

Rec'd 10/05/2020
11:35AM

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

To: 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 Z2020-10700163 (Warehouse/Distribution Development)

Date: October 2, 2020

SUMMARY

A request for a change in zoning has been made for an approximate 63.302-acre tract located on the city's northwest side. As further described below, the tract includes property both within the Edwards Aquifer Recharge Zone and in the Contributing Zone within Transition Zone. A change in zoning from "C-2 & R-6 UC-1 MLOD-1 MLR-1 AHOD ERZD" to "C-3 CD S UC-1 MLOD-1 MLR-1 ERZD" is being requested by the applicant TC Pursuit Services, Inc., and represented by Ashley Farrimond, with Killen, Griffin & Farrimond, PLLC. The change in zoning has been requested to allow for a distribution center/warehouse development. The property within the Recharge Zone is currently designated 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, located north of North Loop 1604 West and Lockhill-Selma Road intersection. A portion of the property, 50.576-acres lies within the Edwards Aquifer Recharge Zone and the remaining 12.726-acres lies in the Contributing Zone within Transition Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "C-2 & R-6 UC-1 MLOD-1 MLR-1 AHOD ERZD" to "C-3 CD S UC-1 MLOD-1 MLR-1 ERZD" with a Conditional Use and Specific Use

Authorization for a warehouse on 29.004-acres and non-commercial parking on 34.298-acres. The purpose of the zoning change is to allow for a distribution center/warehouse development and associated parking on the 63.302-acres.

Currently, the property is a homestead consisting of five residential houses, associated septic tanks, storage sheds with debris, abandoned vehicles, and an active well all located in the southwestern portion of the property. Throughout the subject site are numerous native trees and understory. The proposed project will consist of an approximate 141,360 square foot distribution warehouse, associated parking areas with drive-lanes, drive-ways, and three water quality basins.

2. Surrounding Land Uses:

Martin Marietta-Beckmann Quarry is located north of the property. To the east is the Ridge office retail center and the Hope Center Church. Teralta Corporate Park bounds to the west alongside portions of the Martin Marietta-Beckmann Quarry. North Loop 1604 West lies to the south with commercial property located beyond.

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 July 30, 2020 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 homestead with five houses, septic tanks, two wells, abandoned vehicles, and storage sheds with debris on approximately 63.302-acres in area. The overall property is vegetated with native trees and understory throughout the site. Within the overall site approximately 50.576-acres lies in the Edwards Aquifer Recharge Zone, while to the south and southwest portion of the property, approximately 12.726-acres lies in the Contributing Zone within Transition Zone.

A mapped fault line transects the southern portion of the property in a southwest to easterly direction, acting as a boundary between the Recharge Zone and the Contributing within Transition Zone. This fault was observed in terms of a marked change in lithology between the zones.

A recently submitted geologic assessment noted the following: an active well currently in use, a hand dug well, and two dry springs. The hand dug well had been previously filled with soil and the two dry springs were noted to be outside the floodplain and near the mapped fault line. The wells and dry springs were noted to be located in the Contributing Zone within Transition Zone, and aren't considered to be sensitive.

The floodplain intersects the property in a northwest-to-southeast diagonal direction. Stormwater occurring on the subject site would discharge to the southeast towards an unnamed tributary to Leon Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the majority of the subject site is underlain by the Dolomitic Member of the Kainer Formation, while the southwest corner of the subject site is underlain by the Undivided Upper Confining Unit.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick.

The Undivided Upper Confining Unit is characterized by the presence of massive limestone the full section thickness of this member is approximately 30 feet thick. This unit includes the Del Rio Clay, Buda Limestone, and Eagle Ford Group, and is considered the upper margins of the Edwards Aquifer.

No sensitive geologic features were observed on the subject site, nor were any noted on file.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. An active well was observed on site and there is potential for contamination of the Edwards Aquifer via the well.
2. Five septic systems were observed on site and there is potential for contamination of the Edwards Aquifer.
3. The 100-year floodplain lies diagonally across the property, where recharge may occur.

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 60% on the 50.576-acre portion located over the Edwards Aquifer Recharge Zone.
2. The Aquifer Protection & Evaluation Section of SAWS shall be notified at 210-233-3522 by the owner/operator/contractor to inspect all future trenching of the sewage collection system to include service laterals and sewer mains for any geologic features that may transect the fault zone.
3. No outside storage of chemicals/merchandise shall be allowed.
4. No manufacturing of goods/products, as well as vehicle and machinery equipment maintenance nor repairs shall be allowed on site.
5. The well on site shall meet the requirements of the SAWS Ground Water Resource Protection Section. 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/or prior to any activities such as plugging of wells.
6. The abandoned vehicles and stored debris on-site shall be removed and properly disposed.
7. The existing septic systems will have to be properly abandoned according to state regulations. The wastewater from the septic tank shall be removed by a licensed waste transporter.
8. A variable floodplain buffer shall be provided diagonally across the property as required in Ordinance No. 81491, Section 34-913. A site plan submitted with the zoning application shows the required buffer with the exception of allowable encroachments due to drive-way ingress/egress and an interconnecting road bridge, are in accordance with the above-referenced Ordinance.

9. 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.
10. 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.
11. 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.
12. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3565 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.

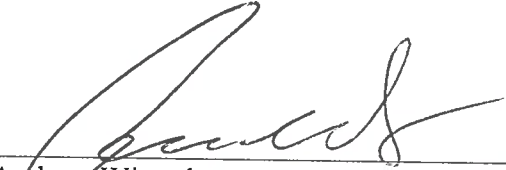
General Recommendations

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 shall be submitted for the development within the area being considered for re-zoning,

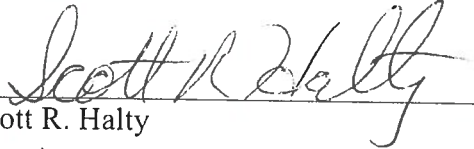
- B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
4. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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:

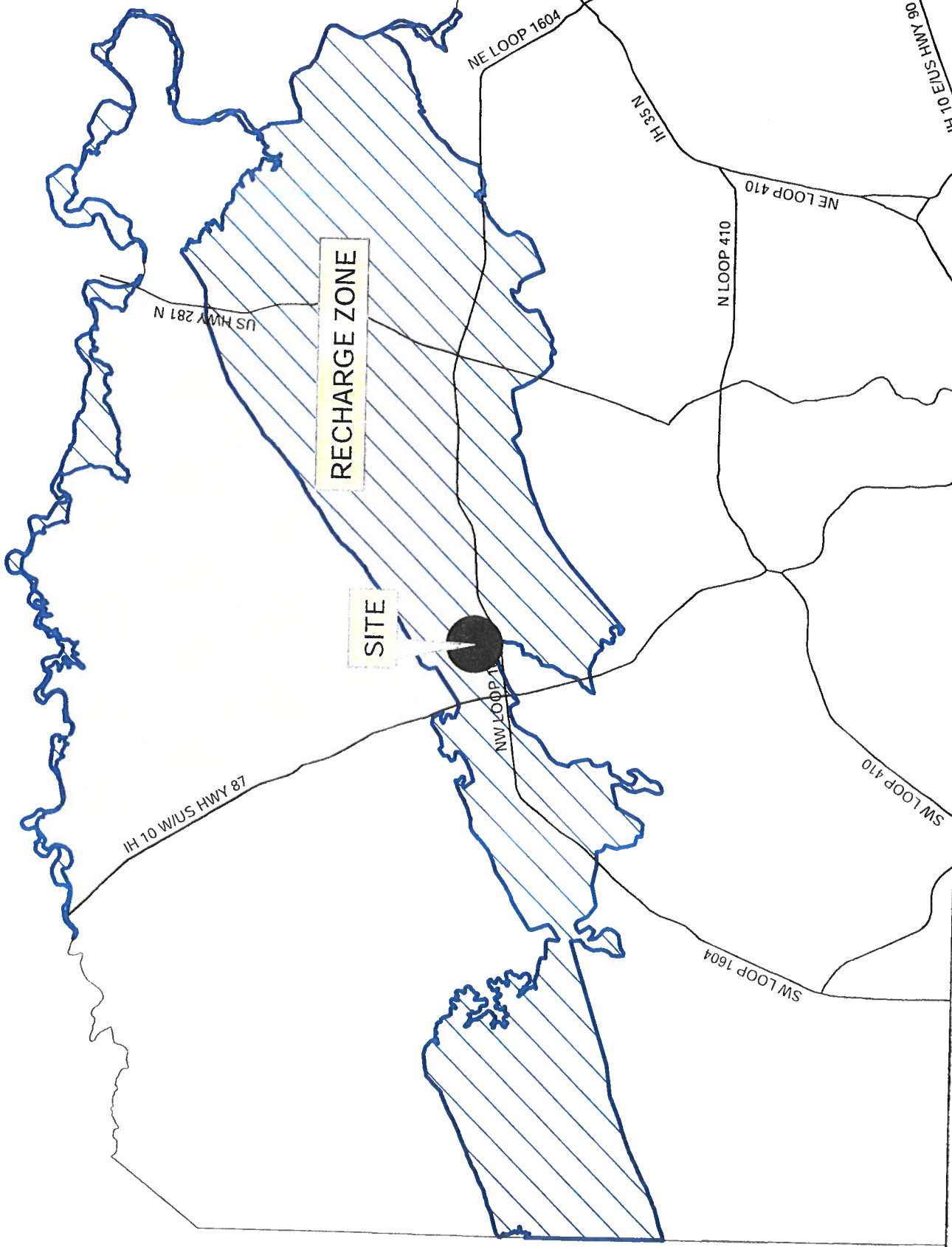


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

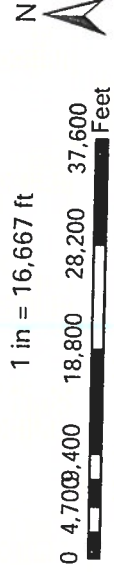


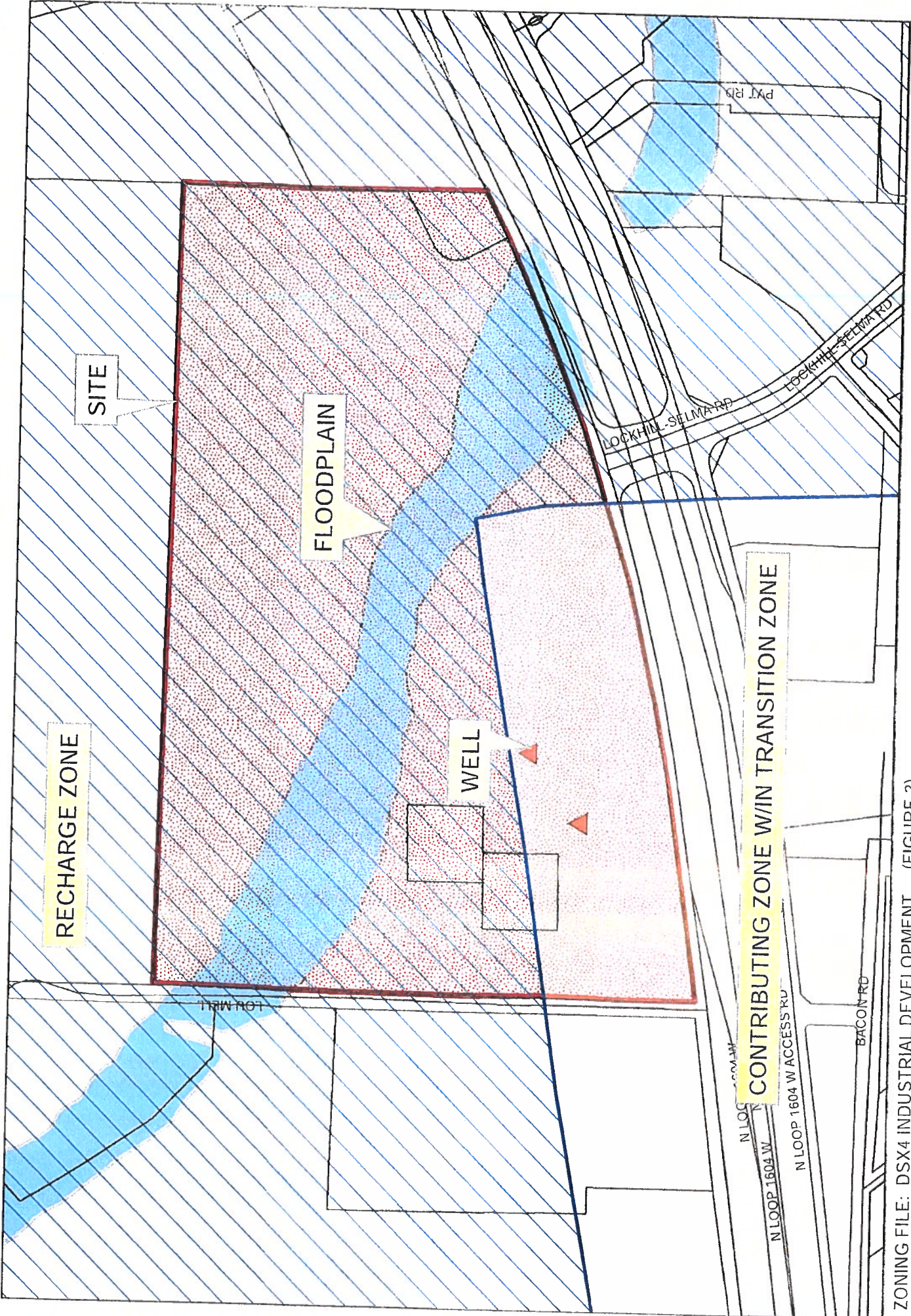
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: DSX4 INDUSTRIAL DEVELOPMENT (FIGURE 1)
 ZONING CASE: Z2020-10700163
 MAP PAGE: 149, A6





ZONING FILE: DSX4 INDUSTRIAL DEVELOPMENT (FIGURE 2)
 ZONING CASE: Z2020-10700163
 MAP PAGE: 149, A6