

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 Z2017257 (Silicon Retail Center)

Date: October 25, 2017

SUMMARY

A request for a change in zoning has been made for an approximate 2.129 acres located on the city's northwest side. A change in zoning from **"I-1 ERZD to C-3 ERZD"** is being requested by the applicant, Professional StruCIVIL Engineers, Inc., represented by Mirza T. Baig, P.E. The change in zoning has been requested to allow for a retail center. The property is classified as a Category 2.

The site is within a previously approved Water Pollution Abatement Plan and an Aquifer Protection Plan both named Silicon Retail Center. The site is newly developed with two, one-story buildings and parking lot within a 2.129 acre lot. The subject property is located at 12830 Silicon Drive. The southern portion of the property, 0.78 acres lies within the Edwards Aquifer Recharge Zone and the remainder 1.349 acres within the Edwards Transition Zone. The overall project is located within a highway to arterial nodal intersection which is subject to a maximum of 75% impervious cover. A portion of a newly built retail building and parking lot was constructed within the Recharge Zone. Additionally, the proposed zoning change will not increase the existing impervious cover of 59.79% located over the Recharge Zone.

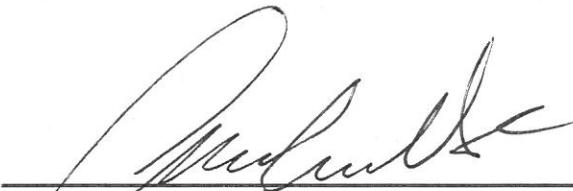
According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the northern two thirds of the subject site is underlain by the Upper Confining Unit, while the southern one third of the site is underlain by the Cyclic and Marine Member of the Person Formation. Observation of the underlying geology was limited since the site is developed. A previous geologic assessment was reviewed by staff, and no sensitive geologic features were noted on site. The subject property is in City Council District 8, located approximately 843 feet northwest of IH-10 West and DeZavala Road intersection. A portion of the property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

1. The existing 59.79% impervious cover shall not be increased in the 0.78 acres over the Recharge Zone.

Based on the information submitted by the applicant, SAWS staff recommends approval of a retail center located at 12830 Silicon 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.

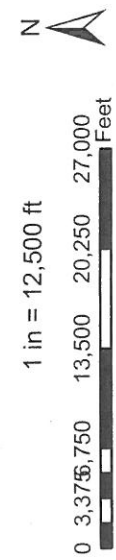
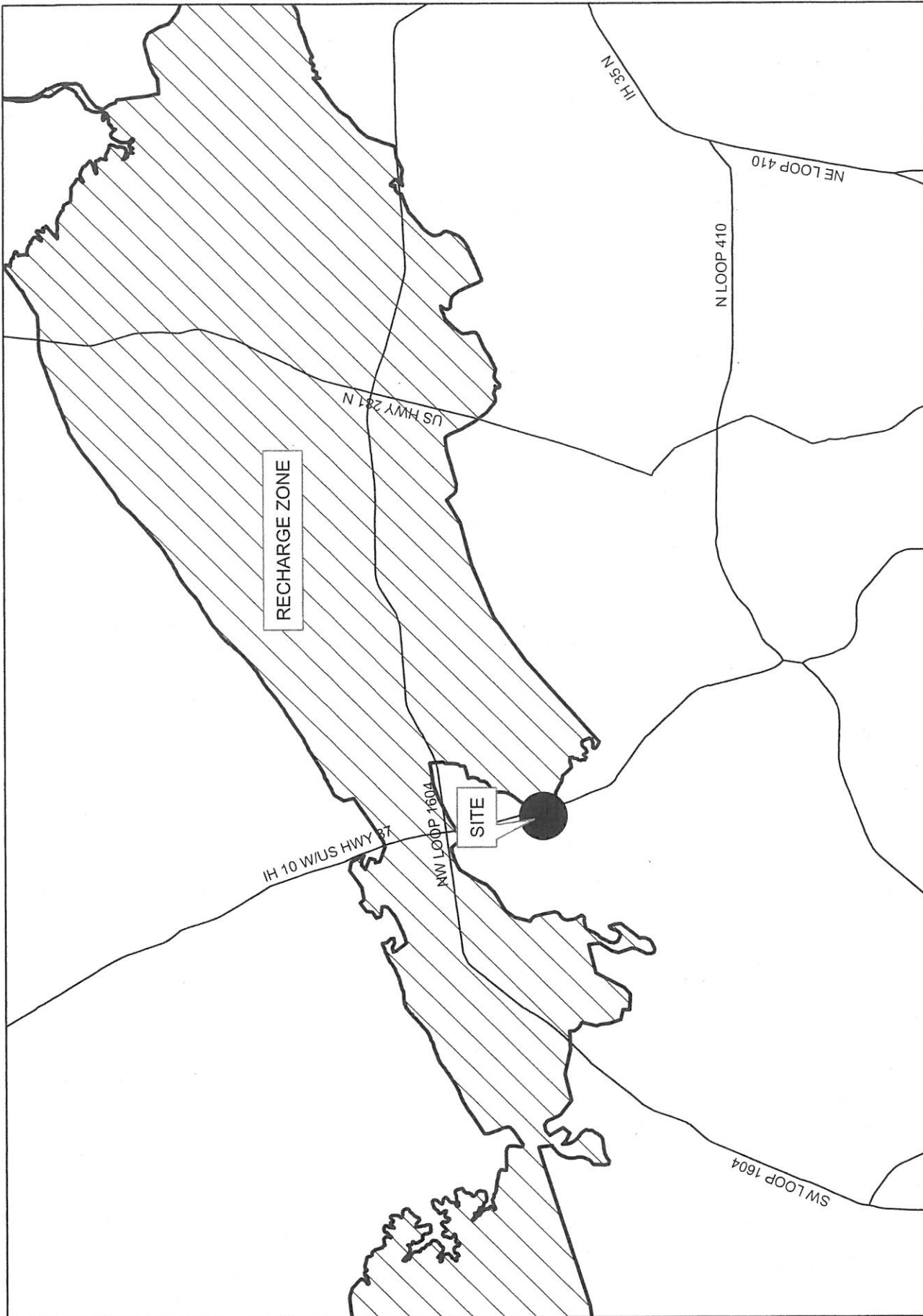
APPROVED:



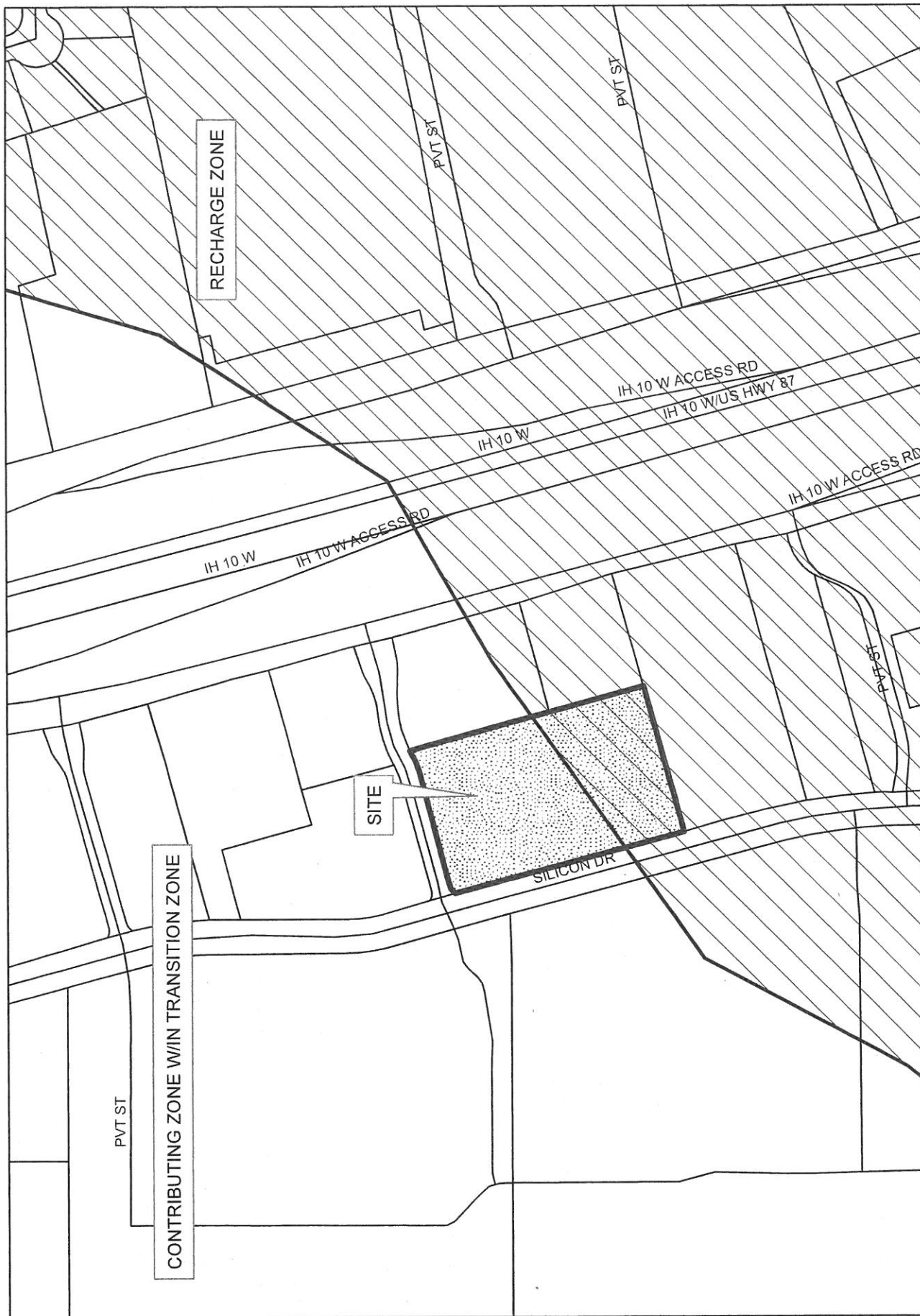
Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: SILICON RETAIL CENTER (FIGURE 1)
ZONING CASE: Z2017257
MAP PAGE: 168, E3



ZONING FILE: SILICON RETAIL CENTER (FIGURE 2)
 ZONING CASE: Z2017257
 MAP PAGE: 168, E3

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 9/13/2017

