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SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

To: LAND DEVELOPMENT
SERVICES DIVISION
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 Z2015140 (Geviga Doctor Office Parking)

Date: July 30, 2015

SUMMARY

A request for a change in zoning has been made for an approximate 0.375-acre tract located on the city's northwest side. A change in zoning from "**R-6 ERZD MLOD**" to "**O-1 ERZD MLOD**" is being requested by the applicant, Geviga LLC, and represented by Kevin Love. The change in zoning has been requested to allow for the development of a doctor's office parking lot. 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, near the intersection of Moonlight Way and Huebner Road. The entire 0.375 acres of the property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "**R-6 ERZD MLOD**" to "**O-1 ERZD MLOD**" and will allow for the development of a doctor's office parking lot. Currently approximately 80% of the site is covered with compacted base material and the remaining portion of the subject site is undeveloped.

2. Surrounding Land Uses:

A family medical office is located to the northeast of the property. Undeveloped lots border to the south, north, and west of the subject property. A commercial office building borders to the southwest corner of the property.

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 30, 2015, 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 developed parking lot. Approximately 80% of the 0.375 acre lot was cleared and graded with compacted base material with little exposed bedrock. A previously identified geologic feature was buried during construction of the parking lot. SAWS contacted the TCEQ regional office on March 30, 2015, to make them aware of the site work and buried geologic feature prior to a WPAP being submitted and approved. TCEQ found the property owner in violation of not submitting a WPAP application prior to commencing regulated activities. On June 24, 2015, SAWS met with Timothy Duduit, P.G., to outline the area where the buried geologic feature was last known to be seen. On June 25, 2015, Timothy Duduit, P.G., excavated a solution cavity (S-4) and conducted a proper assessment and was determined to be non-sensitive. SAWS Aquifer Protection and Evaluation staff monitored the excavation and agreed with the geologic assessment for feature S-4. The remainder of the impacted tract was assessed using an Electro magnetometer/EM-38 conductivity meter and no additional geologic features were discovered.

The site appeared to slope slightly to the south and southeast. Stormwater occurring on the subject site would drain to the south and southeast 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 throughout the site.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. This member produces water and is considered a relatively permeable and environmentally sensitive section of the Edwards Aquifer.

No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site. A previously identified buried geologic feature was subsequently investigated and determined to be non-sensitive.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. The improper placement of compacted, gravel base material over approximately 80% of the tract for additional parking without stormwater runoff treatment.
2. The improper sealing of a geologic feature prior to a geologic assessment being conducted.

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. A portion of the compacted base material on site shall be removed to meet the 65% impervious cover restriction.

2. The geologic feature, solution cavity (S-4) shall be sealed as a sensitive geologic feature per TCEQ guidelines in the Technical Guidance Manual, RG 348, Ch. 5-1 Management of Sensitive Features.
3. 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 plugging of such wells.
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) 233-3572 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.

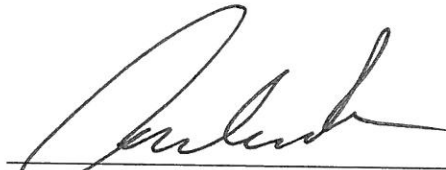
General Recommendations

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.
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 is constructed on the property, the following is required:
 - A. Below grade or subsurface basins shall not be allowed to be constructed on the site.
 - B. 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.
 - C. 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.
 - D. 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.

- E. 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 and notify the Aquifer Protection & Evaluation Section at (210) 233-3522.

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:

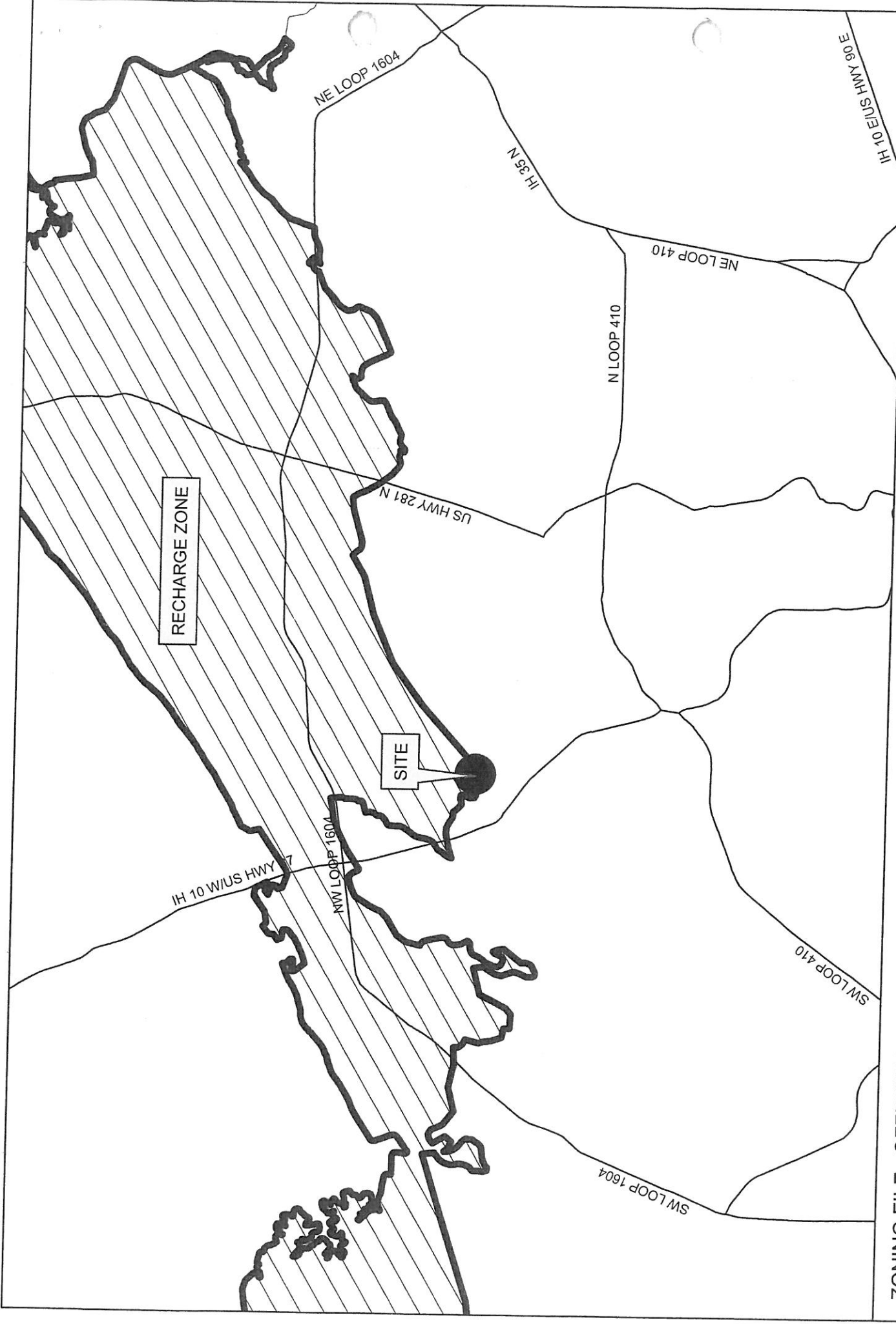


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

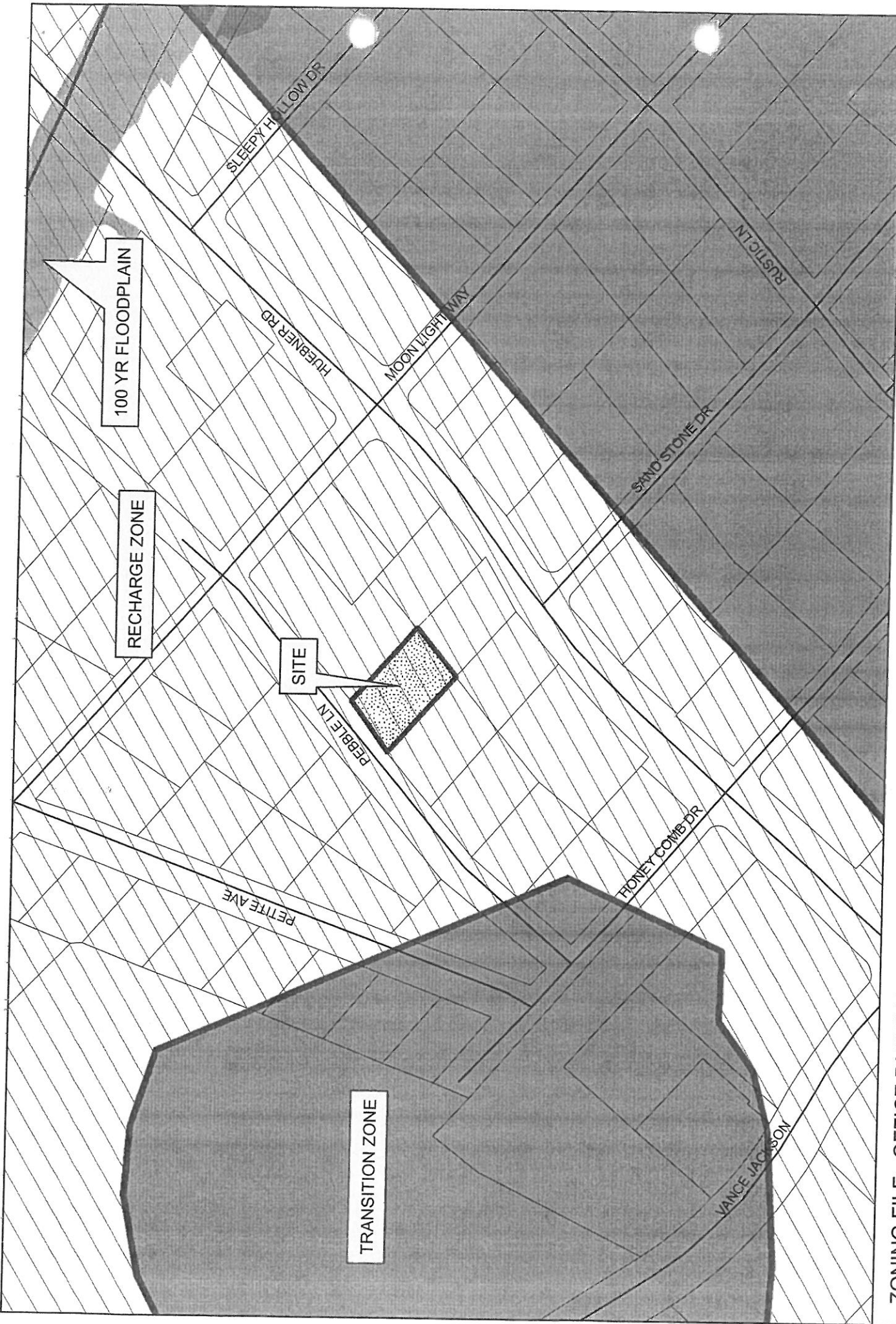


Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: OFFICE PARKING (FIGURE 1)
ZONING CASE: Z2015140
MAP GRID: 169, B4



ZONING FILE: OFFICE PARKING (FIGURE 2)
ZONING CASE: Z2015140
MAP GRID: 169, B4

