

SAN ANTONIO WATER SYSTEM
Interdepartment 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, Edwards Aquifer and Watershed Protection Division,
Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Michael A.
Escalante, Environmental Protection Specialist III

Subject: Zoning Case Z2017086 (Echo Park at the Rim)

Date: March 30, 2017

SUMMARY

A request for a change in zoning has been made for an approximate 4.1637-acre tract located on the city's north west side. A change in zoning from "**MPCD S ERZD GC-1 MLOD AHOD to MPCD S ERZD GC-1 MLOD AHOD**" is being requested by the applicant, John E. Russ, Echo Park Realty TX, represented by James McKnight, Brown & Ortiz, PC. The change in zoning has been requested to allow a parking garage structure.

Currently the 4.1637 acre site is undeveloped and is approved for a motor vehicle sales development. The subject property is located at 5610 North Loop 1604 West. Additionally, the proposed zoning amendment will not increase the previously approved impervious cover limitation of 62%, by allowing a four level parking garage. Storm water runoff will be treated by a proposed water quality basin located on the south west side of the property.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the southern three quarters of the subject site is underlain by the Leached and Collapsed Member of the Person Formation, and the northern one quarter of the subject site is underlain by the Dolomitic Member of the Kainer Formation. No sensitive geologic features were identified within the subject site. The subject property is located in City Council District 8, at the north east intersection of IH-10 West and North Loop 1604 West. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

Site Specific Recommendations

1. The subject site shall adhere to all of the previously approved recommendations and the impervious cover shall not exceed 62% as established within the SAWS report for zoning case Z2016158.

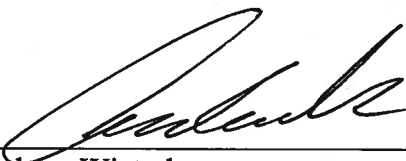
Zoning Commission Members

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Based on the information submitted by the applicant, SAWS staff recommends approval to the parking garage located at 5610 North Loop 1604 West. 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.

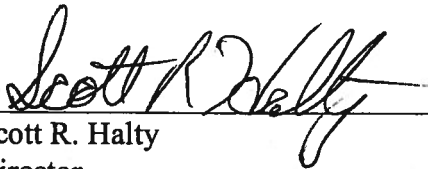
APPROVED:



Andrew Wiatrek

Manager

Edwards Aquifer and Watershed Protection Division

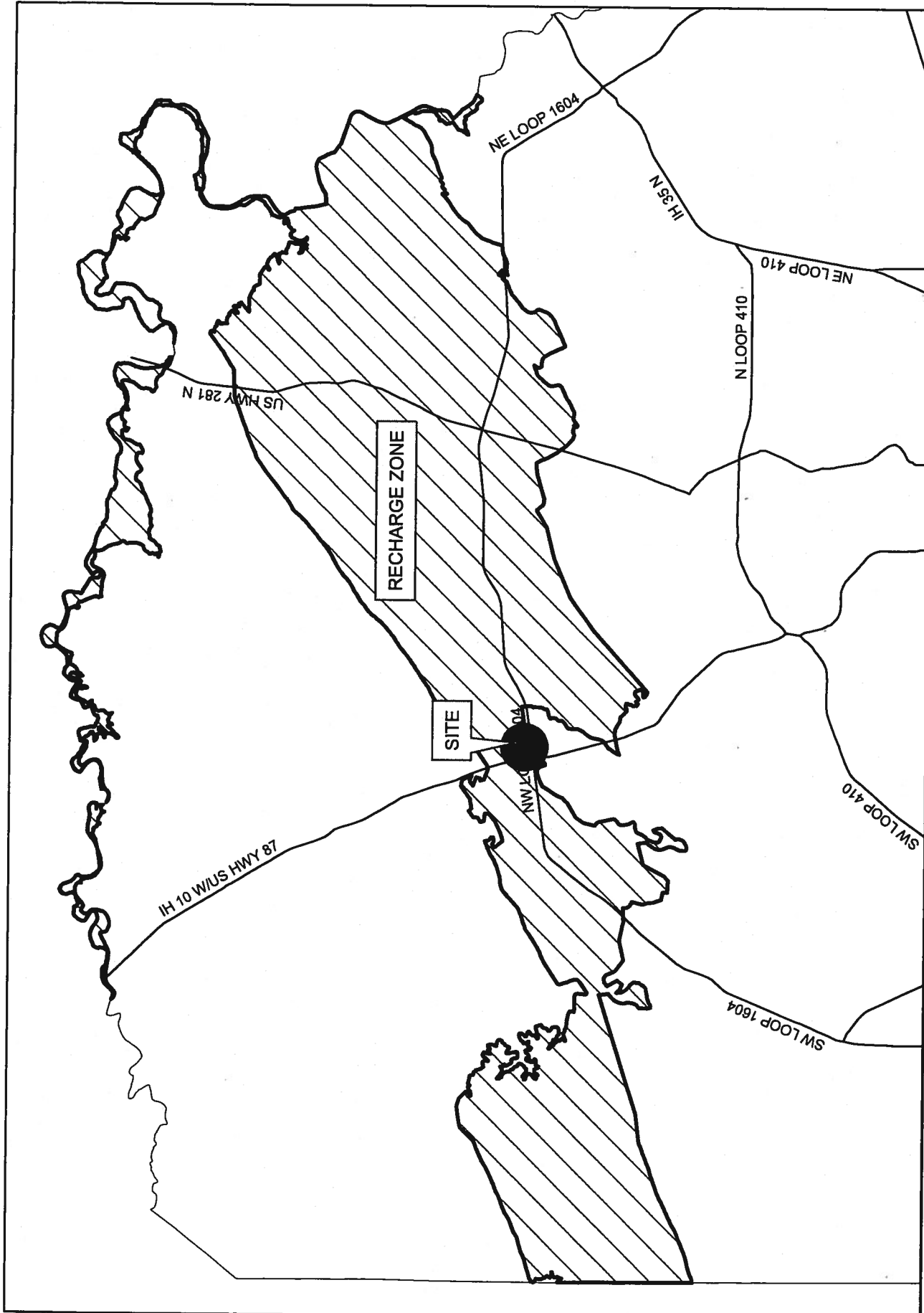


Scott R. Halty

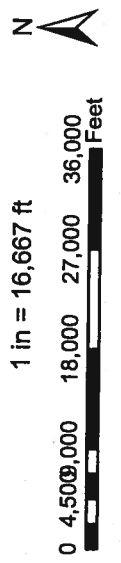
Director

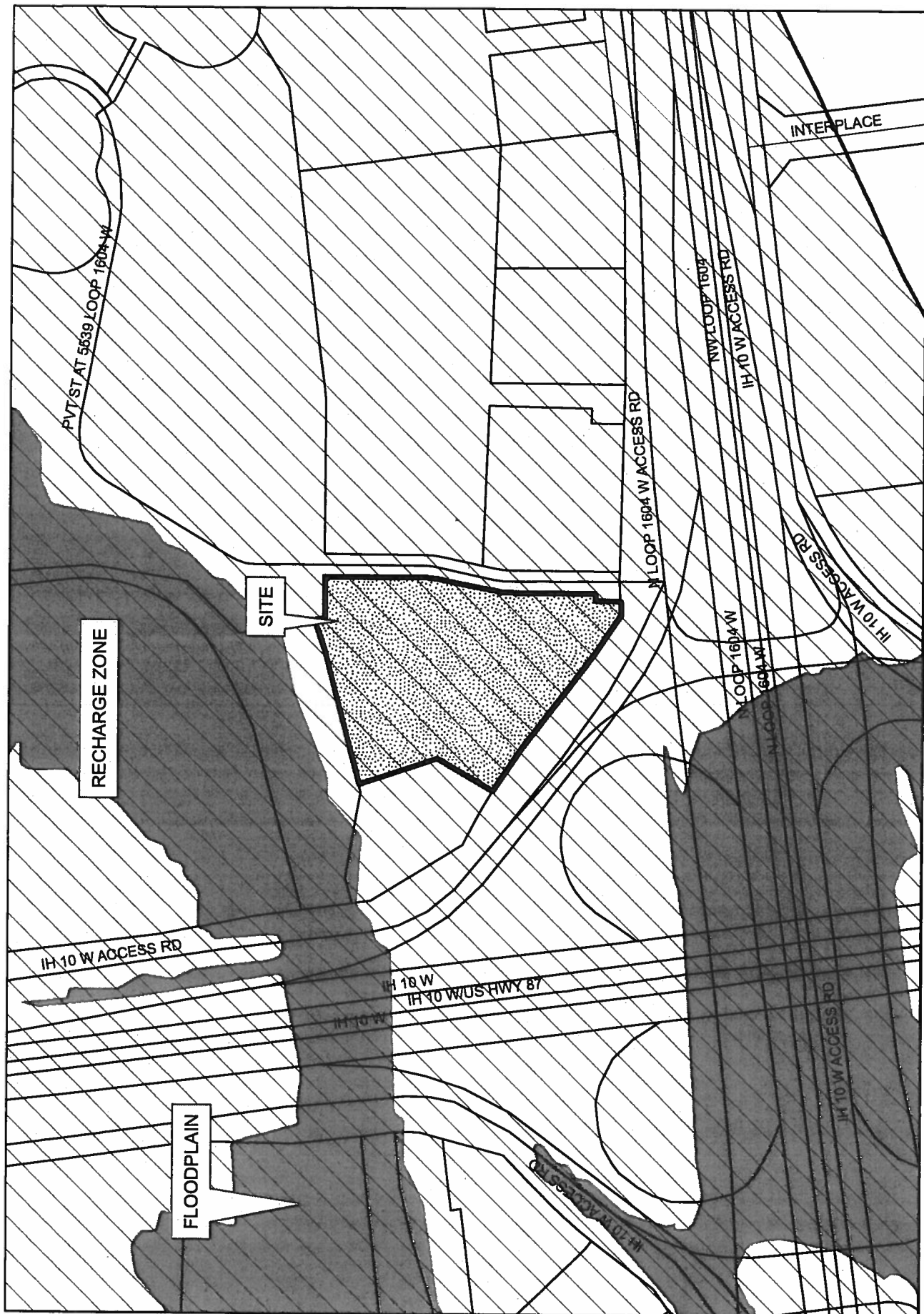
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: ECHOPARK AT THE RIM (FIGURE 1)
 ZONING CASE: Z2017086
 MAP PAGE: 148, E7





ZONING FILE: ECHOPARK AT THE RIM (FIGURE 2)
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