

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

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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 Z2016013 (Western Oak Contractor Facility)

Date: January 25, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 1.994 acres located on the city's northwest side. A change in zoning from **"C3 NA ERZD MLOD to C3 NA ERZD SUP MLOD"** is being requested by the applicant, Shannon and Greg Bolin, represented by Aaron M. Saxon, Gardner Law. The change in zoning has been requested to allow for a construction trades contractor facility.

Currently the site is developed with two existing contractor office warehouse buildings within a 1.994 acre lot. The subject property is located at 13407 Western Oak Drive. Additionally, the proposed zoning change will not increase the impervious cover as the subject site has existing concrete pavement and compacted crushed gravel.

According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Georgetown Formation throughout the site. Observation of the underlying geology was limited since the site is primarily developed. A previous geologic assessment was checked, and no geologic features were noted on site. The subject property is in City Council District 8, located 0.60 miles on FM 1560 North and the intersection of North Loop 1604 West. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

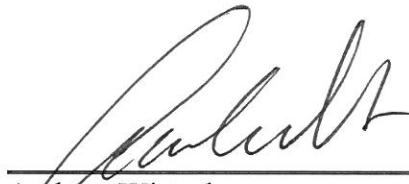
Site Specific Recommendations

1. The existing impervious cover including the compacted crushed gravel shall not be increased.
2. All outside storage of PVC, steel, and galvanized piping shall be placed above ground on racks.
3. No hazardous material shall be stored on site.
4. No heavy equipment shall be parked nor stored on the compacted crushed gravel.

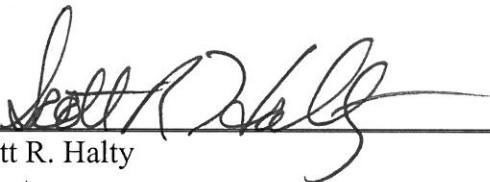
5. No automotive maintenance shall be allowed on site such as oil changes, tire repairs, or battery replacements.

Based on the information submitted by the applicant, SAWS staff recommends approval of a construction trades contractor facility located at 13407 Western 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:

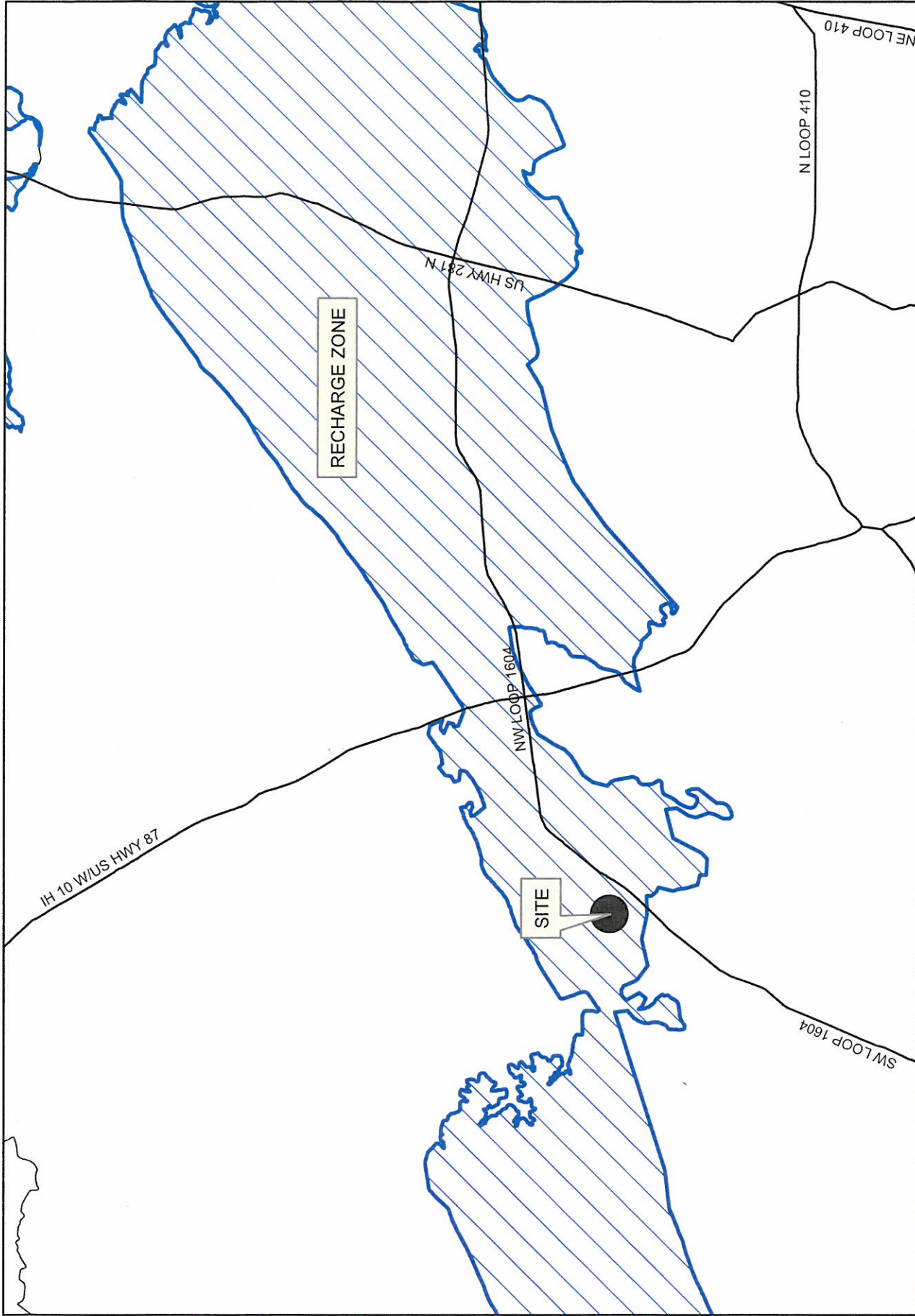


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



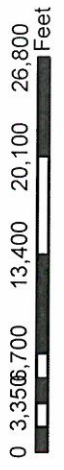
ZONING FILE: WESTERN OAK CONSTRUCTION CONTRACTOR FACILITY (FIGURE 1)

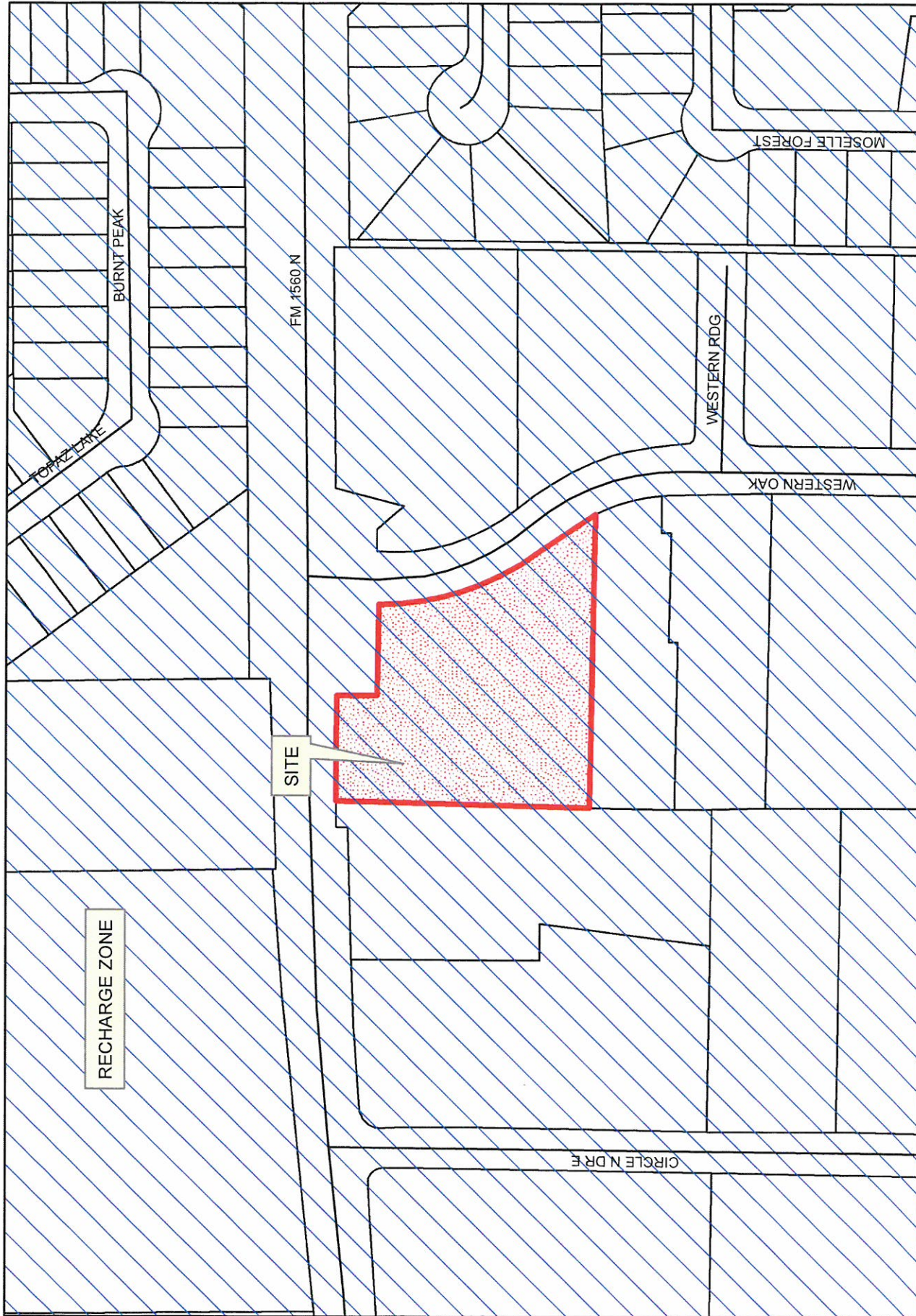
ZONING CASE: Z2016013

MAP GRID: 167, B2

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 11/16/2015

1 in = 12,500 ft





ZONING FILE: WESTERN OAK CONSTRUCTION CONTRACTOR FACILITY (FIGURE 2)
ZONING CASE: Z2016013
MAP GRID: 167, B2



1 in = 167 ft



Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 11/16/2015