

**Call your Council Person and the Mayor:
“I support aquifer protection and 15% impervious cover.”**



AGUA Reforms to Chapter 34 of the City of San Antonio’s Unified Development Code

15% Impervious Cover Limits inside City Limits on the Edwards Recharge Zone

- The current water quality ordinances allow from 30% to 80% impervious cover inside city limits while requiring across the board restrictions of 15% in the City’s Extraterritorial Jurisdiction (ETJ). Uniform standards will provide more rational management of growth on the Edwards Recharge Zone.
- Maintains the natural beauty of the Texas Hill Country within Bexar County, as well as providing a proven solution to mitigating pollution of the Edwards Aquifer.
- Reduces the need for building, monitoring and maintaining expensive engineered pollution abatement structures on all projects.
- Uniform restrictions eliminate the practice of increasing allowed impervious cover at transportation nodes to up to 80%. This practice of allowing dramatic increases in impervious cover as areas are developed out, which has presented a moving target in efforts to foster sustainable development of the aquifer recharge zone, will be eliminated under AGUA recommendations.
- Withdraws objections to requests for commercial rezoning, which currently allows for increases of impervious cover from 30% limits for residential zoning to 65% for commercial. This would foster more flexibility in allowing mixed-use development and low impact businesses where they are needed and appropriate.

Transfer of Development Rights

- Permits flexibility for new developments by allowing for increase in impervious cover (up to 30%) by purchase of land or development rights on the Edwards Recharge Zone within prescribed areas. This section will also give the City a planning tool, enabling us to work with land-owners and developers to acquire land for linear parks, watershed protection, open space and public recreational areas.

Restrictions on Hazardous Materials

- No storage of more than 600 gallons of hazardous materials on the Edwards Recharge Zone. Hazardous materials include any liquids and soluble materials listed by the Environmental Protection Agency as hazardous to water quality and any other materials such as pesticides, fertilizers and petroleum products so designated by the City of San Antonio or SAWS. These restrictions do not apply to food, cosmetics, pharmaceutical or healthcare products, or minimal amounts of any material.
- All hazardous materials shall be contained in an impervious enclosure to prevent release into the aquifer.

Monitoring and Maintenance of Engineered Water Pollution Abatement Structures

- Require fees adequate to fund monitoring and maintenance of existing and new water pollution abatement structures by a public agency, such as the Edwards Aquifer Authority, to ensure that these structures act as promised to protect the aquifer.

Require Water Pollution Abatement Plans prior to approval by the City

- Prior to approval by any City entity, plans for new developments on the Edwards Recharge Zone must include Water Pollution Abatement Plans approved by the Texas Commission on Environmental Quality. This is similar to the existing requirement by the City for traffic studies prior to approval of new development plans.

For more information call the AGUA office: (210) 320-6298