

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

2015 JUN 11 PM 2:05

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 Z2015188 (CST Headquarters Parking Garage)

Date: June 11, 2015

SUMMARY

A request for a change in zoning has been made for an approximate 1.009 acres located on the city's north east side. A change in zoning from **C-3 CD S ERZD** to **C-2 S ERZD** is being requested by the applicant, CST Real Estate Holdings, LLC, represented by Mr. Patrick W. Christensen. The change in zoning has been requested to allow a parking garage.

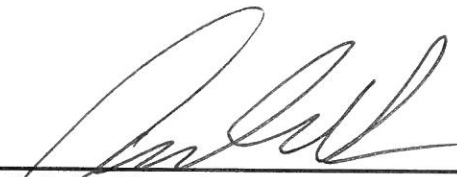
Currently the site is fully developed as an existing 43,958 square foot parking lot within a 77 acre commercial development. The subject property is located at 19500 Bulverde Road outside Loop 1604 which is 1.009 acres. Additionally, the proposed zoning change will not increase the impervious cover as the subject site is requesting the zoning change to allow a four level parking garage on an existing parking lot. Storm water runoff is being treated by an existing water quality basin located on the south east side of the property.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Regional Dense Member of the Kainer Formation across the majority of the site, with the eastern tip of the subject site being underlain by the Grainstone Member of the Kainer Formation. Observation of the underlying geology was not possible since the site is paved over as a concrete parking lot. A previous geologic assessment was reviewed on file and no sensitive geologic features were noted. The subject property is in City Council District 10, located at 19500 Bulverde Road approximately 1.50 miles north of Loop 1604. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

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Based on the information submitted by the applicant, SAWS staff recommends approval to the parking garage located at 19500 Bulverde Road. 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:

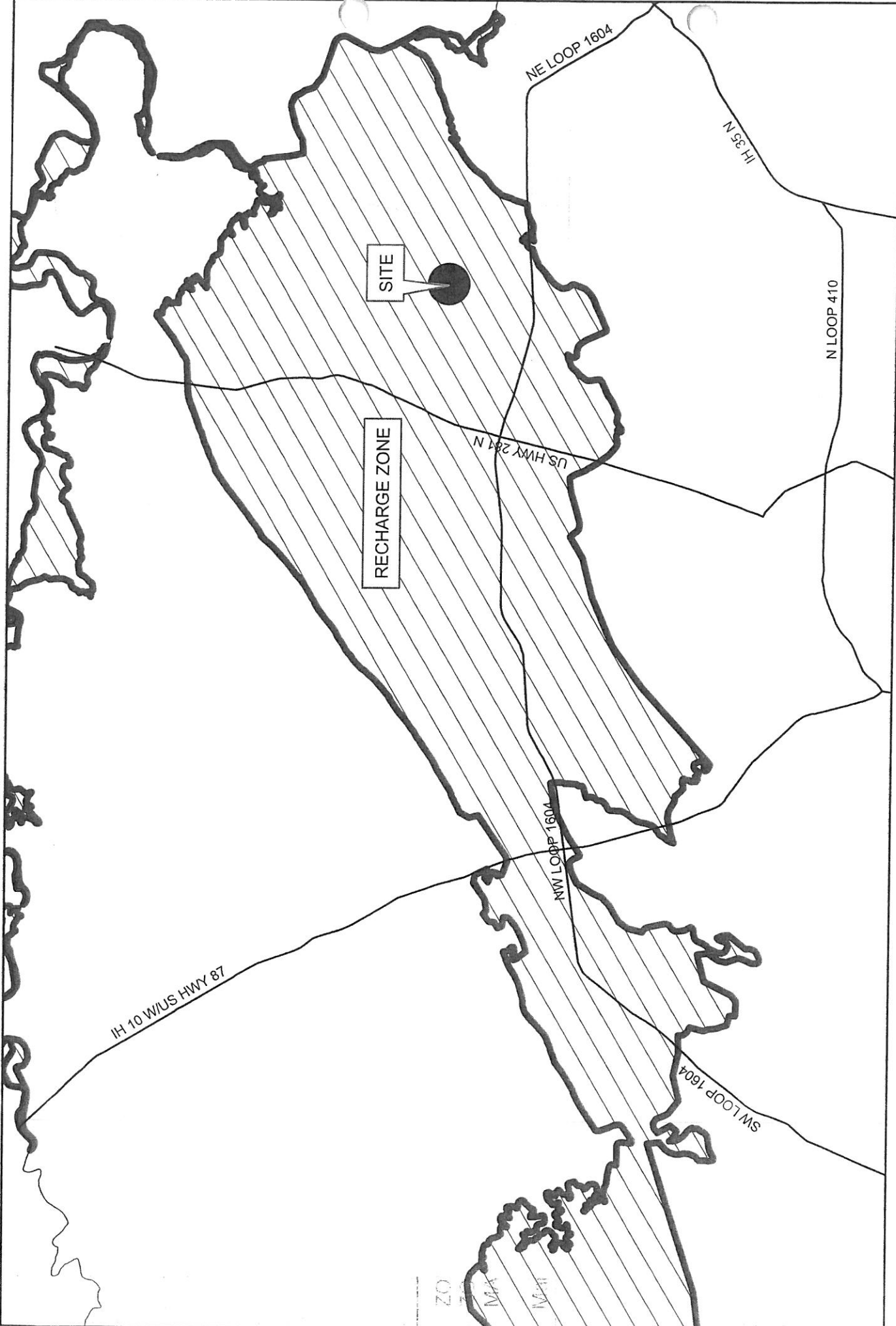


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



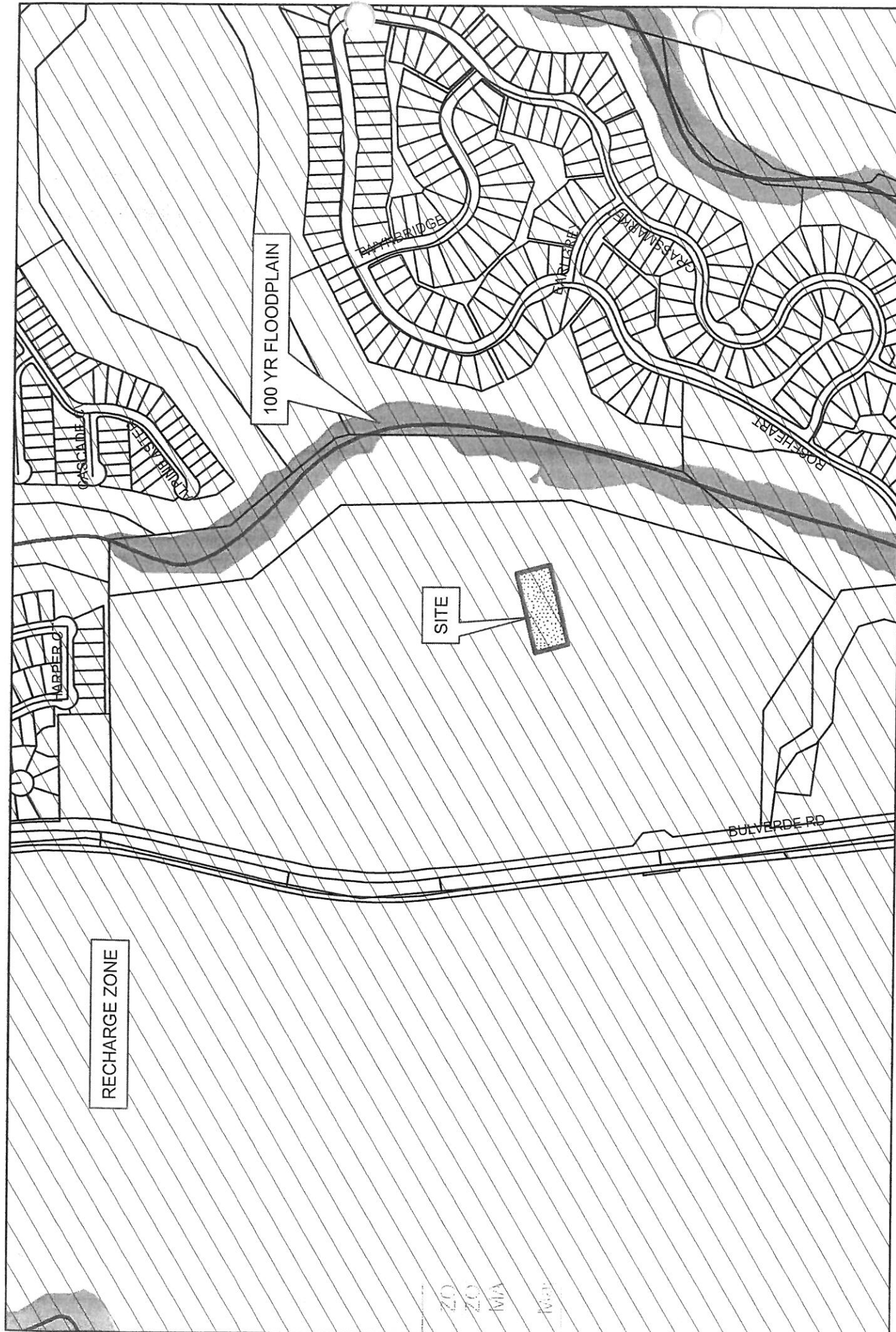
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: CST HEADQUARTERS (FIGURE 1)
ZONING CASE: Z2015188
MAP GRID: 152, C2

Map Prepared by Aquifer Protection & Evaluation 5/13/2015 MAE



ZONING FILE: CST HEADQUARTERS (FIGURE 2)
ZONING CASE: Z2015188
MAP GRID: 152, C2

Map Prepared by Aquifer Protection & Evaluation 5/13/2015 MAE