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**SAN ANTONIO WATER SYSTEM**  
**Interdepartment Correspondence Sheet** 2:52

**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 Z2019-10700341 (Fiesta Trails Redevelopment)

**Date:** March 19, 2020

## **SUMMARY**

A request for a change in zoning has been made for an approximate 10.357-acre tract located on the city's northwest side. A change in zoning from **"C-3 MLOD-1 MLR-2 & C-3 MLOD-1 MLR-2 ERZD"** to **"MF-33 MLOD-1 MLR-2 & MF-33 MLOD-1 MLR-2 ERZD"** is being requested by the applicant HPI Residential, LLC, and represented by Emilie Weissler of Killen, Griffin & Farrimond. The change in zoning has been requested to allow for a multi-family residential development. The property is currently designated 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 8, approximately 851 feet south of De Zavala Rd. and Vance Jackson Rd. intersection. The eastern portion of the property, approximately 3.24-acres lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

## **SITE EVALUATION**

### **1. Development Description:**

The proposed change is from **"C-3 MLOD-1 MLR-2 & C-3 MLOD-1 MLR-2 ERZD"** to **"MF-33 MLOD-1 MLR-2 & MF-33 MLOD-1 MLR-2 ERZD"** and will allow for the development of an apartment complex on 10.357-acres. Currently, the Regal Fiesta Trail movie theater and associated parking lot is located on the subject site. The movie theater and parking lot were developed in 1996, with 93% impervious cover.

An existing water quality basin treats stormwater run-off on-site. Approximately, 3.24-acres of the existing parking area lies within the Edwards Aquifer Recharge Zone.

2. Surrounding Land Uses:

To the north and west abuts Fiesta Trail retail center, with De Zavala Rd. and IH-10 West respectively located beyond. To the south lies the Woodlands at Huntington Place neighborhood. Vance Jackson Rd. bounds to the east with the Oaks at Huntington Place neighborhood located beyond.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Fiesta Trails Unit-4 had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on March 28, 1995, however, a modification to the original WPAP will be required to be submitted for review and approval.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on February 7, 2020, 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 a lot currently developed as a parking lot for an existing movie theatre, approximately 3.24-acres in area. Stormwater occurring on the site would discharge to the south and east towards an unnamed tributary to Olmos Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Upper Confining Unit.

The Undivided Upper Confining Unit is characterized by the presence of massive limestone. The full section thickness of this member is approximately 30 feet thick. This unit includes the Del Rio Clay, Buda Limestone, and Eagle Ford Group, and is considered the upper margins of the Edwards Aquifer.

No sensitive geologic features were identified in the previously submitted geologic assessment, nor were any observed on 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. The impervious cover shall not exceed 65% on the 3.24-acres located over the Edwards Aquifer Recharge Zone.
2. 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.
3. 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.

4. 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.
5. 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.

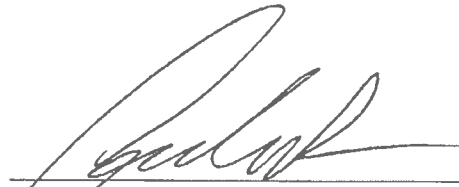
#### **General Recommendations**

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. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division a WPAP Modification is required:
  - A. A copy of the Water Pollution Abatement Plan Modification shall be submitted for the development within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP modification approval letter from the Texas Commission on Environmental Quality,
  - D. A copy of the approved modified Water Pollution Abatement Plan.

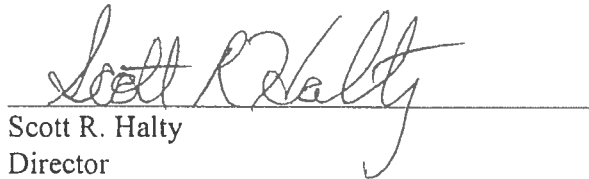
4. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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:



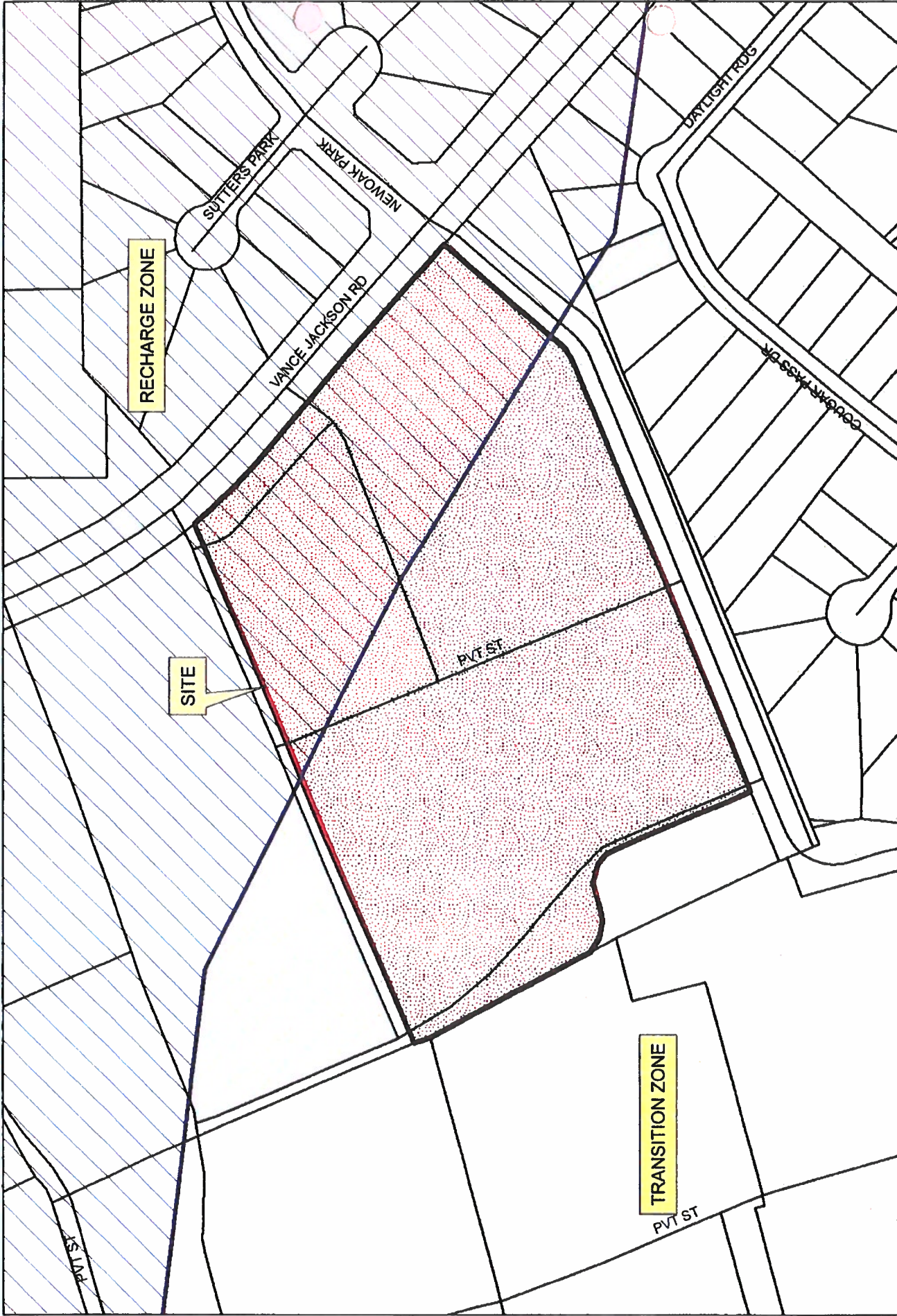
Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division



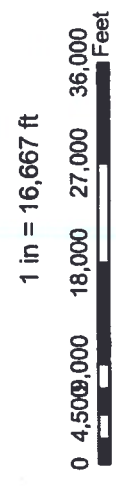
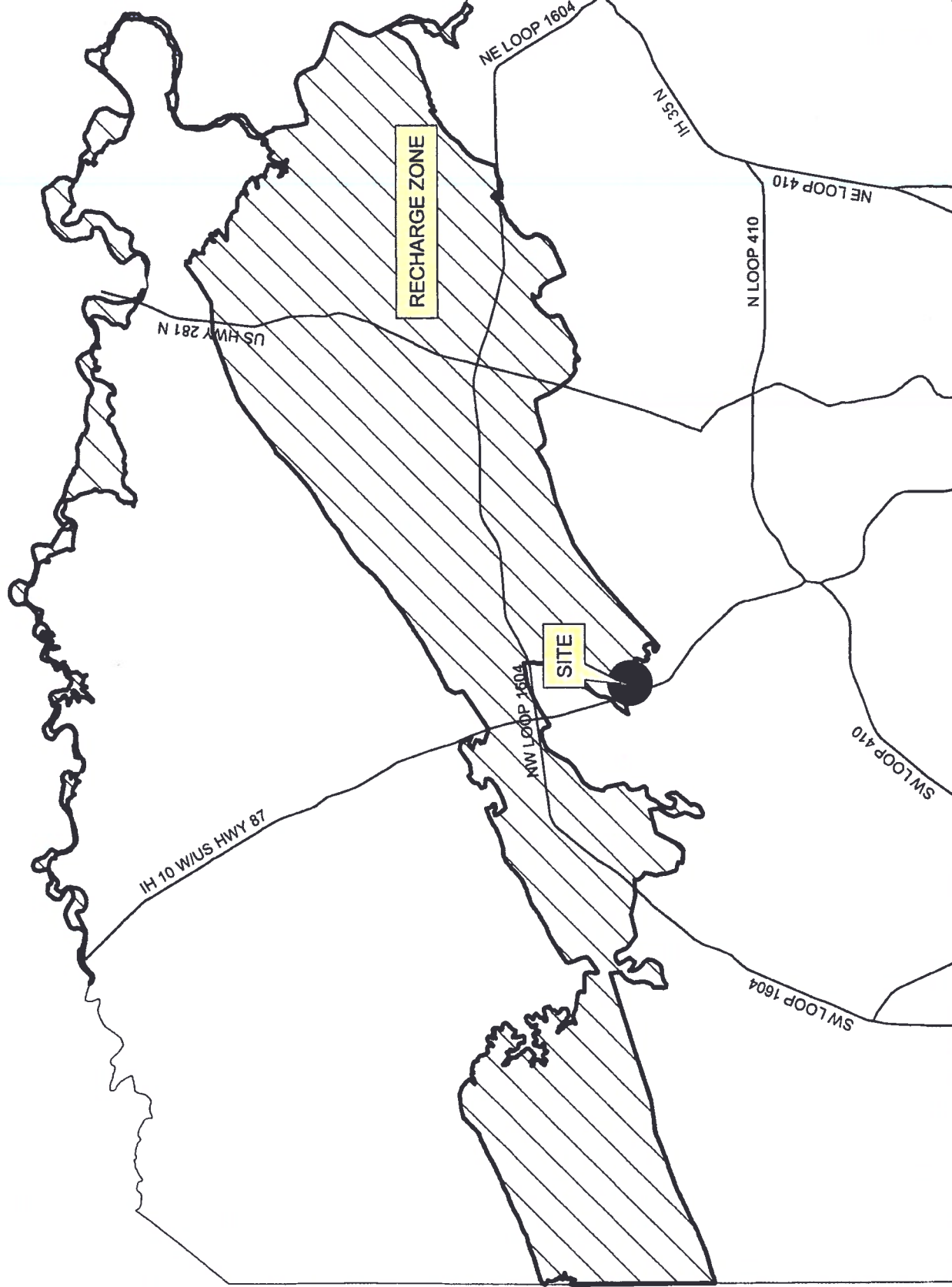
Scott R. Halty  
Director  
Resource Protection & Compliance Department

MJB:MAE





ZONING FILE: FIESTA TRAILS APTS. (FIGURE 2)  
ZONING CASE: Z2019-10700341  
MAP PAGE: 168, F3



ZONING FILE: FIESTA TRAILS APTS. (FIGURE 1)  
ZONING CASE: Z2019-10700341  
MAP PAGE: 168, F3

