

SAN ANTONIO WATER SYSTEM POTENTIAL SERVICES RECEIVED
Interdepartmental Correspondence Sheet

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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, Resource Protection & Compliance Department, Michael Barr, Supervisor, Edwards Aquifer and Watershed Protection Division, Michael A. Escalante, Environmental Protection Specialist III, Edwards Aquifer & Watershed Protection Division, File

Subject: Zoning Case Z2017116 (VIA Stone Oak Park & Ride)

Date: March 30, 2017

SUMMARY

A request for a change in zoning has been made for an approximate 6.565 acres located on the city's north side. A change in zoning from "C-3 SUA ERZD to C-3 SUA ERZD" is being requested by the applicant, VIA Metropolitan Transit Authority, and represented by Mr. Scott Bishop. The change in zoning has been requested to allow a four level parking garage.

Currently the site is being developed as a park and ride bus facility. The 6.565 acre subject property is located at 22139 US Hwy. 281 North. Additionally, the proposed zoning amendment will not increase the previously approved impervious cover limitation of 63%, as the site is requesting to allow an additional two levels of parking on a newly constructed parking garage. Storm water runoff will be treated by a water quality basin located on the south side of the property.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the north west corner of the subject site is underlain by the Dolomitic Member of the Kainer Formation, and the south east portion of the subject site is underlain by the Kirschberg Evaporite Member of the Kainer Formation, separated by a mapped fault. No surface expression of this fault was observed and no sensitive geologic features were observed on site. The subject property is in City Council District 9, located at 22139 US Hwy. 281 North southwest of the intersection of Stone Oak Pkwy. and US Hwy. 281 North. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).


Site Specific Recommendations

1. The subject site shall adhere to all of the previously approved recommendations and the impervious cover shall not exceed 63% as established within the SAWS report for zoning case Z2013210.


Zoning Commission Members
Z2017116 VIA Stone Oak Park & Ride
Page 2

Based on the information submitted by the applicant, SAWS staff recommends approval to the four story parking garage located at 22139 US Hwy. 281 North. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.

APPROVED:

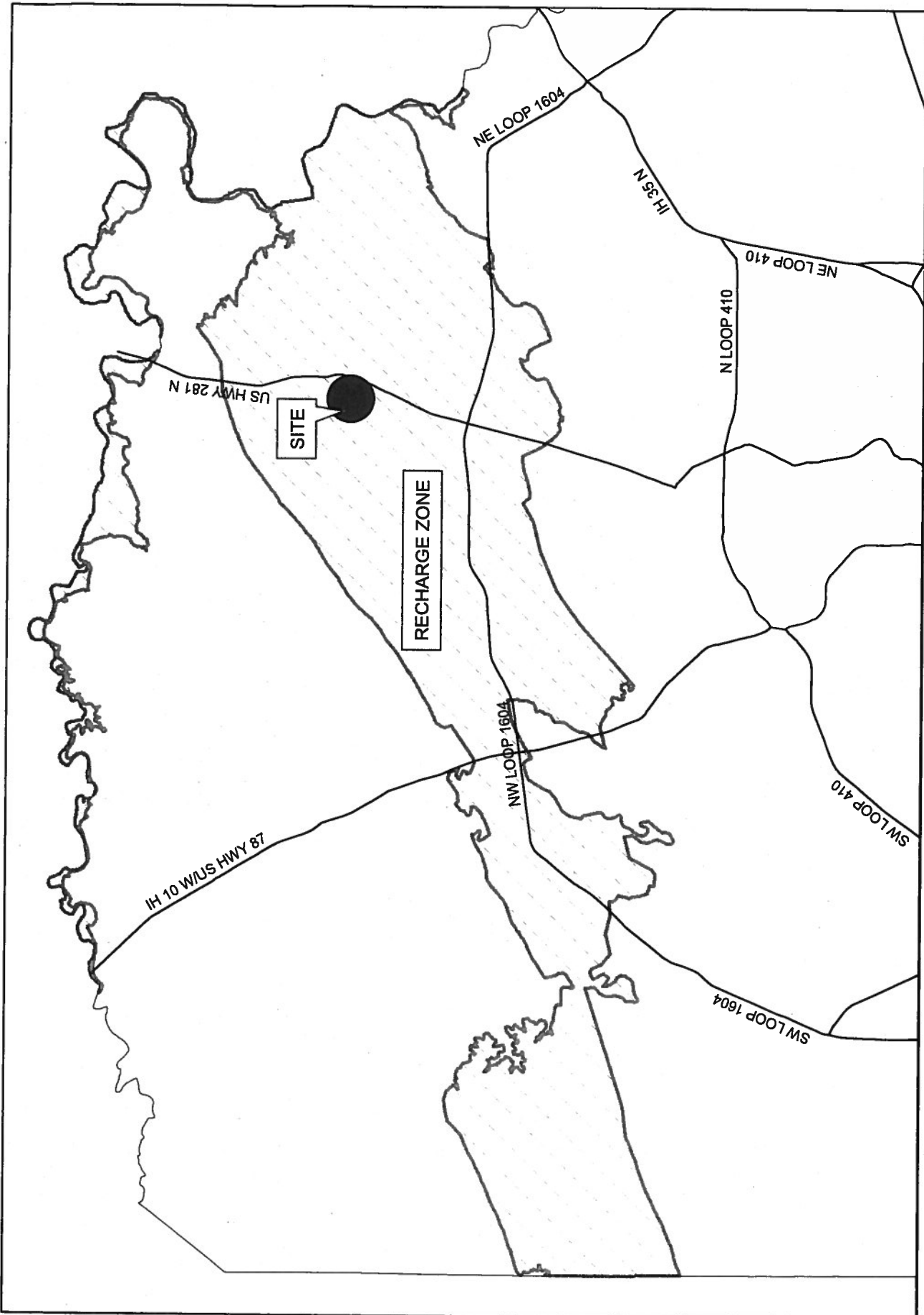


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



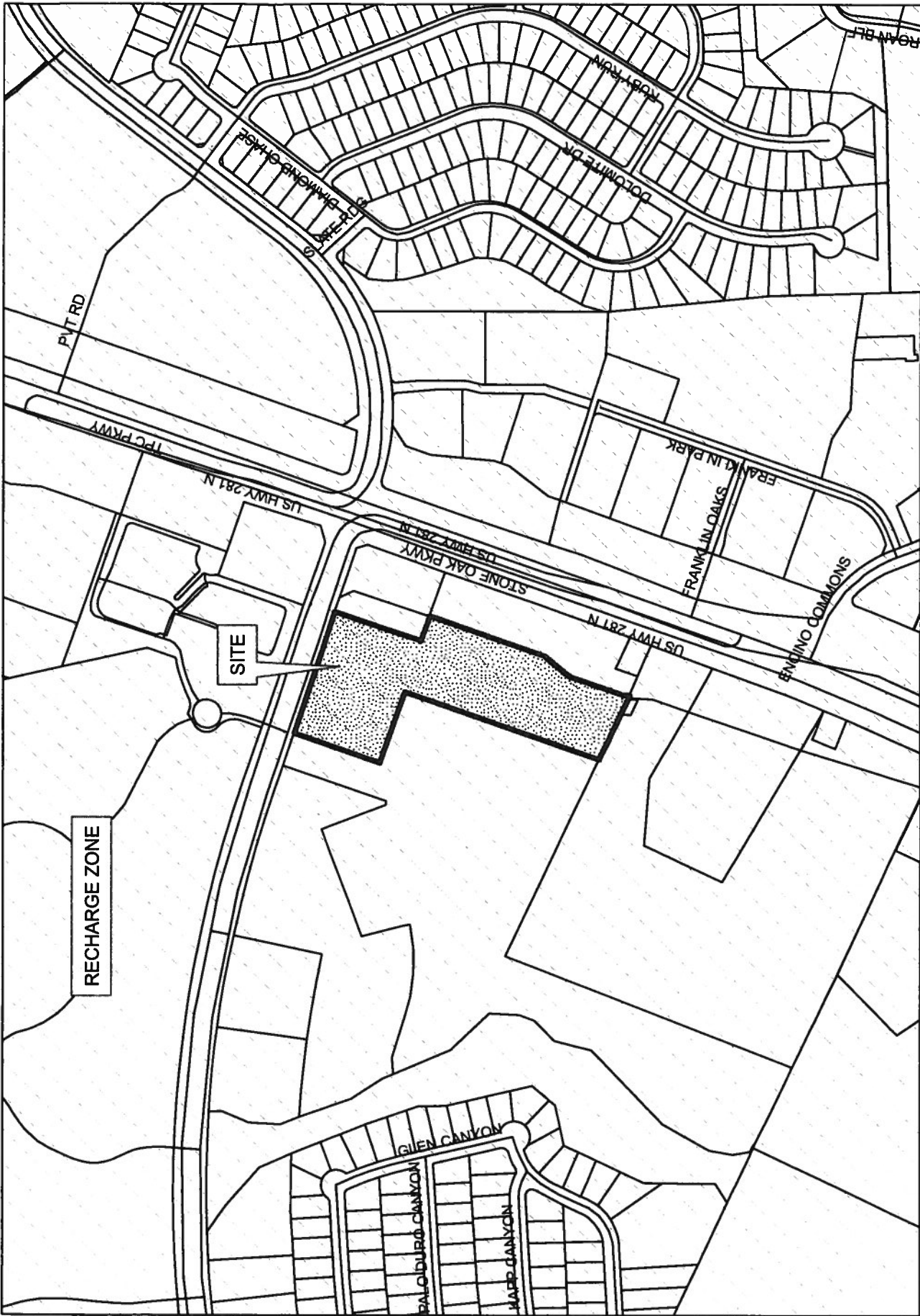
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: VIA STONE OAK PARK & RIDE (FIGURE 1)
 ZONING CASE: Z2017116
 MAP PAGE: 131, E6





ZONING FILE: VIA STONE OAK PARK & RIDE (FIGURE 2)
 ZONING CASE: Z2017116
 MAP PAGE: 131, E6