DEVELOPMENT SERVICES
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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 Z2017089 (Insco Distributing Office Warehouse)

Date: April 13, 2017

SUMMARY

A request for a change in zoning has been made for an approximate 1.005 acre located on the city's northwest side. A change in zoning from **"C-3 ERZD MLOD AHOD to L ERZD S MLOD AHOD"** is being requested by the applicant, Incsco Distributing Inc., and represented by, Ashley Farrimond, Kaufman & Killen Inc. The change in zoning has been requested to allow for an office warehouse/flex space development. The property is 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, located 0.60 miles south of North Loop 1604 West on University Oak Road. 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 ERZD MLOD AHOD to L ERZD S MLOD AHOD" and will allow for an office warehouse/flex space development. Currently, the property is vegetated and undeveloped.

2. Surrounding Land Uses:

   Undeveloped commercial property lies north of the subject site. The Woods of Shavano neighborhood borders to the east. The San Antonio Water System Northwest Service Center lies west of the project. A commercial building borders to the south.

3. Water Pollution Abatement Plan:

   A WPAP filed under the name Tradesman Quarry Phase I had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ).

4. Aquifer Protection Plan:

   An AQPP filed under the name Tradesman Quarry Phase I had been previously submitted and approved by SAWS.

5. Geologic Conditions:

   The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on February 20, 2017, 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 a previously graded undeveloped lot with regrowth vegetation, approximately 1.005 acres in area. The property lies within a developing business park. The site appears to slope to the northeast. Storm water occurring on the subject site would drain into an adjacent drainage easement and into an unnamed tributary to Olmos Creek.

   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.

   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 impervious cover shall not exceed 65% on the site.

2. No outside storage of chemicals/merchandise shall be allowed.

3. No manufacturing, maintenance, nor repairs of equipment shall be allowed on site.

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 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.

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. 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. 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.

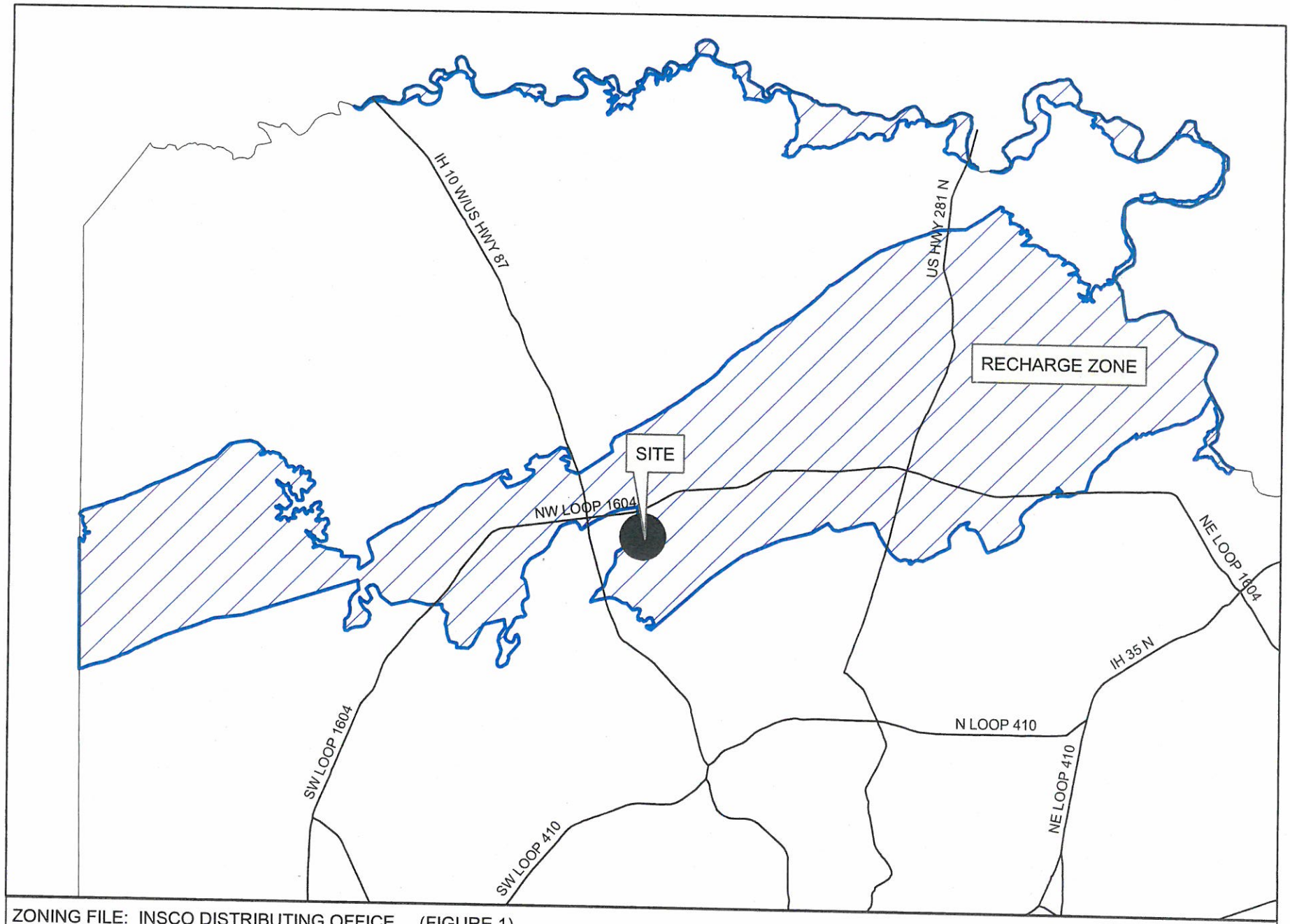
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

APPROVED:

Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: INSCO DISTRIBUTING OFFICE (FIGURE 1)
ZONING CASE: Z2017089
MAP PAGE: 149, A8

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 2/17/2017

1 in = 16,667 ft

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

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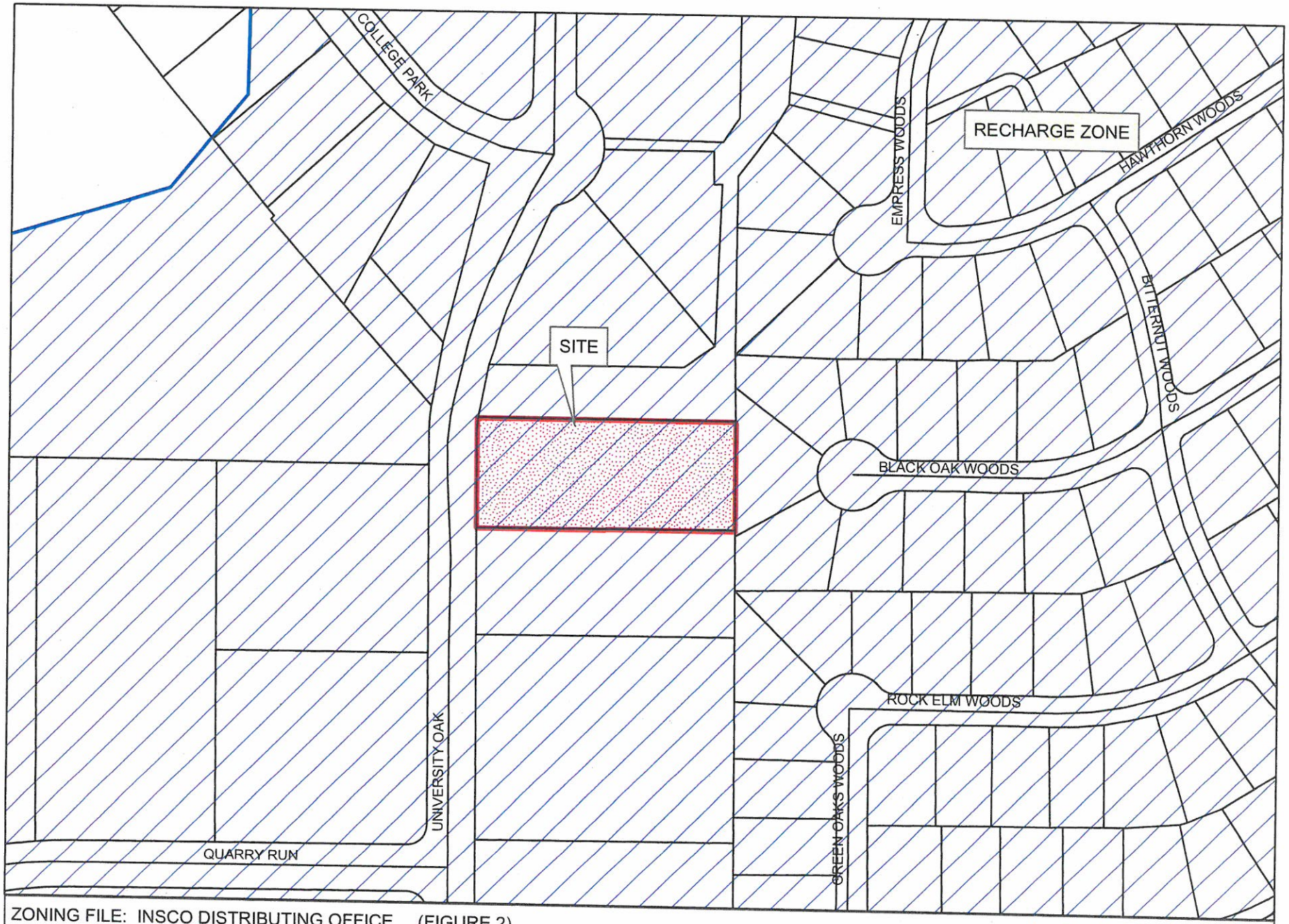

ZONING FILE: INSCO DISTRIBUTING OFFICE (FIGURE 2)
ZONING CASE: Z2017089
MAP PAGE: 149, A8

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 2/17/2017

1 in = 160 ft

0 40 80 160 240 320 Feet

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