

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

2015 JUN 15 PM 1:13
DEVELOPMENT SERVICES

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 Z2015073 (Animal Clinic)

Date: January 15, 2015

SUMMARY

A request for a change in zoning has been made for an approximate 0.067-acre tract located on the city's northeast side. A change in zoning from **C-2 ERZD MLOD** to **C-2 S MLOD ERZD** is being requested by the applicant, Kaufman & Killen, Inc., by Ashley Farrimond. The change in zoning has been requested to allow for the development of an animal clinic. The property is 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, located at 20210 Stone Oak Parkway, suites 301 & 302. 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 ERZD MLOD to C-2 S MLOD ERZD in suites 301 & 302 (2,893 sq. ft.) and will allow an animal clinic in an existing retail center.

2. Surrounding Land Uses:

Undeveloped property borders to the south of the retail center. The eastside of the subject property is bound by the Springs at Stone Oak neighborhood. Stone Oak Parkway borders the northern portion of the property and Evans Road to the west.

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WATER PROTECTION & COMPLIANCE DEPARTMENT

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3. Water Pollution Abatement Plan:

A WPAP file for the property under the name of Evans Road/Stone Oak Parkway (SEC) had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on June 14, 2004.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on January 8, 2015, 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 a commercial lot within a currently existing strip shopping center, approximately 0.067 acres in area. The site was observed to be bounded on the north by Stone Oak Parkway; on the south by a vacant property; on the east by single-family residential properties, and on the west with Evans Road. The subject site was observed to have been constructed as a commercial retail property and to be covered in concrete and asphalt with no exposed bedrock.

The site appeared to slope slightly to the east. Stormwater occurring on the subject site would drain to the east into the adjacent concrete lined drainage channel and into Mud Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation throughout the site.

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. This member produces moderate amounts of water, and includes moderate porosity but intermediate or lower permeability, and has a moderate environmental sensitivity.

The subject site was observed to be developed as an existing retail commercial property, covered in concrete and asphalt with no exposed bedrock. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

2. The proper storage of any biological, hazardous, or medical chemicals and disposal of waste from the requested use.

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. No additional impervious cover shall be added to the existing suite 301 & 302 (2,893 sq. ft.).
2. Any biological or hazardous waste that is generated on site shall be disposed of in accordance with federal, state, and local guidelines.
3. All biological, hazardous, or medical chemicals on site shall be stored in accordance with federal, state, and local guidelines.
4. 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.
5. 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.
6. 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

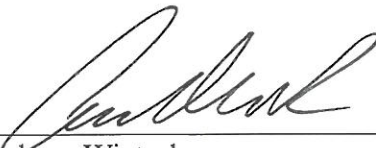
Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

General Recommendations

1. 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.
2. 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.
3. 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:

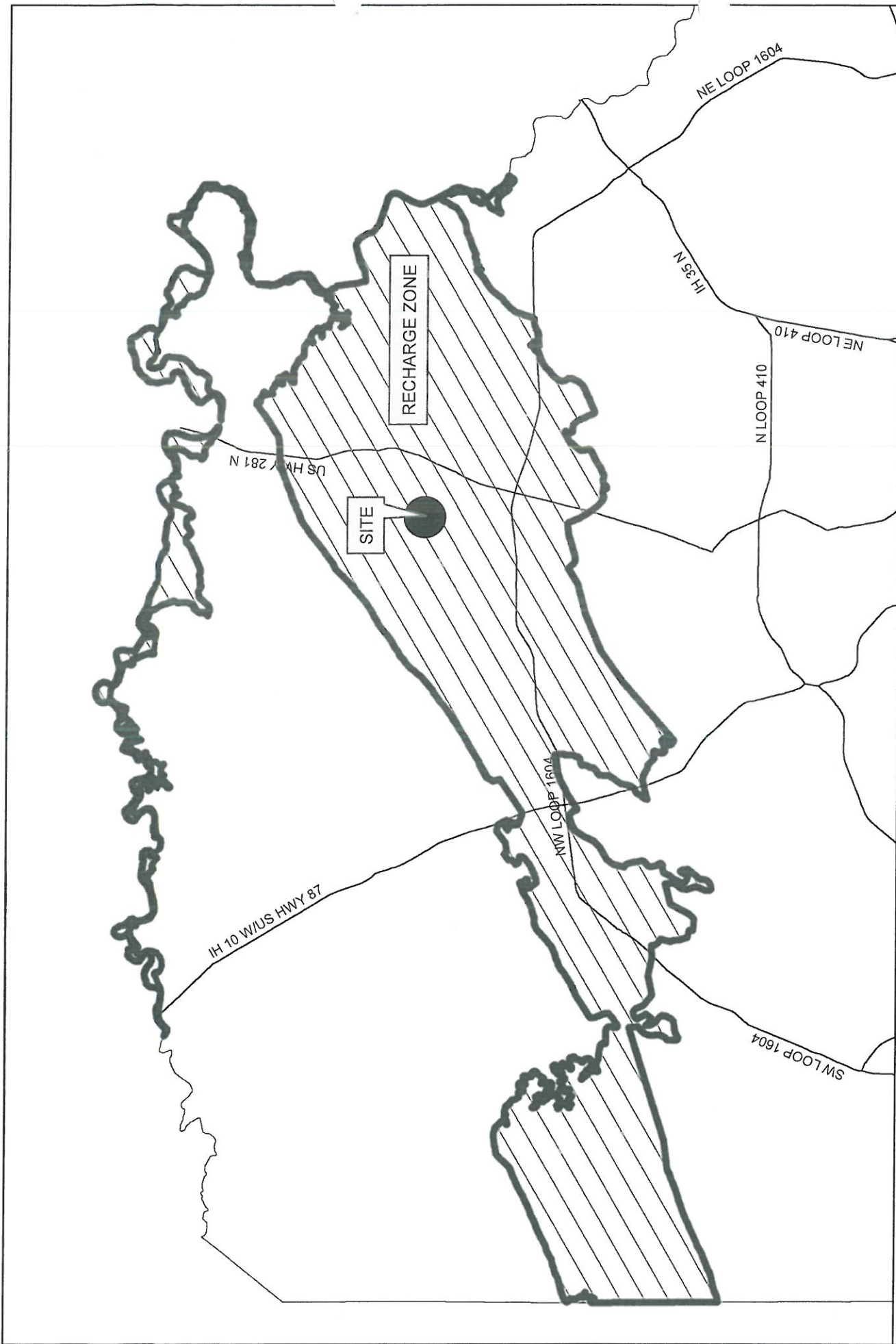


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

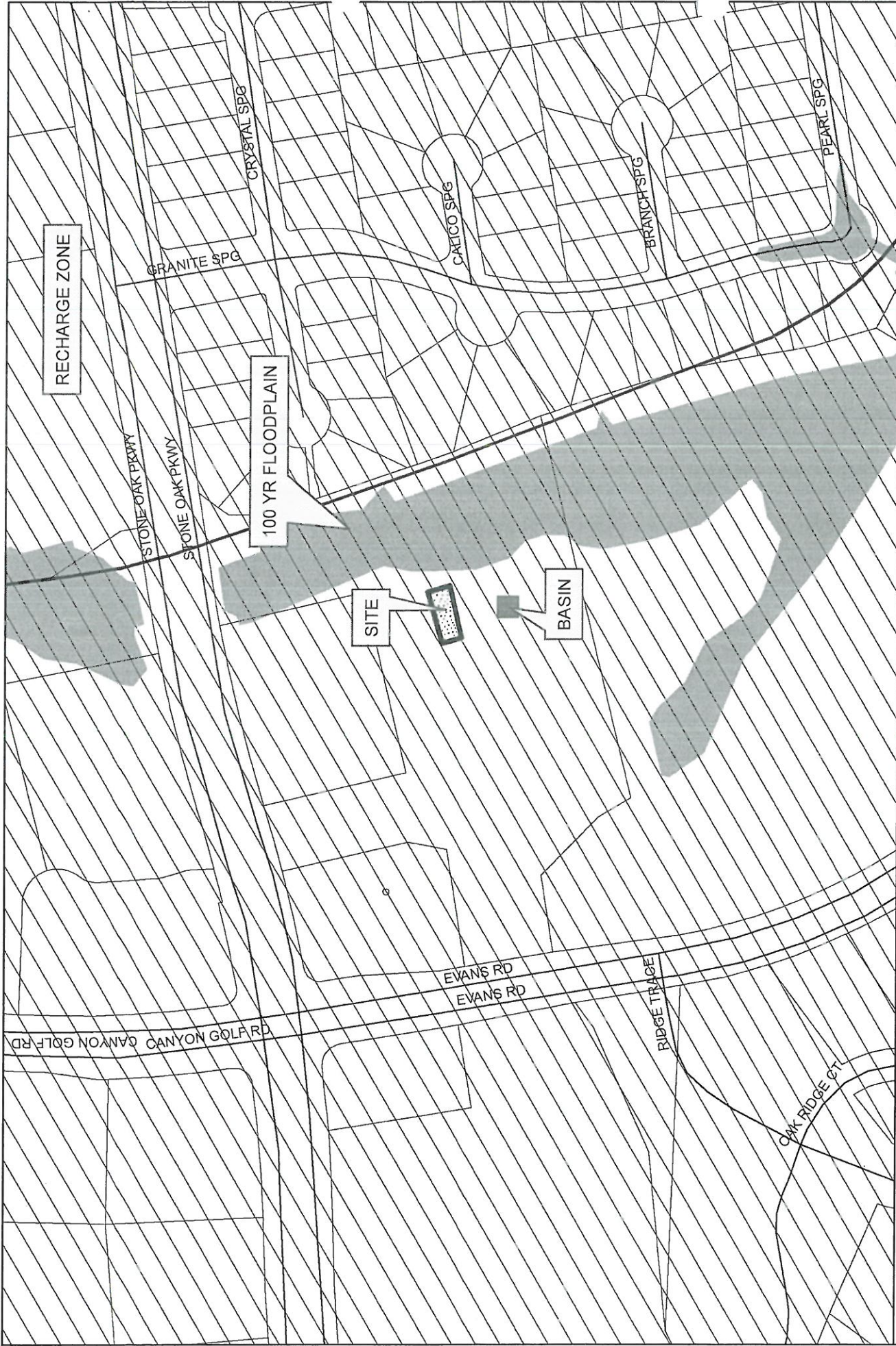
MJB:MAE



ZONING CASE: 20120 STONE OAK PARKWAY (FIGURE 1)
 ZONING FILE: Z2015073
 MAP GRID: 131, B7

Map Prepared by Aquifer Protection & Evaluation 1/5/2015 MAE





ZONING CASE: 20120 STONE OAK PARKWAY (FIGURE 2)
 ZONING FILE: Z2015073
 MAP GRID: 131, B7

Map Prepared by Aquifer Protection & Evaluation 1/5/2015 MAE



1 in = 202 feet

