

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 Z2020-10700173 (Verizon Wireless-Kyle Seale North)

Date: August 24, 2020

SUMMARY

A request for a change in zoning has been made for an approximate 0.2809-acres located on the city's northwest side. A change in zoning from "C-2 ERZD" to "C-2 ERZD SUP" is being requested by the applicant Lucas Conder, Verizon Wireless, and represented by Vincent G. Huebinger, Vincent Gerald & Associates, Inc. The change in zoning has been requested to allow a 194' monopole telecommunication tower pad site. The property is currently classified as a Category 1.


The 0.2809-acre project sits within a 1.52-acre undeveloped site. The subject property is located at 16821 Kyle Seale Parkway. The telecommunication installation will consist of a driveway leading to a 194' self-supporting tower, and equipment cabinets on a 40' x 40' square foot pad site. Stormwater runoff from the driveway and pad site will be treated by vegetative filter strips. According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030, it was determined the site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. No sensitive geologic features were observed on-site, nor identified on file. The property is in City Council District 8, located 1.8-miles north of the intersection of Kyle Seale Parkway and N. Loop 1604 W. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

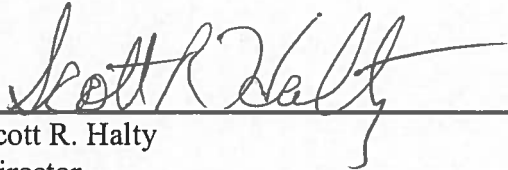
1. The impervious cover, per a submitted site plan, shall not exceed 12% for the site.
2. The power source of the backup generator shall be located within the boundaries of the property to be rezoned and shall not include diesel, gasoline, or any other liquid fuel.
3. Outside storage and/or use of chemicals shall not be permitted on the site.

Based on the information submitted by the applicant, SAWS staff recommends approval to the installation of a telecommunication tower system located at 16821 Kyle Seale Parkway, 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:

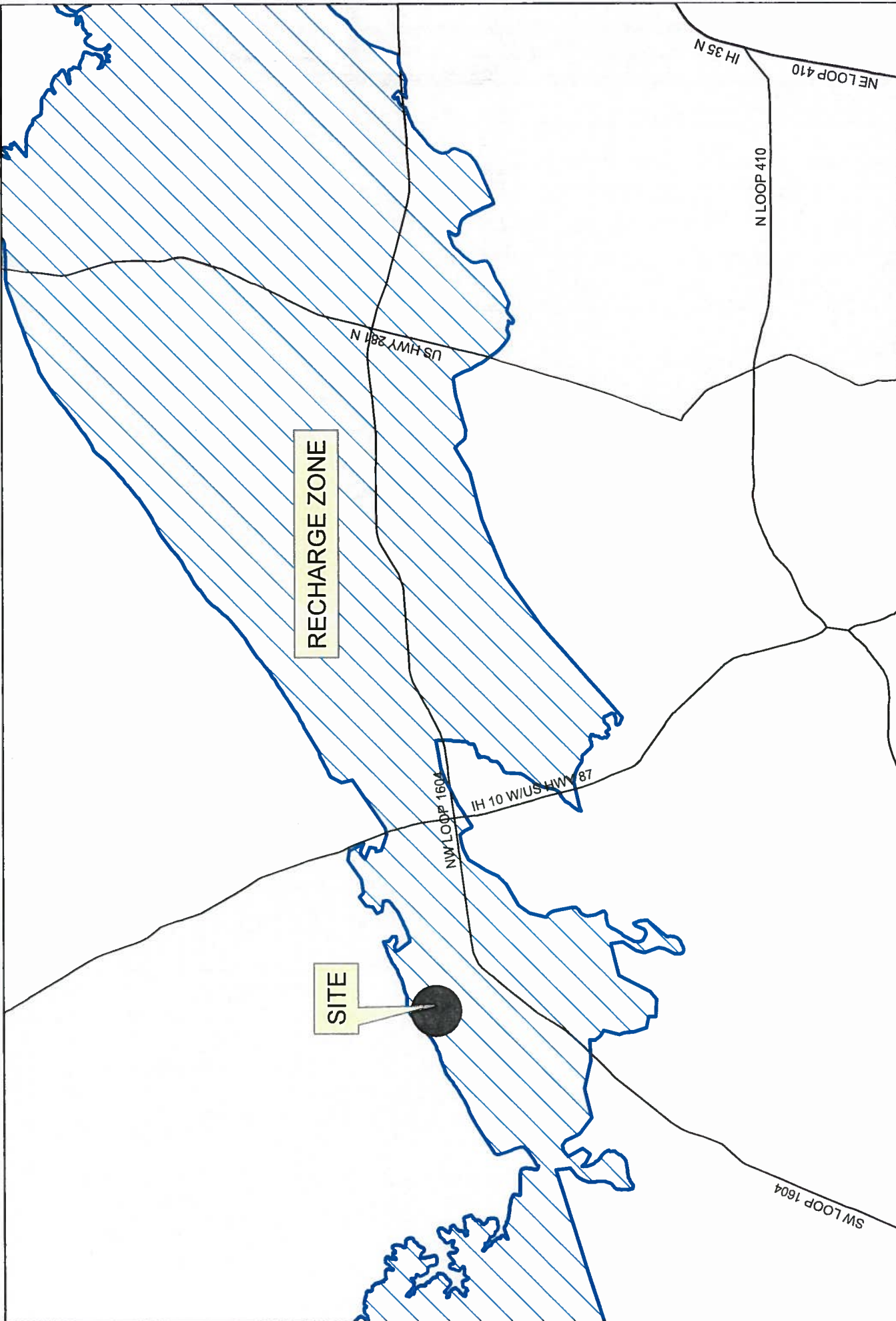


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

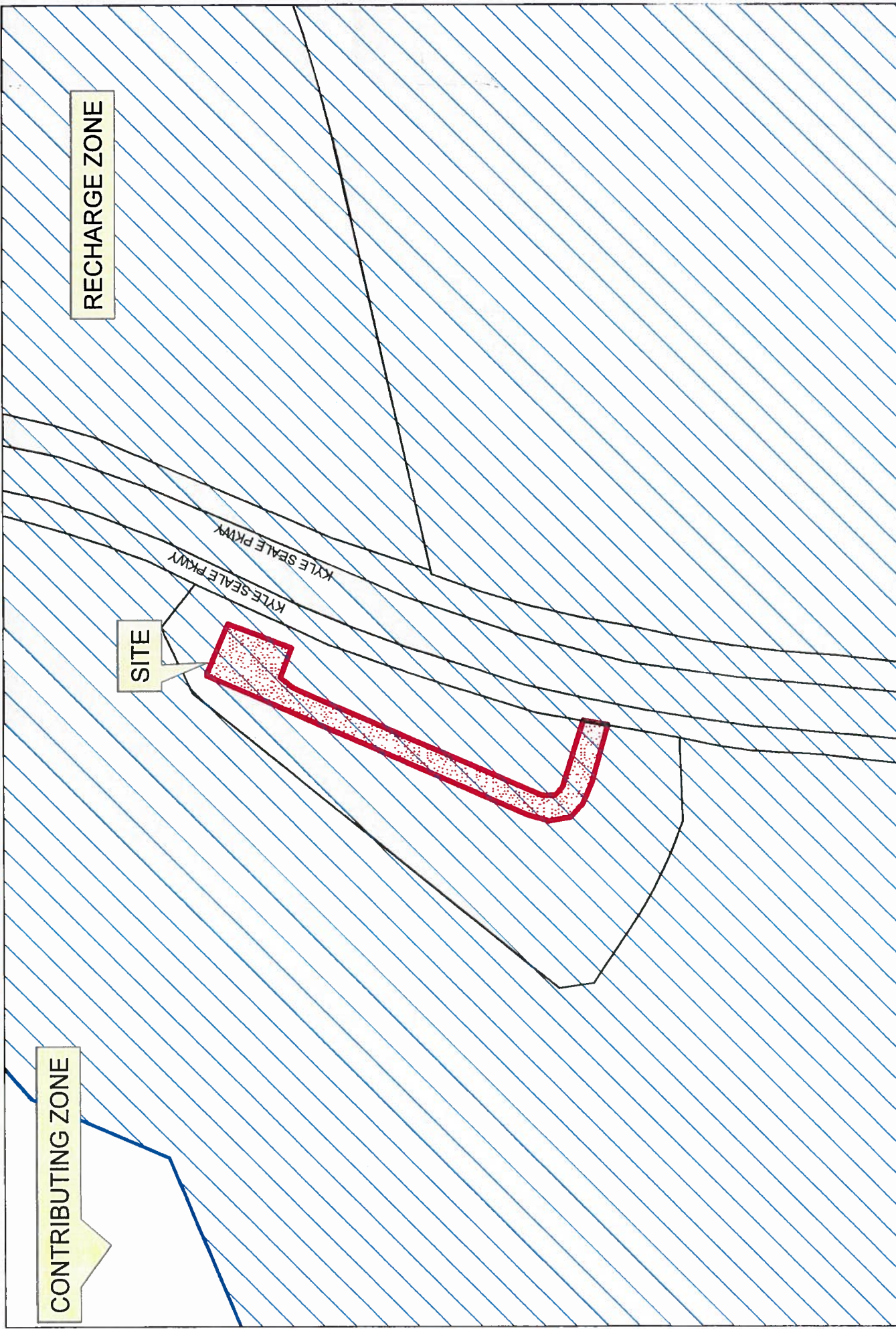
MJB:MAE



ZONING FILE: VERIZON WIRELESS - KYLE SEALE NORTH (FIGURE 1)
 ZONING CASE: Z2020-10700173
 MAP PAGE: 147, D6

1 in = 10,417 ft





RECHARGE ZONE

CONTRIBUTING ZONE

SITE

KYLE SEALE PKWY

KYLE SEALE PKWY

ZONING FILE: VERIZON WIRELESS - KYLE SEALE NORTH (FIGURE 2)
ZONING CASE: Z2020-10700173
MAP PAGE: 147, D6



1 in = 104 ft

