

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 Z2016185 (Casa Bella Estates)

Date: July 26, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 3.308 acres located on the city's north side. A change in zoning from "NP-10 ERZD, R20 to R20 PUD ERZD" is being requested by the applicant, Pape-Dawson Engineers, Inc., represented by Matt Johnson, P.E. The change in zoning has been requested to allow for single-family development. The property is classified as a Category 2.

The site is within previously approved Water Pollution Abatement Plan and an Aquifer Protection Plan both named Casa Bella Estates. The 3.308 acre project is located within the overall 37.24 acre Casa Bella Estates. The subject property is located at 15832 Jones Maltsberger Road.

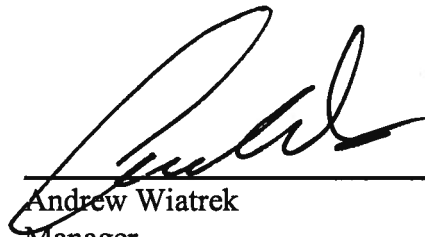
Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation throughout the property. The site was observed to have been undeveloped and vegetated. A previous geologic assessment was checked, and no sensitive geologic features were noted on site. The subject property is in City Council District 10, located 0.73 miles south of the intersection of Redland Road on Jones Maltsberger Road. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

1. The impervious cover shall not exceed 30% on the site.
2. A floodplain buffer shall be provided along Mud Creek on the western portion of the property as required in Ordinance No. 81491, Section 34-913.

Based on the information submitted by the applicant, SAWS staff recommends approval for the single-family development located at 15832 Jones Maltsberger Road, 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:

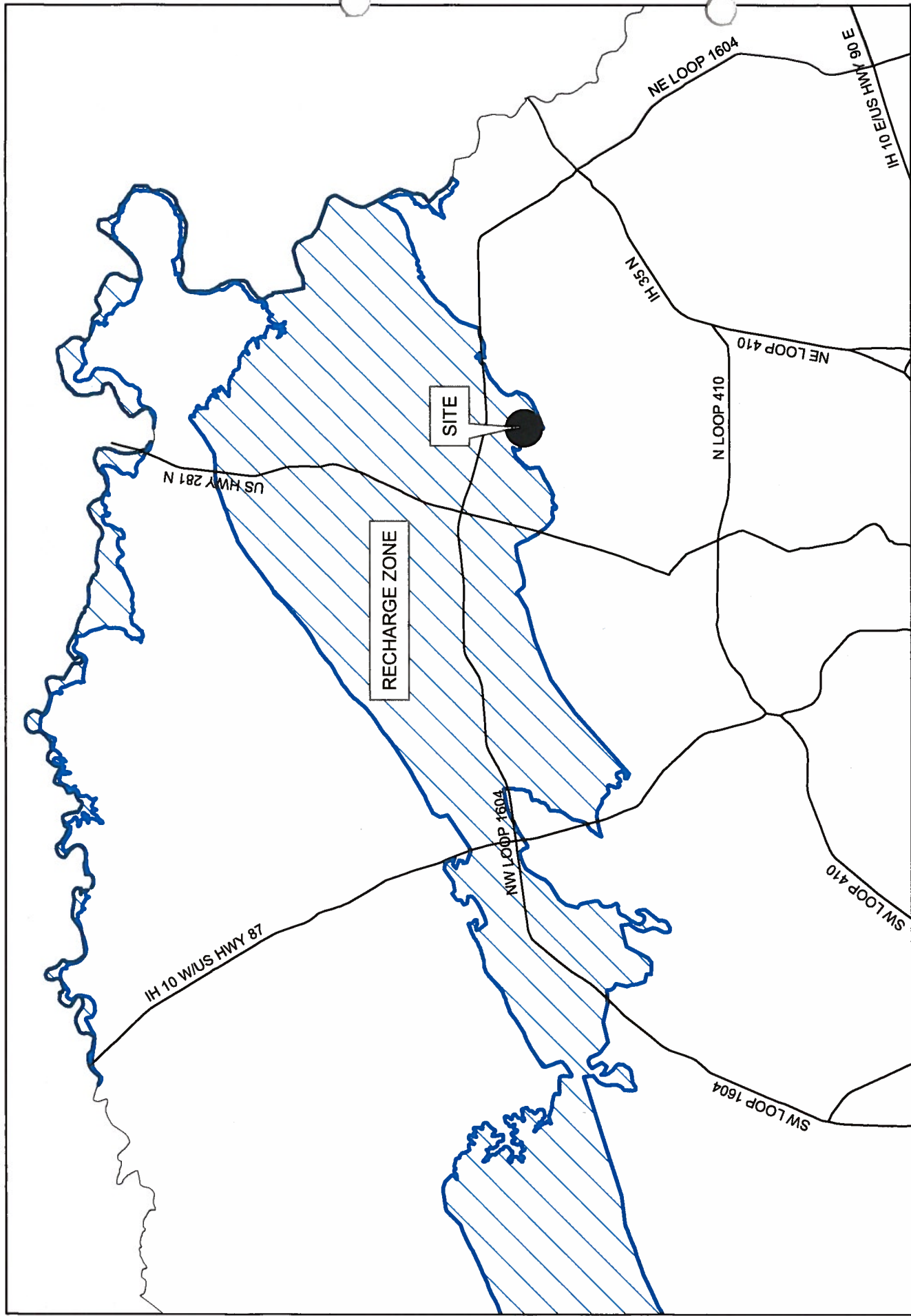


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



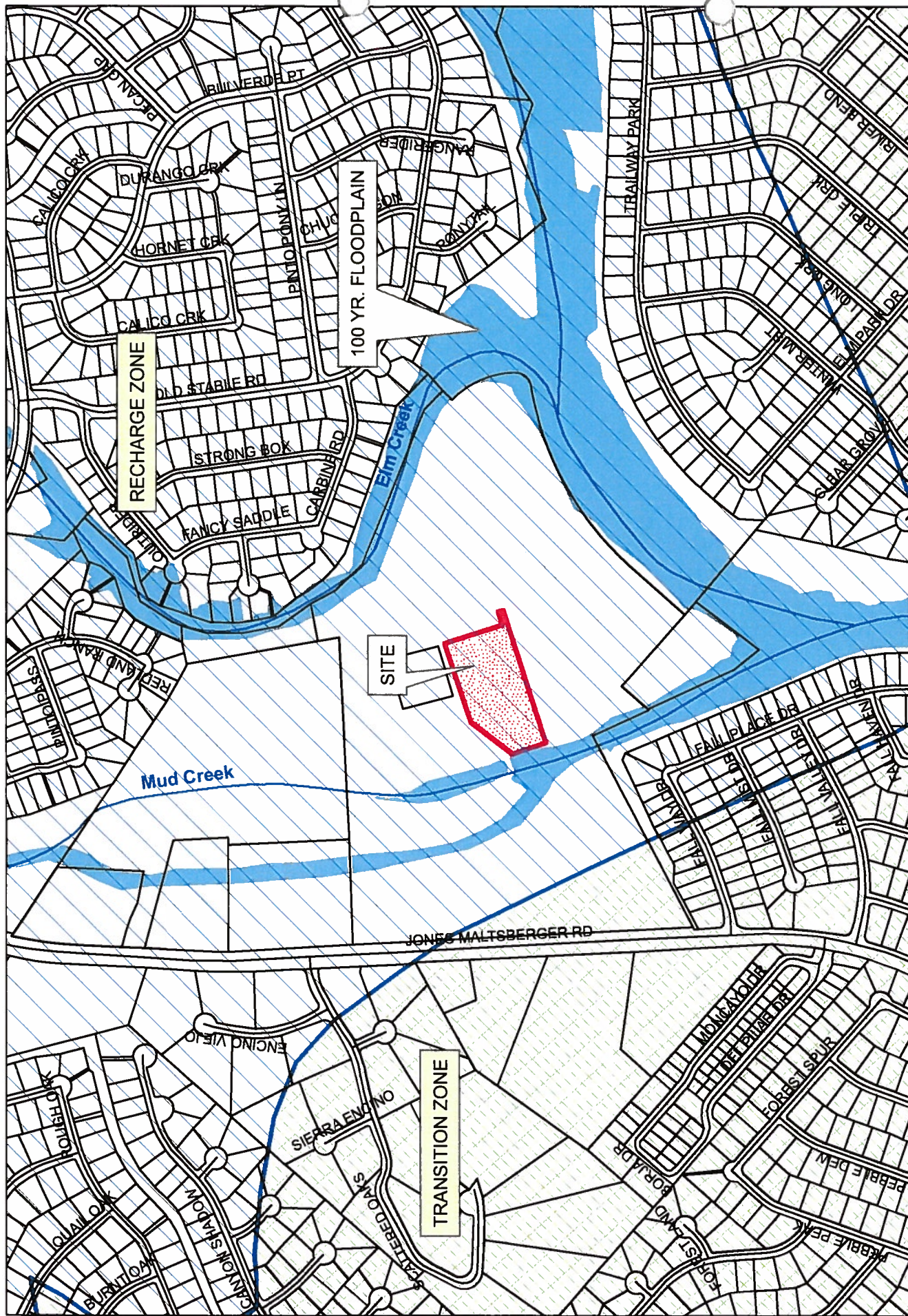
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

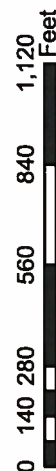


ZONING CASE: Z2016185 (FIGURE 1)
ZONING FILE: CASA BELLA ESTATES
MAP GRID: 152, A8

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 7/18/2016



1 in = 534 ft



ZONING CASE: Z2016185 (FIGURE 2)
ZONING FILE: CASA BELLA ESTATES
MAP GRID: 152, A8