as Figure 3. The intent of this exhibit is to show the location and buffering of the sensitive geologic feature, however, the remainder of the site is subject to change.

3. 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.

4. 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.

5. 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 form 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.

6. 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. 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.

2. 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.

4. 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.

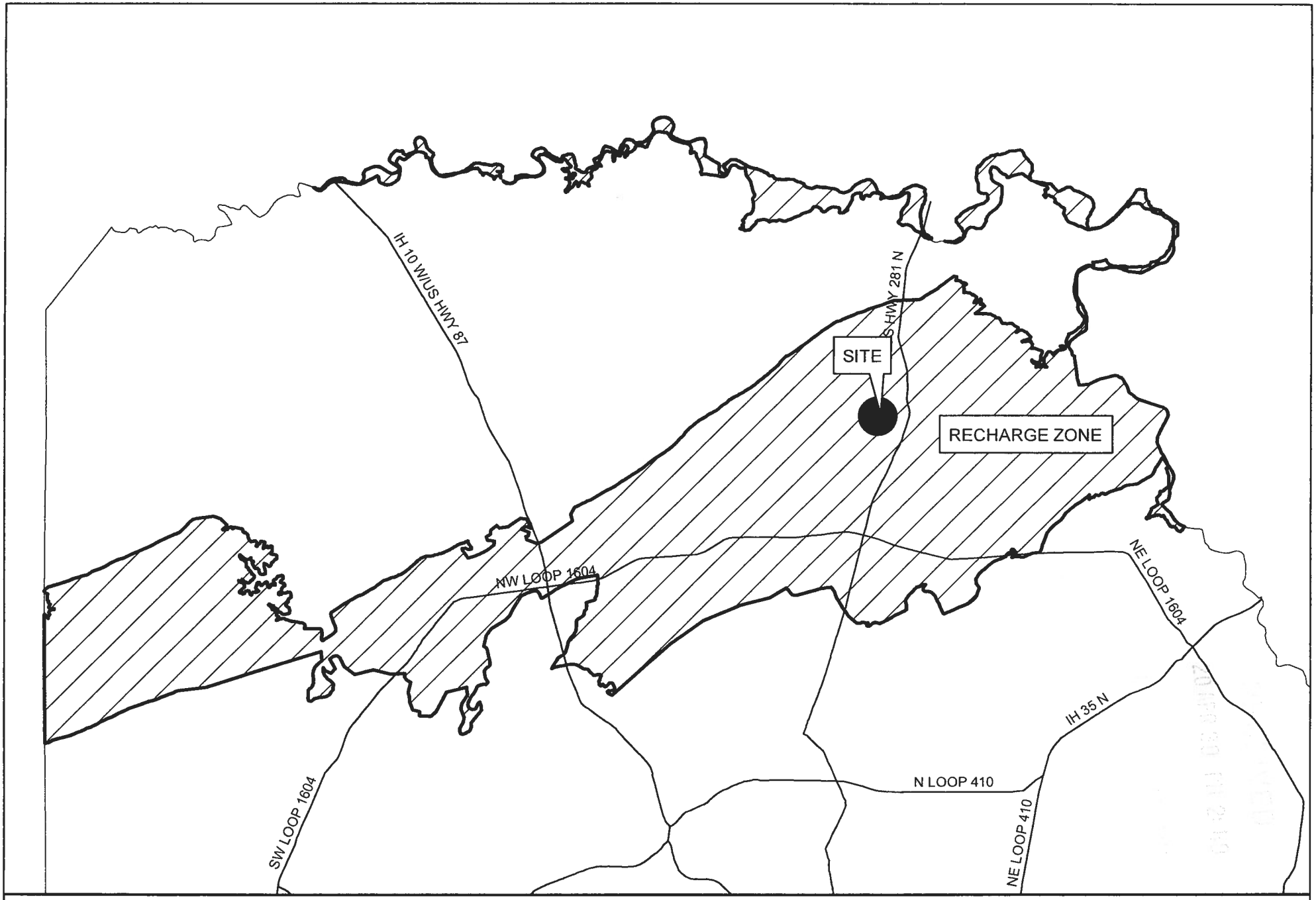
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

APPROVED:

Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: STONE OAK 13.330-ACRE MF (FIGURE 1)
ZONING CASE: Z2019-10700337
MAP PAGE: 131, D6

1 in = 16,667 ft

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

N

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/13/2020

ZONING FILE: STONE OAK 13.330-ACRE MF (FIGURE 2)
ZONING CASE: Z2019-10700337
MAP PAGE: 131, D6

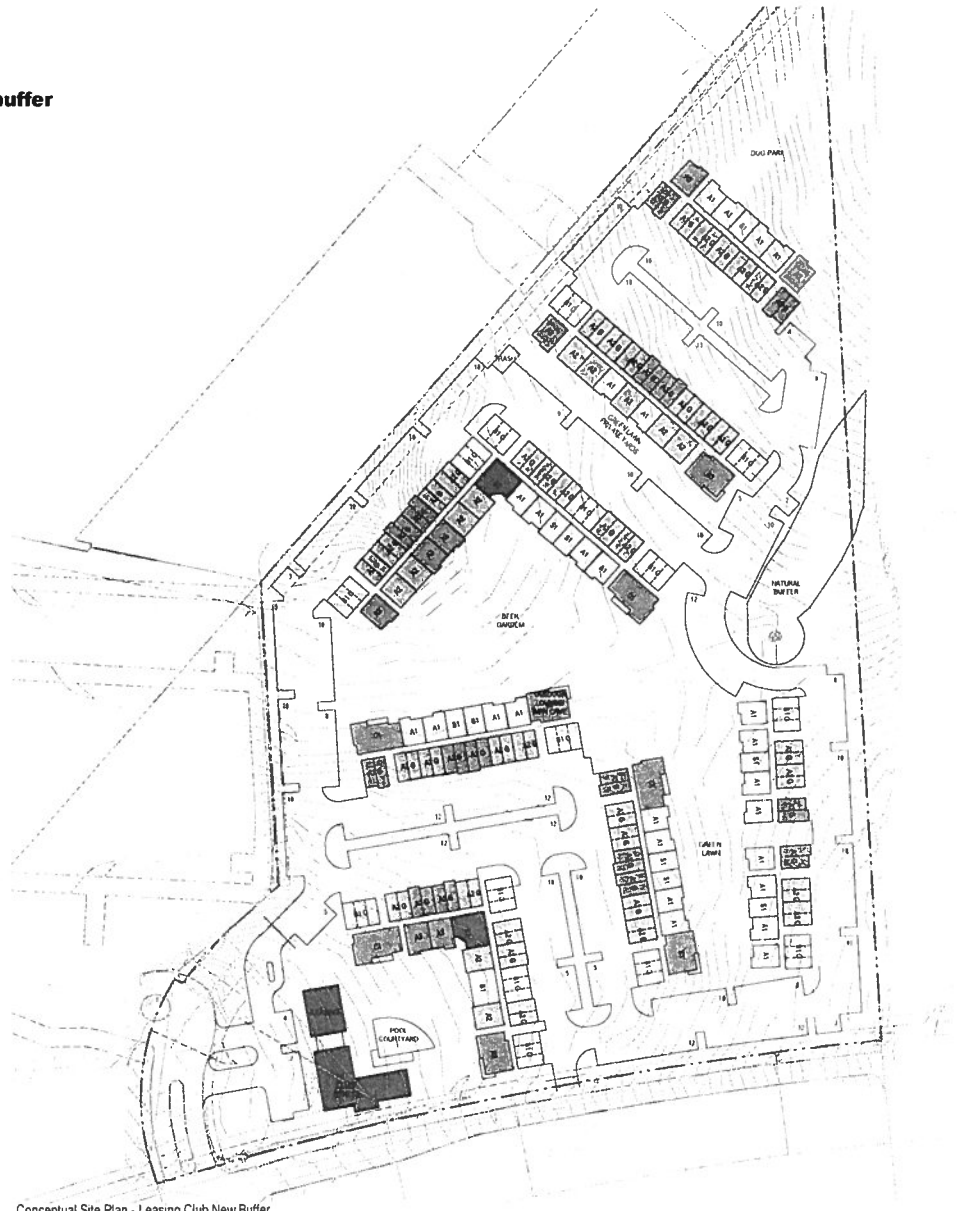
1 in = 333 ft

0 90 180 360 540 720 Feet

N

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/13/2020

Figure 3
Conceptual site plan w/sensitive feature buffer



Conceptual Site Plan - Leasing Club New Buffer

TABULATION

SITE AREA: 13.330 AC

UNIT TABULATION
1 BEDROOM: 269 UNITS (81.0%)
2 BEDROOM: 51 UNITS (15.4%)
3 BEDROOM: 12 UNITS (3.6%)
TOTAL: 332 UNITS
@ 24.91 UNITS/ACRE
AVERAGE UNIT SIZE: 814 S.F.

PARKING TABULATION
381 SURFACE PARKING
150 TUCK-UNDER GARAGES
TOTAL: 531 PARKING
@ 1.6 PARKING/UNIT

498 REQUIRED PARKING (1.5/UNIT)

20.008

ARCHITECTURE **DEMAREST**

Conceptual Site Plan

1" = 60'-0"

Stone Oak Garden

SAN ANTONIO, TEXAS
04/08/20