

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

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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 Z2017260 (Laurel Ridge Treatment Center Hospital)

Date: September 27, 2017

SUMMARY

A request for a change in zoning has been made for an approximate 10.677 acres located on the city's north side. A change in zoning from **"R-6 ERZD to C-2 ERZD SUP"** is being requested by the applicant, Texas Laurel Ridge Hospital, LP, and represented by, Ashley Farrimond, Kaufman & Killen Inc. The change in zoning has been requested to allow for a hospital treatment center. 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 9, located 593 feet north of North Loop 1604 East on Redland Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **"R-6 ERZD to C-2 ERZD SUP"** and will allow for a hospital treatment center. The subject site is located within a highway to arterial nodal intersection which is subject to a maximum of 75% impervious cover. Currently, there is a church facility named Hope Church located on 0.479 acres within the overall 10.677 acre property, the remainder of the site is vegetated and undeveloped.

2. Surrounding Land Uses:

Redland Woods neighborhood lies north of the subject site. Corporate Woods Drive borders to the east with Laurel Ridge Treatment Center located beyond. Redland Road and Redland Heights neighborhood lies west of the project. Undeveloped commercial property and North Loop 1604 East borders to the south.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Hope Evangelical Presbyterian Church had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ), 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 September 21, 2017, 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 overall 10.677 acres subject site was observed to be primarily undisturbed in a natural state, with the exception of a church facility and a water quality basin occupying the northeast corner of the property. Stormwater occurring on the subject site would drain to the south along an observed ravine, toward an unnamed tributary to Elm Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. The full section thickness of this member is approximately 70 to 90 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:

1. Site Specific Concerns:

- A. The improper handling and disposal of medical and bio-hazardous material to be generated on-site.

- B. The presence and proper installation and operation for a proposed above storage tank (AST) located on the site which is for the required backup generator.

2. Standard Pollution/Abatement 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 impervious cover shall not exceed 65% on the site.
2. Outside storage of chemicals will not be permitted on the site.
3. The AST shall be placed within a containment basin designed to capture and retain a minimum of 150 percent of the storage capacity of the AST.
4. All valves, pipes, fittings, and other controls connected to the AST shall be placed within the containment basin.
5. A spill containment kit and approved absorbent materials designed to capture and retain potential spills shall be clearly labeled and displayed within 20 feet of the containment area.
6. 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.
7. 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.

8. 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.
9. 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.
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.

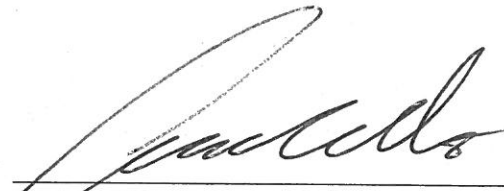
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Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

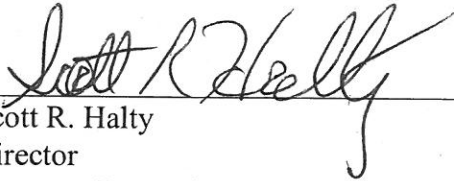
APPROVED:



Andrew Wiatrek

Manager

Edwards Aquifer and Watershed Protection Division

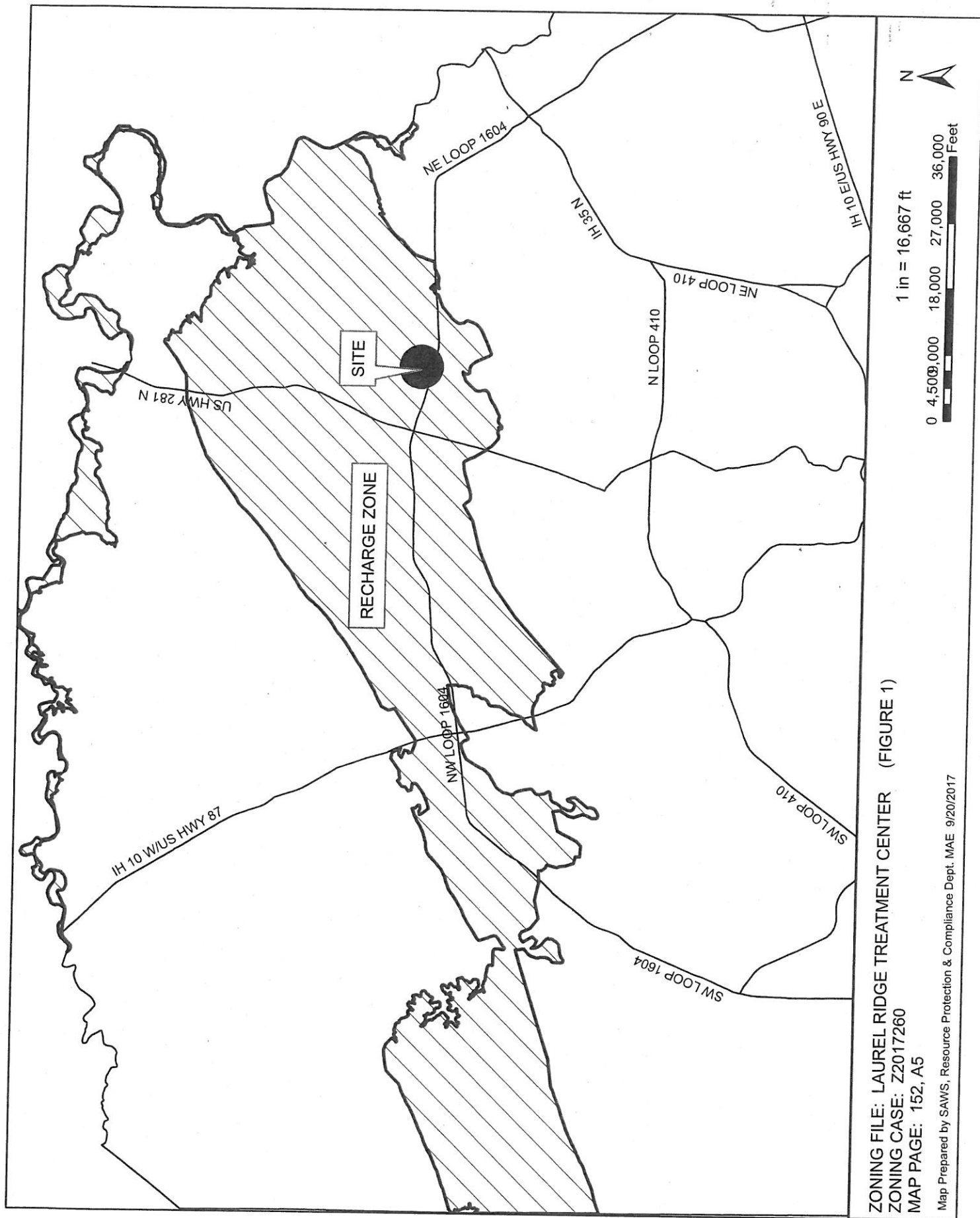


Scott R. Halty

Director

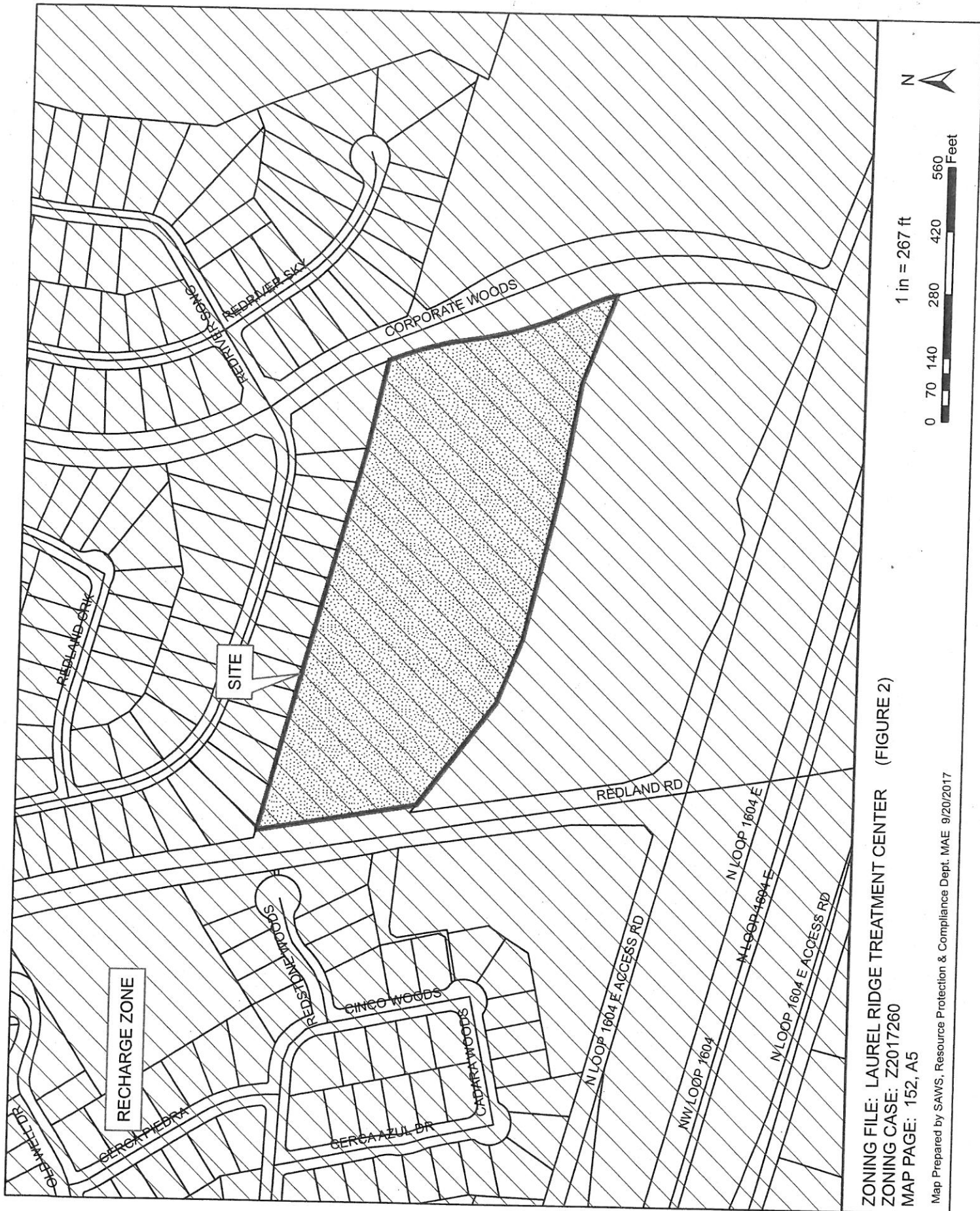
Resource Protection & Compliance Department

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ZONING FILE: LAUREL RIDGE TREATMENT CENTER (FIGURE 1)
ZONING CASE: Z2017260
MAP PAGE: 152, A5

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 9/20/2017



ZONING FILE: LAUREL RIDGE TREATMENT CENTER (FIGURE 2)
ZONING CASE: Z2017260
MAP PAGE: 152, A5

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 9/20/2017