

**SAN ANTONIO WATER SYSTEM**  
**Interdepartmental Correspondence Sheet**

**Z2016011**  
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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 Z2016011 (Verizon-Northwoods Cell Tower)

**Date:** December 4, 2015

**SUMMARY**

A request for a change in zoning has been made for an approximate 0.0459 acres located on the city's north side. A change in zoning from **"C2 ERZD MLOD to C2 ERZD SUP MLOD"** is being requested by the applicant, CellTex Site Services, Ltd., represented by Vincent Huebinger, Vincent Gerard & Assoc., Inc. The change in zoning has been requested to allow for current and future cell carriers equipment installation.

Currently the site is developed with an existing cell tower, electric meter box and associated equipment platforms within a 0.5509 acre lot. The subject property is located at 1354 North Loop 1604 East. The cell tower development was built in 2004. Additionally, the proposed zoning change will not increase the impervious cover as the subject site is fully built out with crushed gravel, therefore future carrier equipment installation will not increase the impervious cover.

According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation throughout the site. Observation of the underlying geology was not possible since the site is developed. A previous geologic assessment was checked, and no geologic features were noted on site. The subject property is in City Council District 9, located near the southwest area of the intersection of U.S. Highway 281 North and North Loop 1604 East. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

**Site Specific Recommendations**


1. No liquid fuel (i.e. gas, diesel) powered backup generators shall be allowed on site.
2. Outside storage and/or use of chemicals shall not be permitted on the site.

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Based on the information submitted by the applicant, SAWS staff recommends approval to the installation of cell tower carrier equipment located at 1354 North Loop 1604 East, 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:



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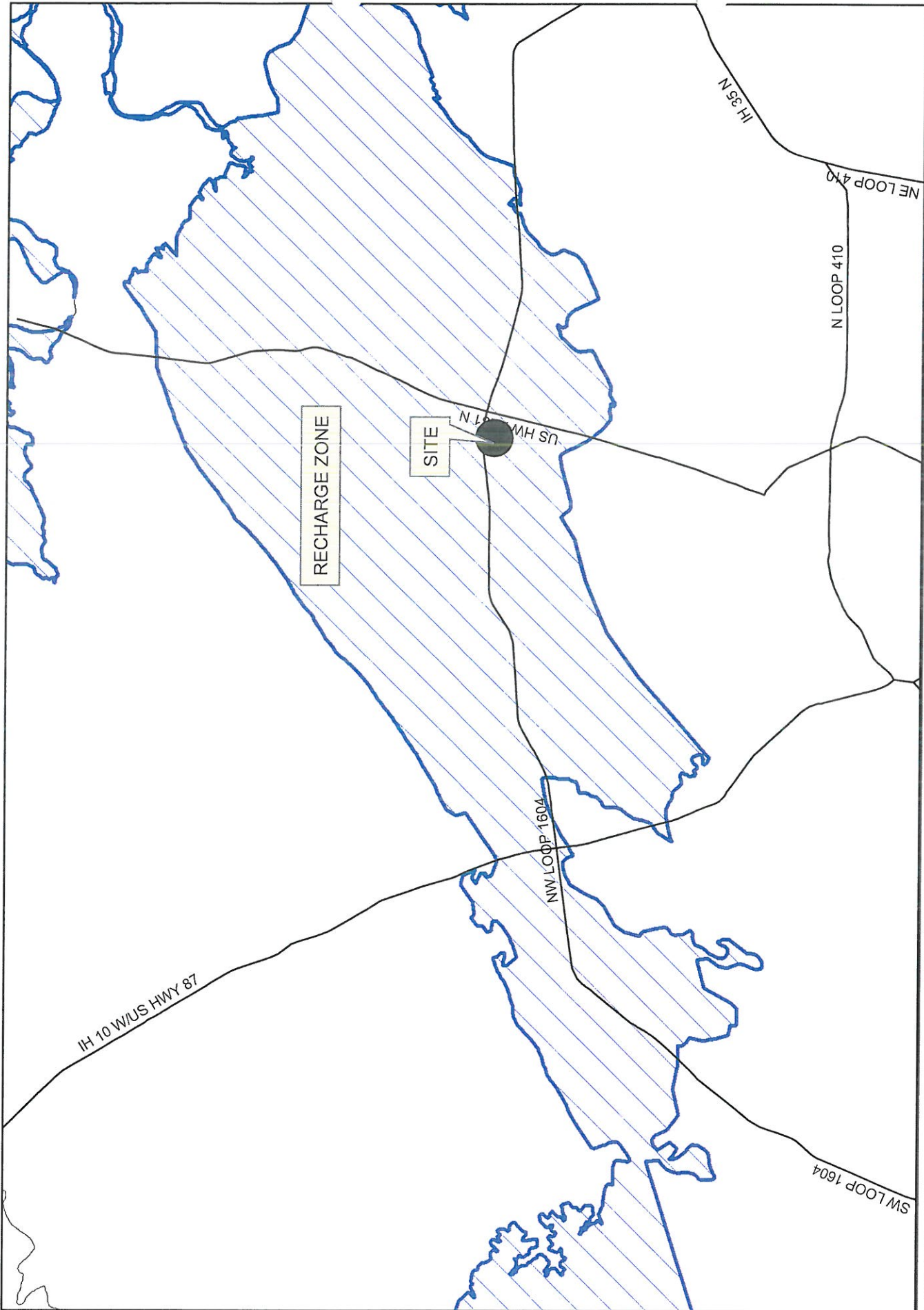
Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division



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Scott R. Halty  
Director  
Resource Protection & Compliance Department

MJB:MAE



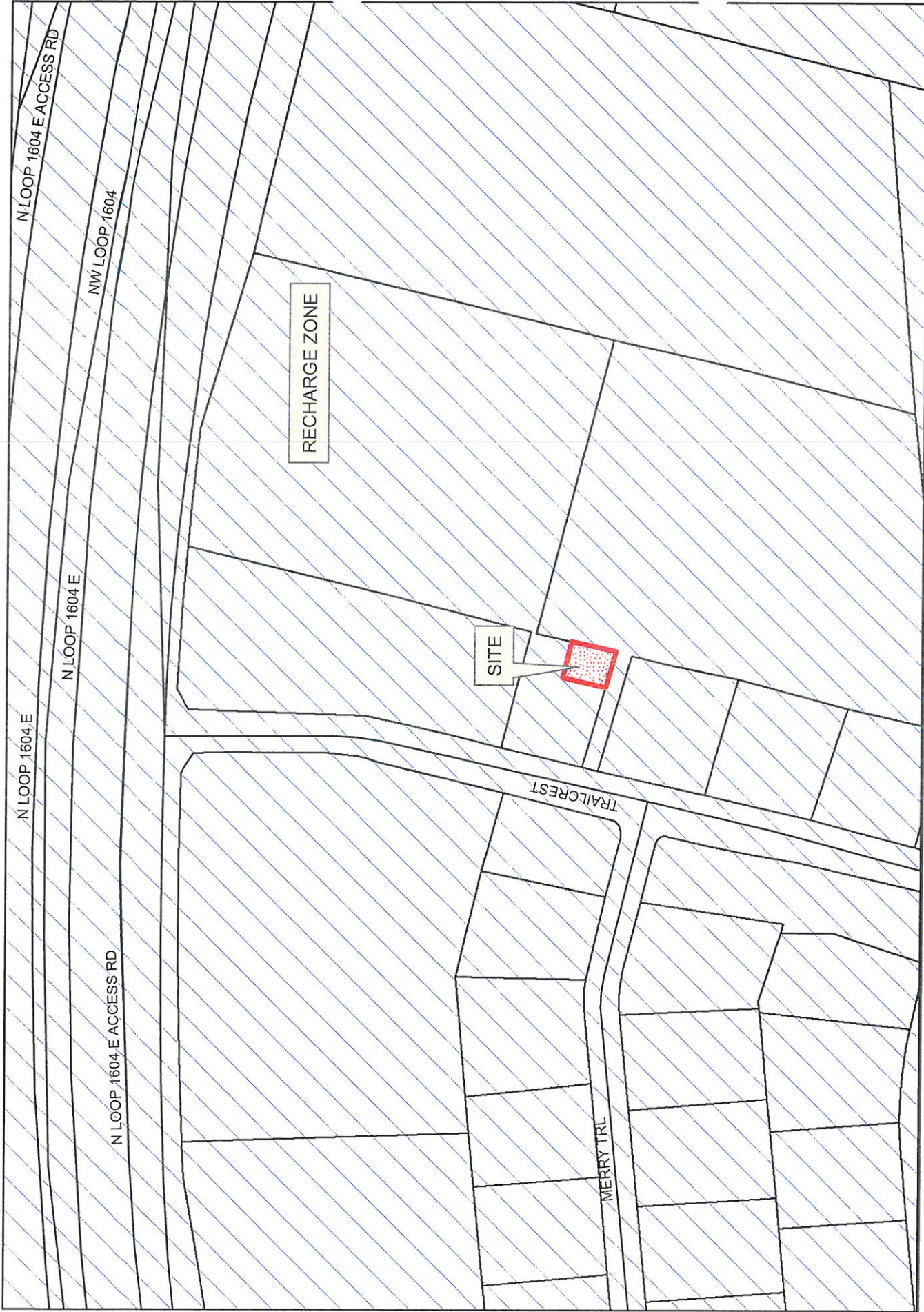
ZONING FILE: VERIZON-NORTHWOODS CELL TOWER (FIGURE 1)

ZONING CASE: Z2016011

MAP GRID: 151, B4

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Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 10/30/2015



ZONING FILE: VERIZON-NORTHWOODS CELL TOWER (FIGURE 2)  
 ZONING CASE: Z2016011  
 MAP GRID: 151, B4  
 Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 10/30/2015

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1 in = 167 ft  
 0 40 80 160 240 320 Feet