

**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 Z2019-10700269 (Healing Hands Veterinary Hospital)

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**Date:** December 12, 2019

**SUMMARY**

A request for a change in zoning has been made for an approximate 5,799 square foot building pad located on the city's northwest side. A change in zoning from “**C-2 UC-1, MLOD-1, ERZD to C-2 S UC-1, MLOD-1, ERZD**” is being requested by the applicant, Healing Hands Veterinary Services, PLLC, and represented by, Patrick Christensen, Attorney at Law. The change in zoning has been requested to allow for a veterinary hospital. 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 8, located approximately 0.50 mile west of Babcock Rd. on North Loop 1604 West. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from “**C-2 UC-1, MLOD-1, ERZD to C-2 SUP UC-1, MLOD-1, ERZD**” and will allow for a 5,799 square foot veterinary hospital for small animal pet care and emergencies. The veterinary hospital will offer wellness exams, vaccinations, therapies, rehabilitation, surgery, and dental care. The proposed 5,000 square foot veterinary hospital will have an associated 799 square foot outdoor dog run area. The project lies within a 0.797-acre commercial lot. Currently, the site is undeveloped.

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2. Surrounding Land Uses:

Hills and Dales neighborhood lies north of the project site. Undeveloped commercial property borders to the east and west of the subject site. Loop 1604 access road borders to the south.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Hills and Dales Retail Center had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on January 15, 2013, however a modification to the original WPAP may 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 October 11, 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 a partially developed lot, approximately 0.797-acres in area of a 1.900-acre parent parcel. The property was observed to have an unfinished building pad, some native vegetation, and imported fill material on-site. Stormwater occurring on the subject site would discharge to the west and south towards and unnamed tributary to Huesta Creek.

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

The Undivided Upper Confining Unit is characterized by the presence of massive limestone with very low porosity and permeability throughout the formation. The full section thickness of this member is approximately 30 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:

**Site Specific Concerns**

1. Any biological or hazardous waste that is generated on site which needs to be disposed of properly.
2. The proper storage of any biological, hazardous, or medical chemicals and disposal of waste from the requested use.

**General Concerns**

- A. 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.
- B. 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 5,000 square foot veterinary clinic will include an associated 799 square foot outdoor dog run area. The veterinary clinic is located on 0.797-acre commercial lot with a maximum impervious cover of 74%.
2. No overnight stays of pet animals will be allowed on-site.
3. All biological, hazardous, or medical chemicals on site shall be collected and stored in accordance with federal, state, and local guidelines to ensure that proper indoor containment is provided in case a spill occurs.
4. Any biological, hazardous, chemical or medical waste that is generated on site shall be collected and disposed of as per requirements set forth in federal, state and local codes. All waste shall be properly packaged and labeled as required prior to transport and disposal. If a licensed hauler is required to pick up and dispose of waste materials any associated manifests and/or tracking documentation shall be kept on site and be available for inspection upon request by the San Antonio Water System. Incineration of any waste on site, in any quantity, shall be strictly prohibited.
5. 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.
6. 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.

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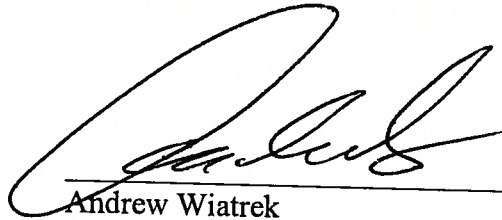
7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing 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.
8. 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

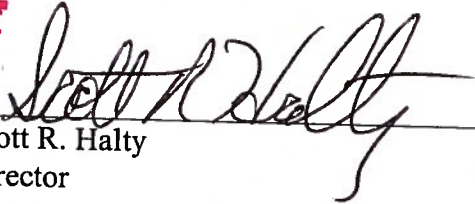
1. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
2. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
3. 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

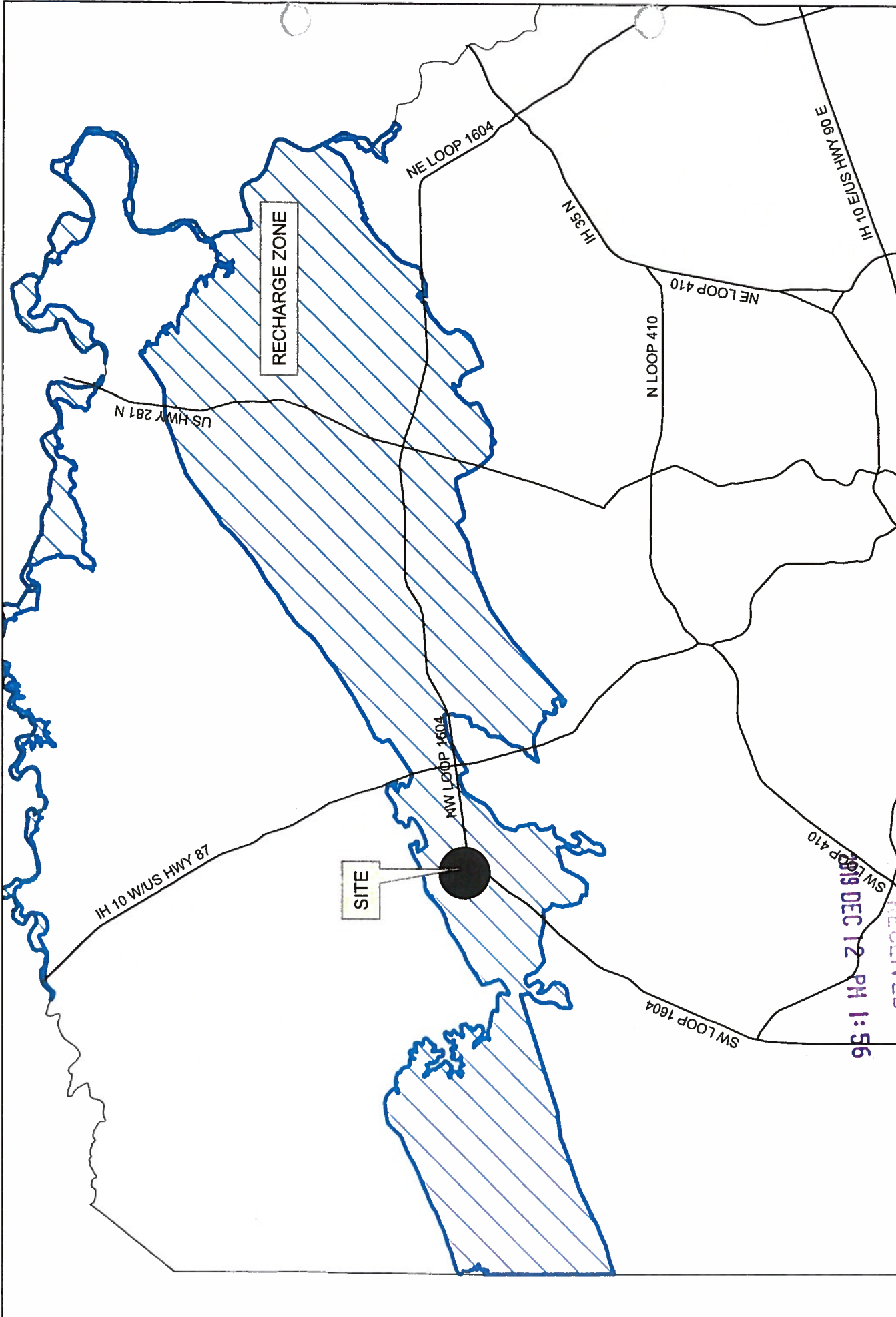


Scott R. Halty  
Director  
Resource Protection & Compliance Department

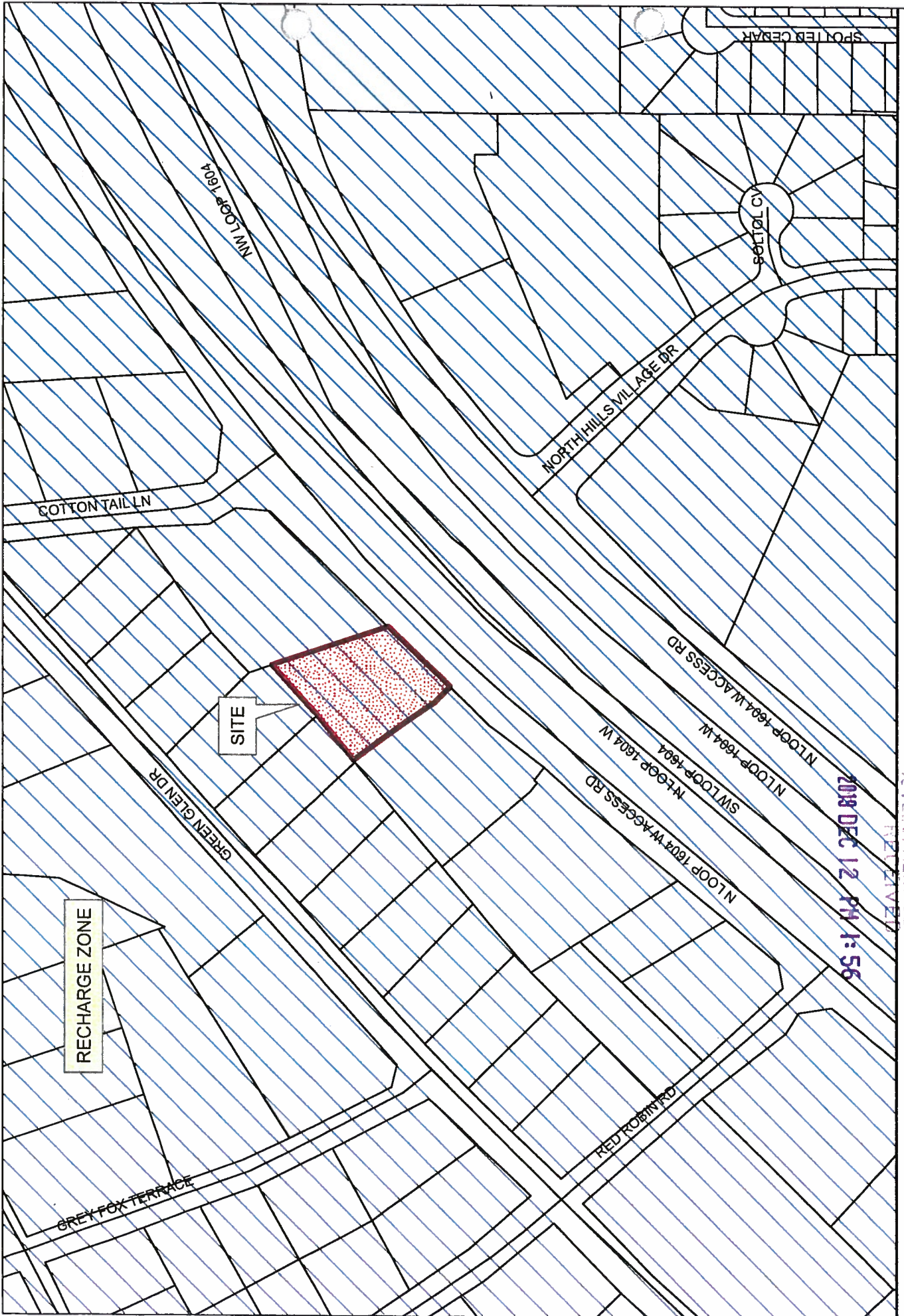
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 ZONING FILE: HEALING HANDS VET CLINIC (FIGURE 1)  
 ZONING CASE: Z2019-10700269  
 MAP PAGE: 147, E8



1 in = 208 ft



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ZONING FILE: HEALING HANDS VET CLINIC (FIGURE 2)

ZONING CASE: Z2019-10700269

MAP PAGE: 147, E8