

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

RECEIVED
18 DEC 11 PM 1:59

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 Z2018-900040 (Beckwith Village)

Date: December 10, 2018

SUMMARY

A request for a change in zoning has been made for an approximate 1.06-acre tract located on the city's north west side. A change in zoning from “**MF-18 PUD ERZD AHOD to MF-18 PUD ERZD AHOD**” is being requested by the applicant, Aamir Ehsan, CoreVizor LLC, represented by Patrick W. Christensen, Attorney at Law. The change in zoning has been requested to allow a multi-family garden home development. The property is currently classified as a Category 1.

Currently the subject site is undeveloped with vacant lots. The 1.06-acre site was previously approved in zoning case, Z2016176, for a 3.01-acre mix-use multi-family garden home development. The property is approximately 1,589 feet east of IH-10 West on Beckwith Blvd. Additionally, the proposed zoning amendment will not increase the previously approved overall impervious cover limitation of 65%, by allowing a multi-family garden home development. Storm water runoff will be treated by a water quality basin to be located on the south west corner of the property.

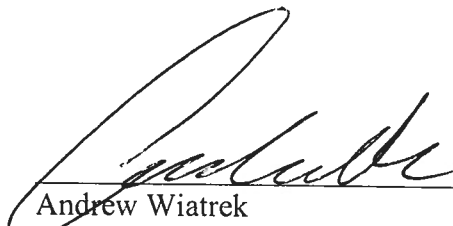
Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the eastern one third of the subject site located within the Edwards Aquifer Recharge Zone, is underlain by the Cyclic and Marine Member of the Person Formation. No sensitive geologic features were identified within the subject site. The subject property is located in City Council District 8, east of IH-10 West and south of Beckwith Blvd. The 3.01-acre tract property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

Site Specific Recommendations

1. The subject 1.06-acre site shall adhere to the previously approved 65% impervious cover for the overall 3.01-acre site as established within the SAWS report for zoning case Z2016176.

Based on the information submitted by the applicant, SAWS staff recommends approval for the multi-family plan unit development zoning located at Beckwith Blvd. 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.

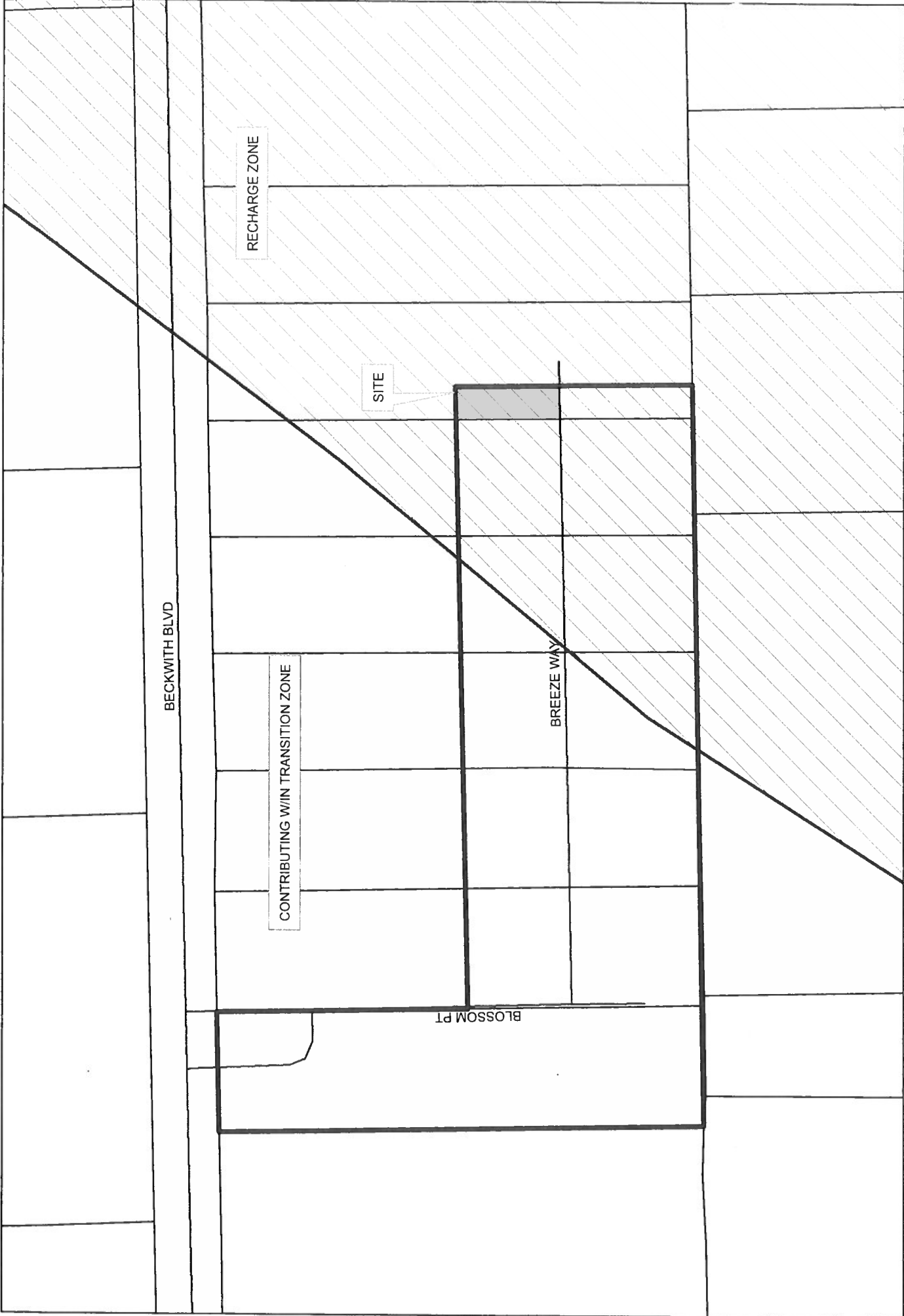
APPROVED:



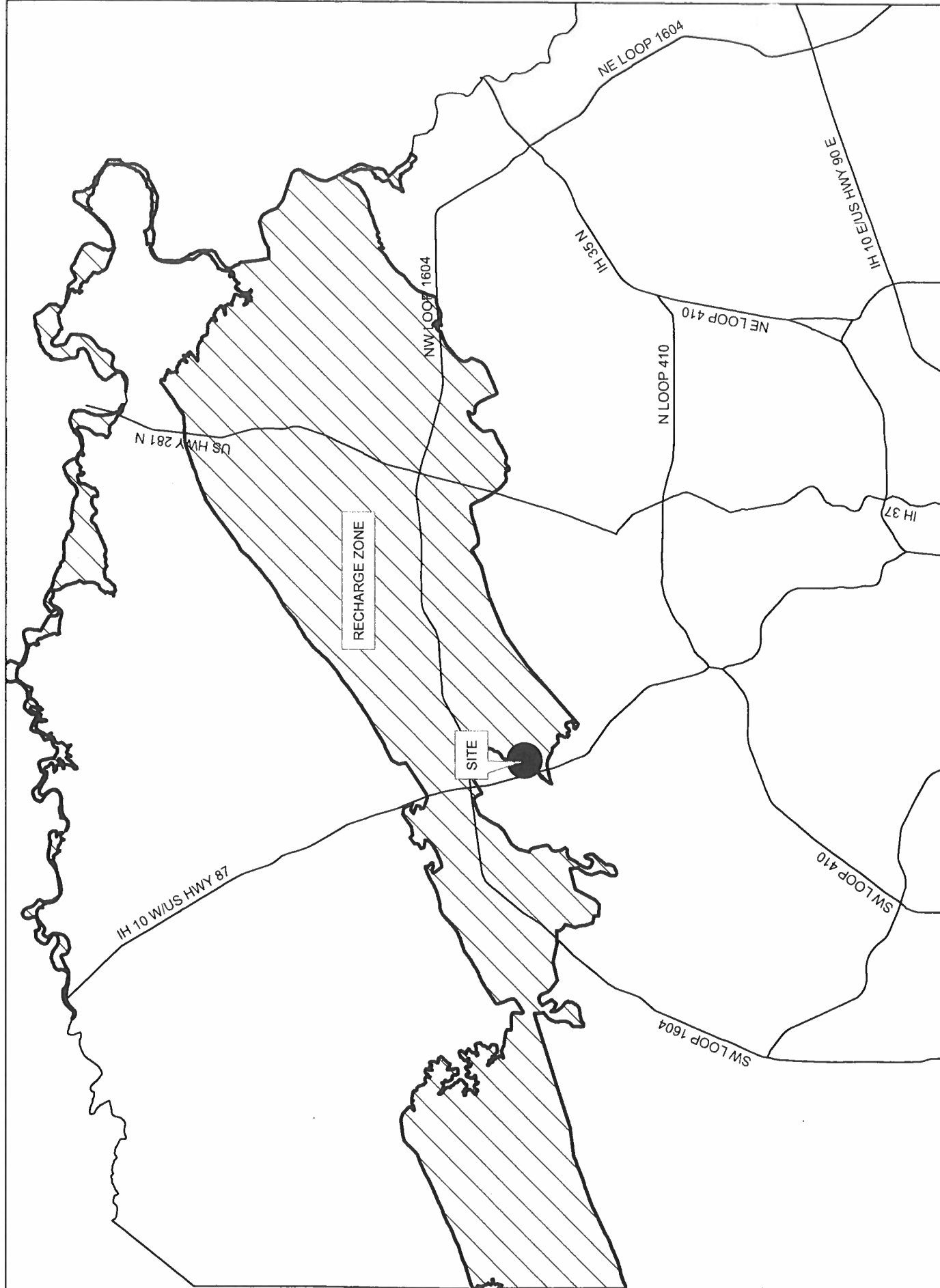
Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: BECKWITH VILLAGE (FIGURE 2)
ZONING CASE: Z2018-900040
MAP PAGE: 168, F2



ZONING FILE: BECKWITH VILLAGE (FIGURE 1)
ZONING CASE: Z2018-900040
MAP PAGE: 168, F2

1 in = 16,667 ft
0 3,500 7,000 14,000 21,000 28,000 Feet

