

**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

**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 Z2019-10700169 (North Quarry Mixed-Use Development)

**Date:** August 2, 2019

**SUMMARY**

A request for a change in zoning has been made for an approximate 279.745-acre tract located on the city's northwest side. A change in zoning from **"QD S CC ERZD MSAO-1 MLOD MLR-1 AHOD"** and **"MXD ERZD MSAO-1 MLOD-1 MLR-1 AHOD"** to **"MXD ERZD MSAO-1 MLOD-1 MLR-1 AHOD"** is being requested by the applicant, Lloyd A. Denton, Jr., represented by Ken Brown, Brown and Ortiz, P.C. The change in zoning has been requested to allow a mix-use district of single-family, and commercial development. The property is currently classified as a Category 1.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

**LOCATION**

The subject property is located in City Council District 9, 0.63 miles north of North Loop 1604 West on Northwest Military Highway. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from **"QD S CC ERZD MSAO-1 MLOD MLR-1 AHOD"** and **"MXD ERZD MSAO-1 MLOD-1 MLR-1 AHOD"** to **"MXD ERZD MSAO-1 MLOD-1 MLR-1 AHOD"** and will allow for the development of mix-use development. Currently, the property is an abandoned quarry.

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2. Surrounding Land Uses:

Camp Bullis borders north of the subject property. Salado Creekway borders the eastern boundary, with undeveloped residential property to the northeast and Salado Canyon subdivision to the southeast. A Cornerstone School is being constructed south of the project with Presidio Heights subdivision beyond. A CPS Energy substation lies to the west with Northwest Military Highway beyond.

3. Water Pollution Abatement Plan:

A WPAP file under the name Beckman Quarry 440-Acres had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on September 17, 2018.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on August 1, 2019, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed to be an abandoned rock quarry, approximately 279.75-acres in area. The site was observed to be largely excavated to a depth of approximately 75 to 100 feet with various rock debris scattered throughout the quarry. No heavy equipment, storage containers, nor aboveground storage tanks were observed on site. The quarry pit is separated from a previously rezoned southern quarry pit, bisected by a central berm containing a CPS powerline easement and an unnamed tributary to Salado Creek.

A mapped fault crosses the subject site, but is not considered geologically sensitive. A partial expression of this fault was noted in a quarry pit wall. The site appears to slope to the east. Stormwater occurring on the subject site would be retained within the subject site due to a lack of runoff outflow paths.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain within the quarried areas by the Dolomitic Member of the Kainer Formation. Non quarried areas of the subject site were located within the Dolomitic Member and the Kirschberg Evaporite Member of the Kainer Formation.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick.

The Kirschberg Evaporite Member of the Kainer Formation is characterized by the presence of altered crystalline limestone, chalky or decomposed mudstone, and abundant chert nodules, with fabric and structure related porosity. The full section thickness of this member is approximately 50 to 60 feet thick.

No sensitive geologic features were identified within the subject site.

## **ENVIRONMENTAL CONCERNS**

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

### **General Concerns**

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## **ENVIRONMENTAL RECOMMENDATIONS**

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

### **Site Specific Recommendations**

1. Provisions must be met within a Settlement Agreement between the City of San Antonio and The Rogers Shavano Ranch, Ltd., Rogers 1604 Commercial, Ltd., Bitterblue, Inc. and Denton Development Corporation approved on October 29th, 2015 for the overall 1,780 acre Rogers Ranch development plan. The impervious cover for the overall 1,780 acre development is limited to 39% or 695 acres. Prior to the release of the building permit an accounting of the impervious cover must be provided for the 1,780 acre Rogers Ranch Development Plan to the Aquifer Protection & Evaluation Section of SAWS.
2. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.

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3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3565 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Aquifer Protection & Evaluation Section of SAWS at (210) 233-3522.

#### General Recommendations

1. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
2. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

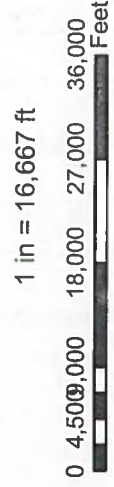
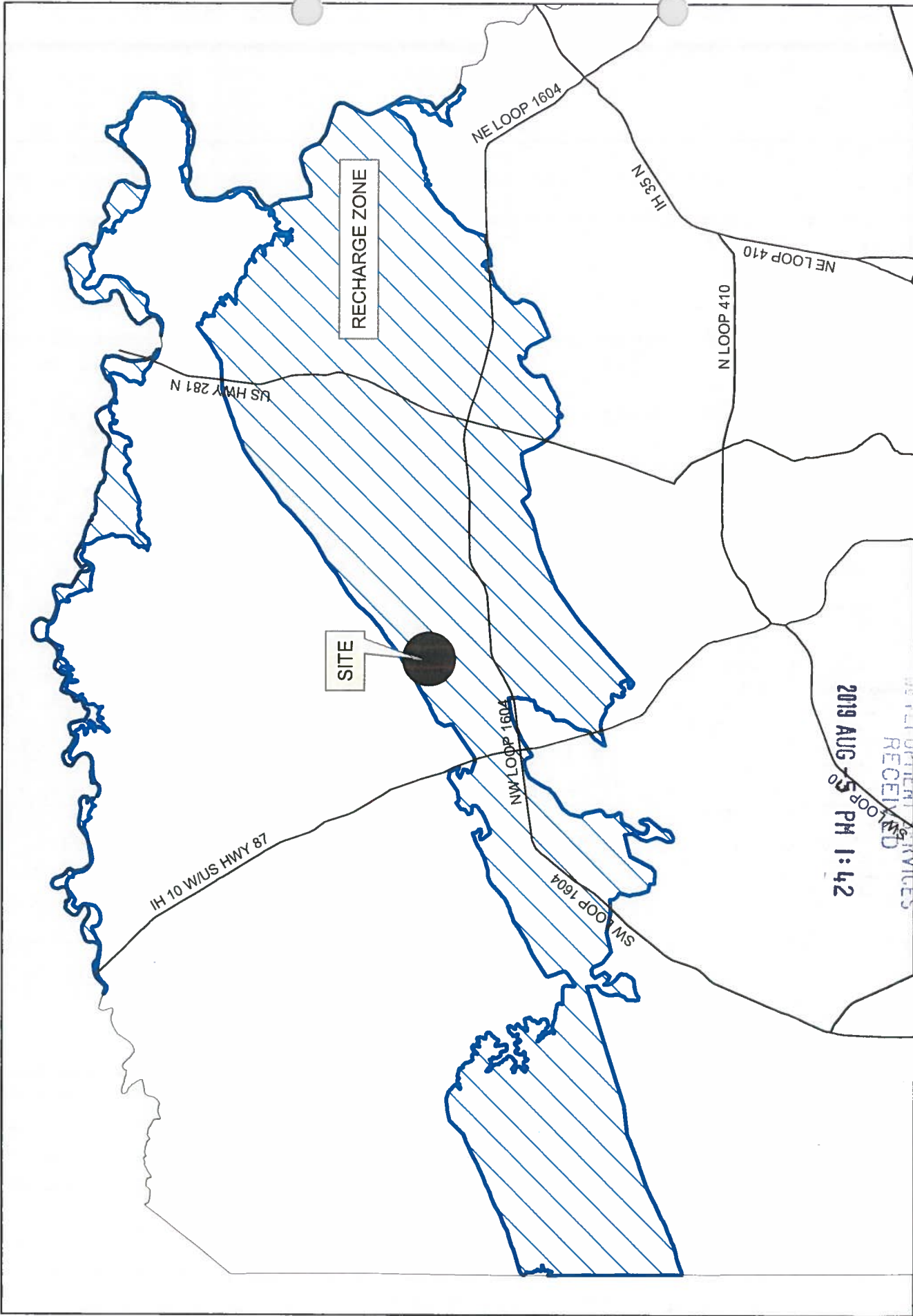
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

APPROVED:

  
\_\_\_\_\_  
Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division  
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Scott R. Halty  
Director  
Resource Protection & Compliance Department

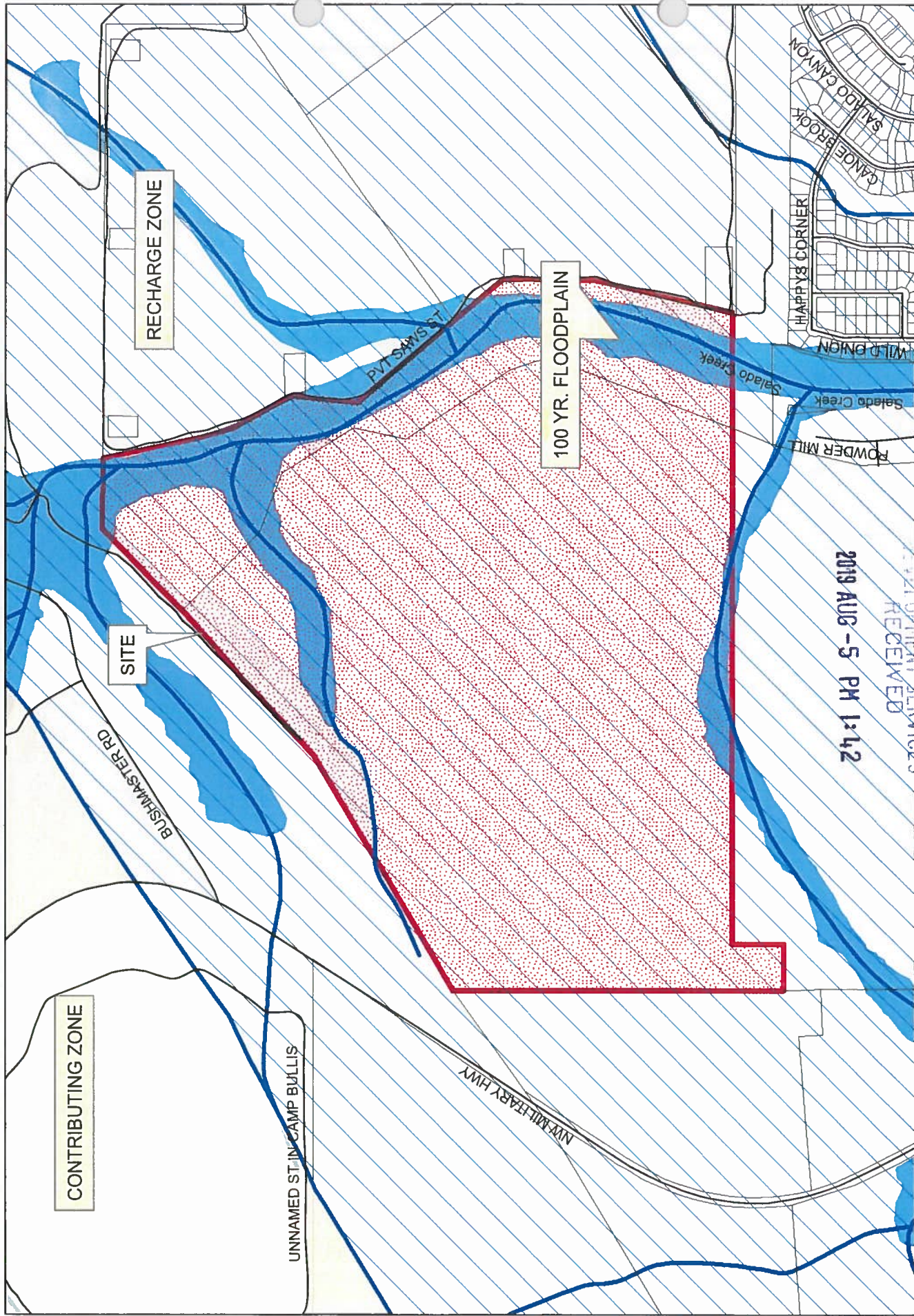
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ZONING FILE: NORTH QUARRY MIX USE DEV. (FIGURE 1)  
ZONING CASE: Z2019-10700169  
MAP PAGE: 149, C2





ZONING FILE: NORTH QUARRY MIX USE DEV. (FIGURE 2)  
 ZONING CASE: Z2019-10700169  
 MAP PAGE: 149, C2

1 in = 833 ft

