

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

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 Z2020-10700060 (Quarry Run Flex Space LLC)

Date: October 2, 2020

SUMMARY

A request for a change in zoning has been made for an approximate 1.317-acres located on the city's northwest side. A change in zoning from "C-3 MLOD-1 MLR-1 AHOD ERZD" to "C-3 S MLOD-1 MLR-1 AHOD ERZD" is being requested and represented by the applicant, Fernando De Leon. The change in zoning has been requested to allow for indoor motor vehicle sales. The property is classified as a Category 2.

Currently a flex warehouse structure is located on a 1.317-acre commercial lot. The subject site is located at 15031 Tradesman Drive. The proposed zoning will allow for the display and sale of motor vehicles within a 14,060-sq. ft. flex warehouse building. Storm water runoff is being treated by an off-site water quality basin and was found to be compliant at the time of the site evaluation. The site is within a previously approved Water Pollution Abatement Plan and an Aquifer Protection Plan both named ATEX Roofing at Tradesman Quarry. Additionally, the proposed zoning change will not increase the existing impervious cover as the site is requesting to allow for indoor motor vehicle sales.

According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the northwestern portion of the site is underlain by the Upper Confining Unit, and the southeastern corner of the site is underlain by the Cyclic and Marine Member of the Person Formation. 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 approximately 0.60 miles south of the intersection of North Loop 1604 West and Tradesman Drive. The property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

1. The existing impervious cover shall not be increased on the 1.317-acre site.
2. No automotive maintenance shall be allowed on site including but not limited to engine repair, body work, oil changes, tire repairs, or battery replacements.

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

Based on the information submitted by the applicant, SAWS staff recommends approval of an indoor motor vehicle sales business located at 15031 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:

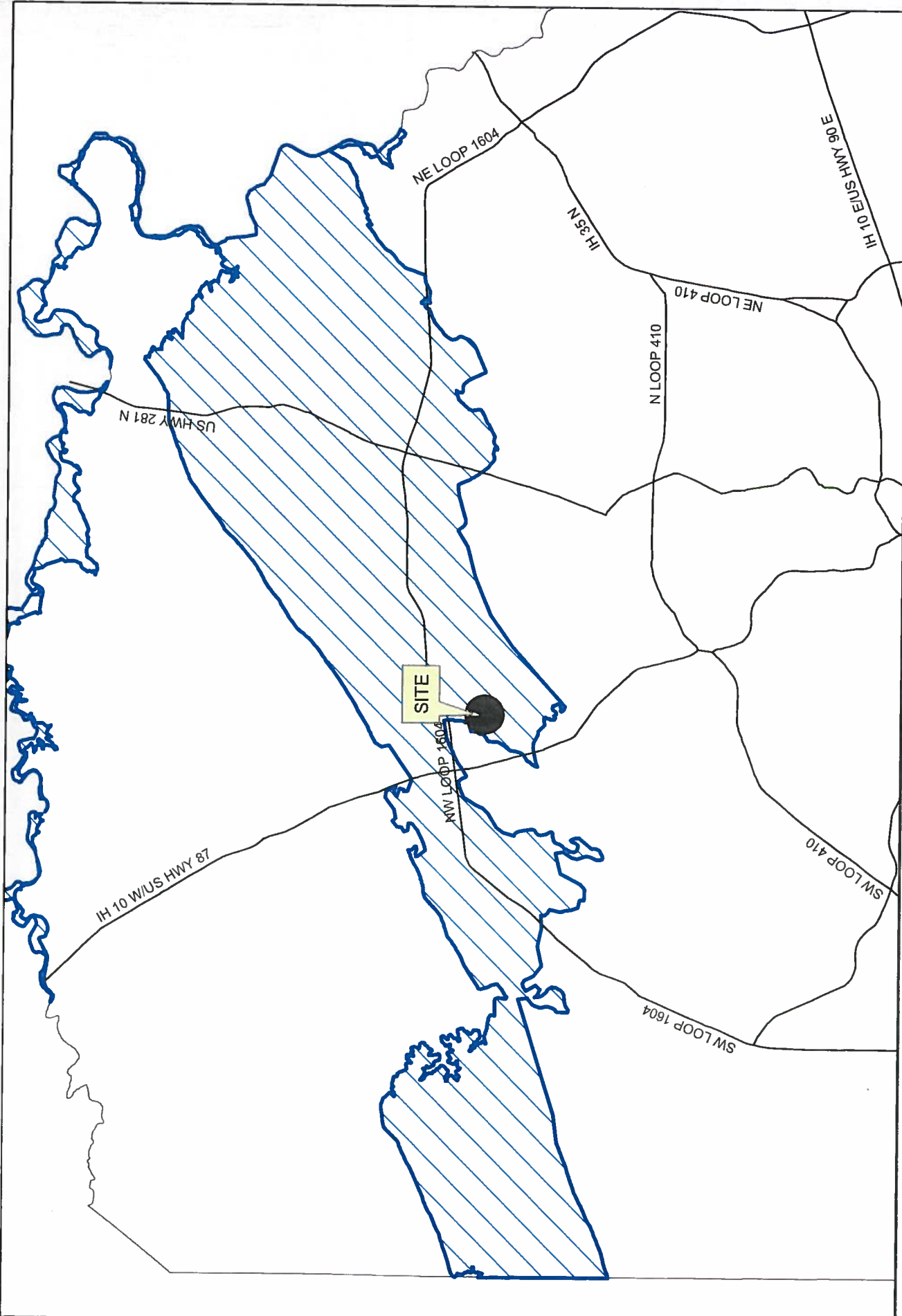


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

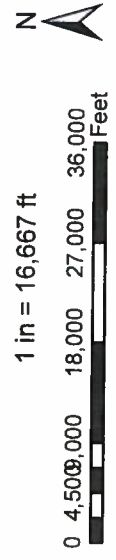


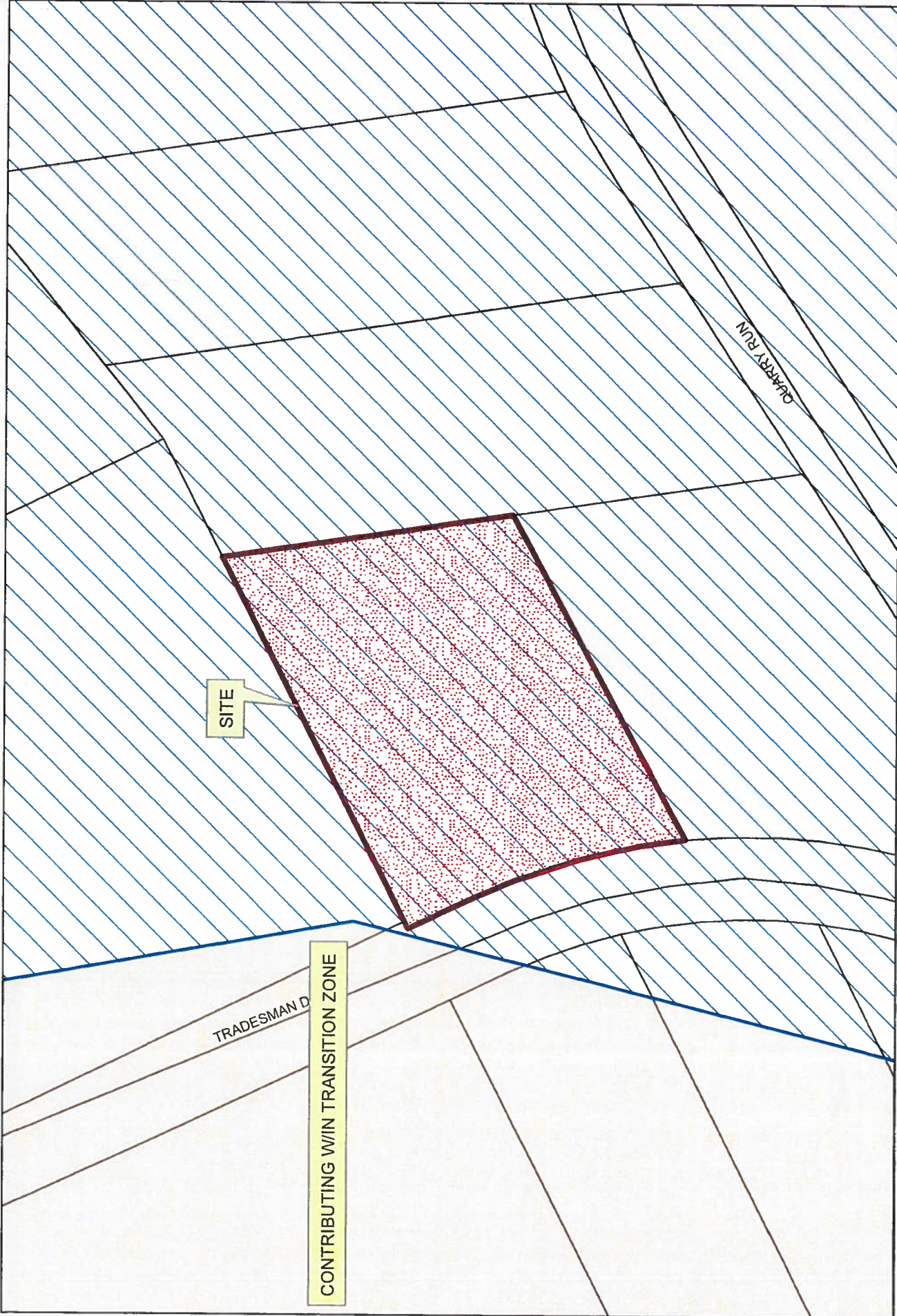
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING CASE: Z2020-10700060 (FIGURE 1)
 ZONING FILE: QUARRY RUN FLEX SPACE
 MAP PAGE: 149, A8





ZONING CASE: Z2020-10700060 (FIGURE 2)
ZONING FILE: QUARRY RUN FLEX SPACE
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