

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 Z2015104 (Distillery)

Date: March 31, 2015

SUMMARY

A request for a change in zoning has been made for an approximate 0.5509 acres located on the city's northwest side. A change in zoning from **C-3 NA ERZD MLOD AHOD** to **C-2 S CDS ERZD MLOD AHOD** is being requested by the applicant, Edwards Ridge LLC, by Mr. Nathan Brown. The change in zoning has been requested to allow a micro-distillery.

Currently the site is fully developed as an existing 9,097 square foot office warehouse within a 0.5509 acre lot. The subject property is located at 16104 University Oak Drive. The office warehouse development was built in 1988. Additionally, the proposed zoning change will not increase the impervious cover as the subject site is requesting the zoning change to allow a micro-distillery.

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 throughout the site. Observation of the underlying geology was not possible since the site is fully developed. Files were checked, and no geologic assessment was on file nor record of any geologic features. The proposed use will produce limited traffic. The subject property is in City Council District 8, located at the southwest area of the intersection of Lockhill-Selma Road and North Loop 1604 West. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

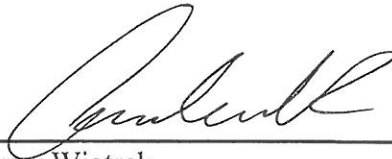
Site Specific Recommendations

1. No outside storage of chemicals shall be allowed.
2. No more than 38,400 gallons of distilled product should be stored on location per year.
3. No more than 200 gallons of propylene glycol shall be used and stored on site.

4. A secondary containment shall be in place to hold up to 1.5 times the volume of the distilling tanks, to prevent spills from entering the storm drain and/or sewer collection system.

Based on the information submitted by the applicant, SAWS staff recommends approval to the operation of a micro-distillery located at 16104 University Oak 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:

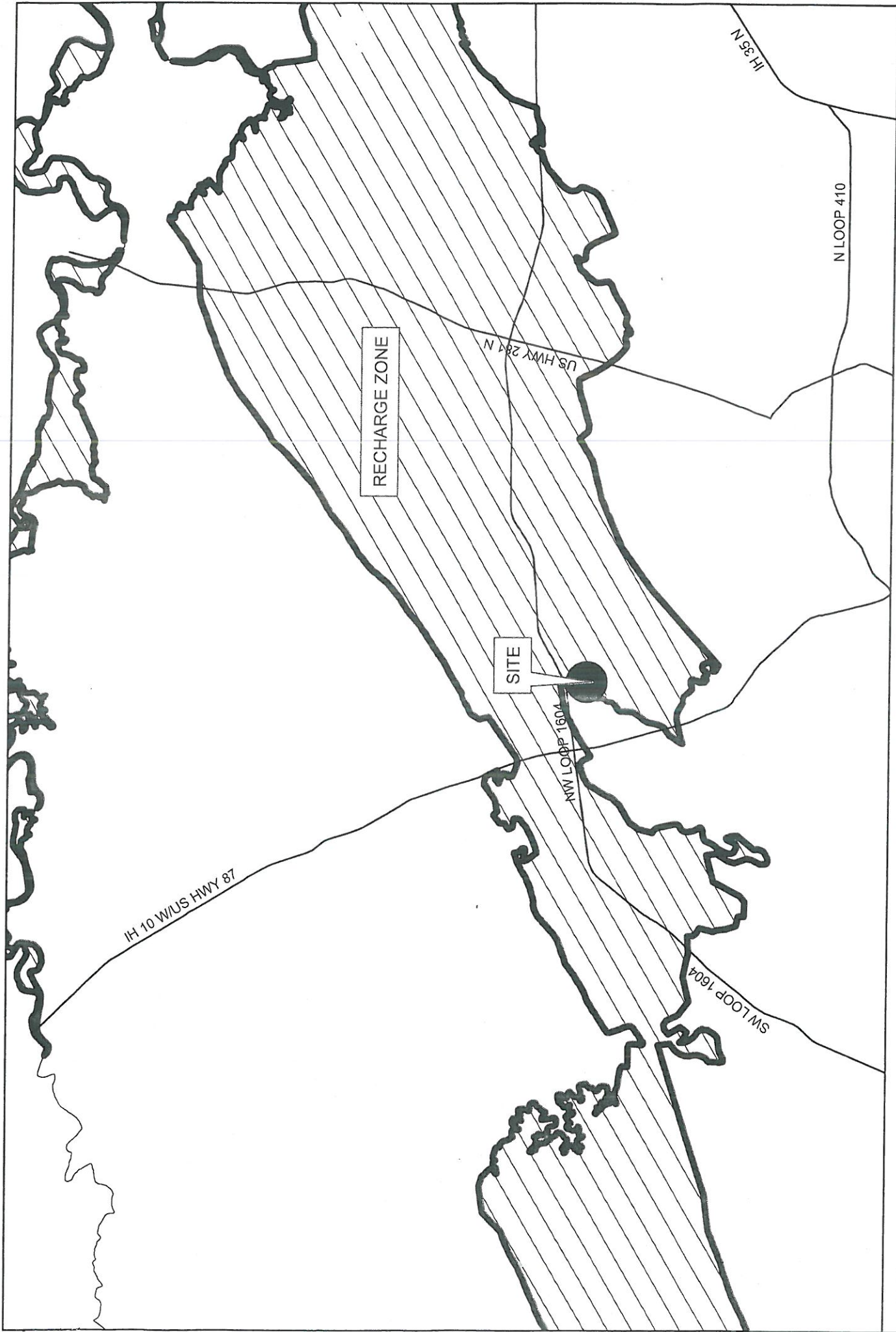


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

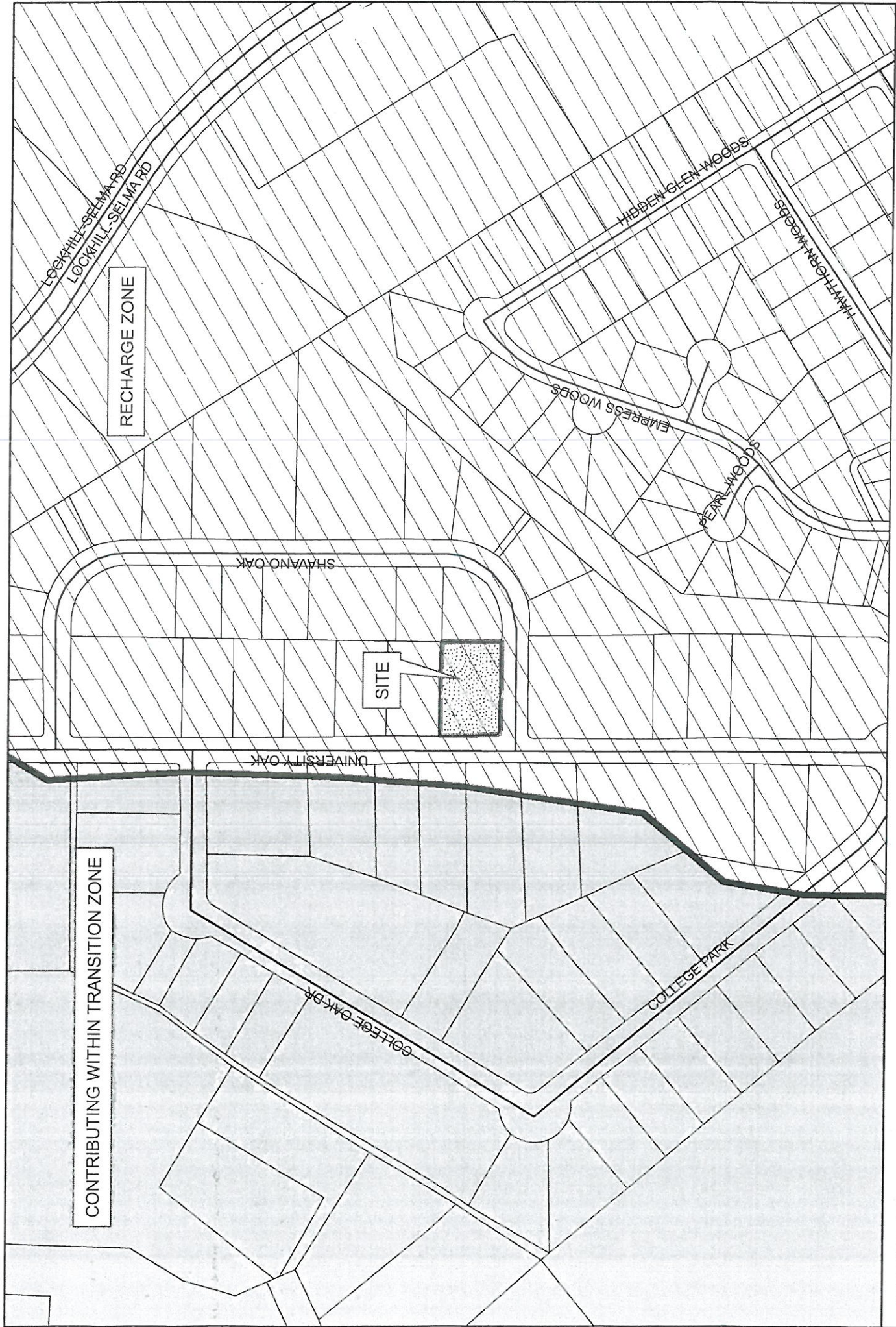


ZONING FILE: DISTILLERY (FIGURE 1)
ZONING CASE: Z2015104
MAP GRID: 147, A7

Map Prepared by Aquifer Protection & Evaluation 2/9/2015 MAE

1 in = 12,500 feet





ZONING FILE: DISTILLERY (FIGURE 2)
ZONING CASE: Z2015104
MAP GRID: 147, A7

Map Prepared by Aquifer Protection & Evaluation 2/9/2015 MAE

