

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

RECEIVED
18 JUN 27 PM 1:25

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 Z2018234 (Belearia LLC)

Date: June 25, 2018

SUMMARY

A request for a change in zoning has been made for an approximate 0.093 acres located on the city's northwest side. A change in zoning from “**C-3 AHOD MLOD-1 ERZD**” to “**C-3 S AHOD MLOD-1 ERZD**” is being requested by the applicant, Fernando De Leon, represented by Patrick Christensen, attorney. The change in zoning has been requested to allow for motor vehicle sales. The property is classified as a Category 2.

The site is within a previously approved Water Pollution Abatement Plan and an Aquifer Protection Plan both named Tradesman Drive Flex Space. The proposed motor vehicle sales business will office in four suites (#131, 132, 133, & 134) located within a newly developed flex warehouse building. The four suites consist of a 4,050 square foot showroom with an office. The subject property is located at 14886 Tradesman Drive. Storm water is treated by an existing water quality basin. The basin was compliant at time of site evaluation on June 12, 2018. Additionally, the proposed zoning change will not increase the existing impervious cover of the flex warehouse.

According to the 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 under the south and western portion of the subject site, and underlain by the Undivided Upper Confining Unit under the north and eastern portion of the subject site. Observation of the underlying geology was limited since the site is developed. A previous geologic assessment was reviewed by staff, and no sensitive geologic features were noted on site. The subject property is in City Council District 8, located on Tradesman Drive approximately 3,720 feet south of North Loop 1604 West. The property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).


Site Specific Recommendations

1. No automotive maintenance shall be allowed on site such as engine repair, body work, oil changes, tire repairs, or battery replacements.

2. No additional storage of automotive fluids, nor vehicle batteries shall be allowed on site, other than the fluids contained within vehicles on site.
3. No car washing of vehicles shall be allowed on site.

Based on the information submitted by the applicant, SAWS staff recommends approval of a motor vehicle sales business located at 14886 Tradesman Drive, if the site specific recommendations are adopted. 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:

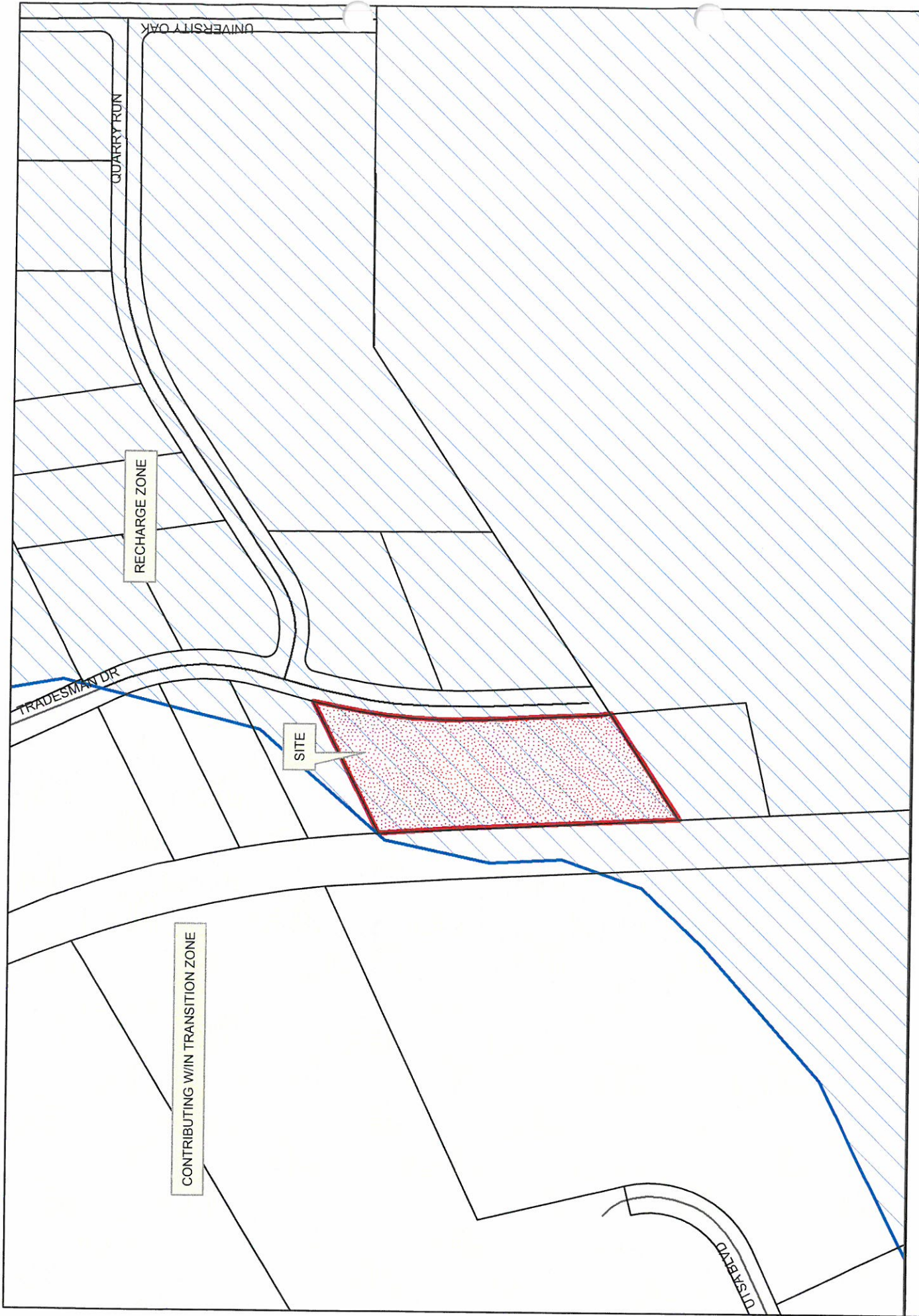


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



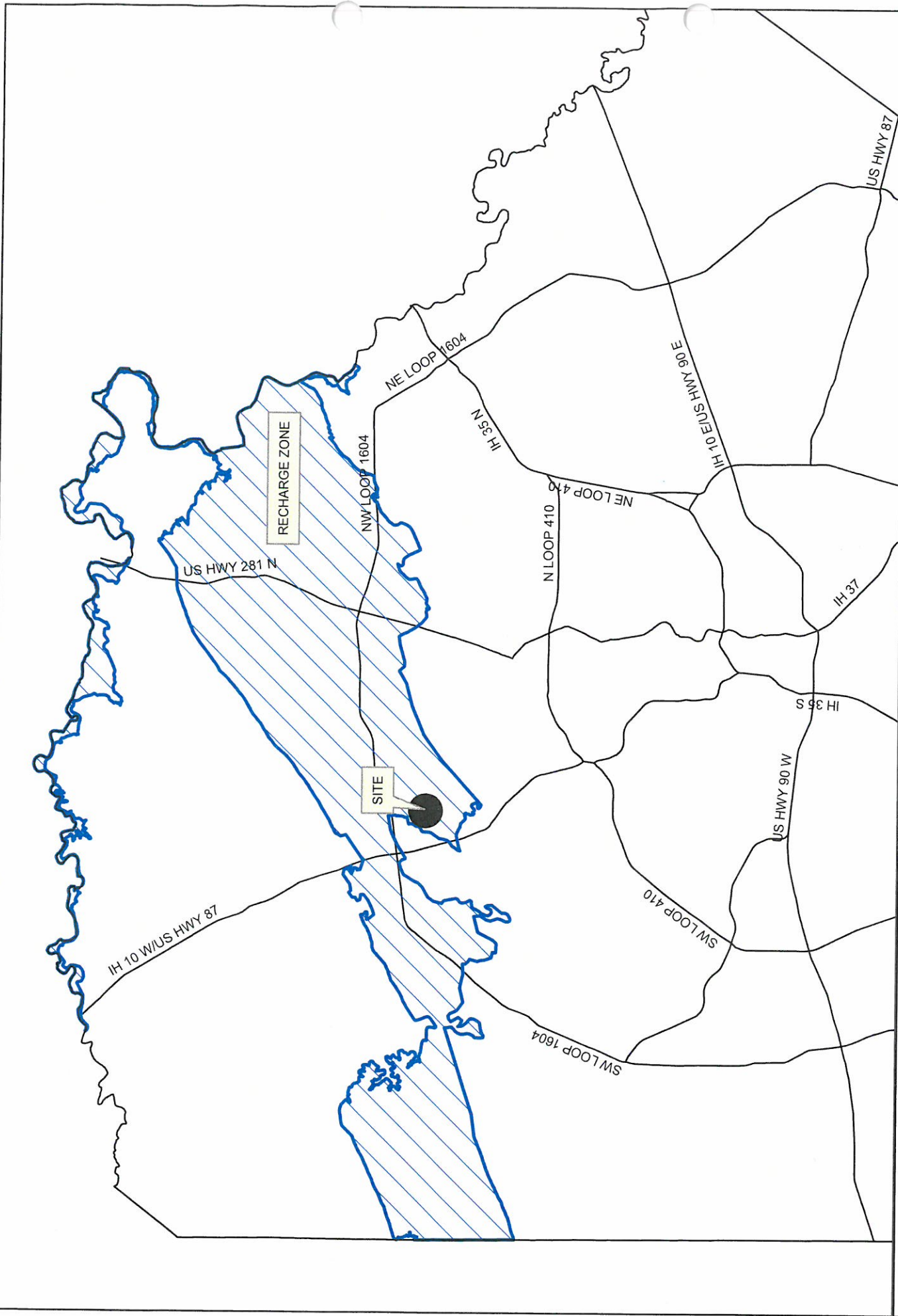
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: BELEARIA LLC (FIGURE 2)
ZONING CASE: Z2018234
MAP PAGE: 148, F8

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 6/12/2018



1 in = 20,833 ft
0, 125, 250 16,500 24,750 33,000 Feet

ZONING FILE: BELEARIA LLC (FIGURE 1)
ZONING CASE: Z2018234
MAP PAGE: 148, F8

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 6/12/2018