

DEVELOPMENT SERVICES
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Interdepartmental 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, Resource Protection & Compliance Department, Michael Barr, Supervisor, Edwards Aquifer and Watershed Protection Division, Michael A. Escalante, Environmental Protection Specialist III, Edwards Aquifer & Watershed Protection Division, File

Subject: Zoning Case Z2016130 (Dr. Suzie Pet Hospital)

Date: April 12, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 0.835 acres located on the city's north side. A change in zoning from "**C2 ERZD MLOD to C2 ERZD SUP MLOD**" is being requested by the applicant, Dr. Suzie Pet Hospital, PLLC, represented by Dr. Suzanne Jardine. The change in zoning has been requested to allow for an animal clinic.

Currently the site is developed with an existing office building within a 0.835 acre lot. The subject property is located at 20642 Stone Oak Parkway. The office building was built in 2006. Additionally, the proposed zoning change will not increase the existing impervious cover of 65%.

According to the 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 subject site. Observation of the underlying geology was limited since the site is primarily developed. A previous geologic assessment was reviewed by staff, and no sensitive geologic features were noted on site. The subject property is in City Council District 9, located approximately 0.70 miles west of U.S. Hwy. 281 North on Stone Oak Parkway. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

1. No additional impervious cover shall be added to the existing 65% impervious cover.
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.


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Based on the information submitted by the applicant, SAWS staff recommends approval of an animal clinic located at 20642 Stone Oak Parkway, if the site specific recommendations are adopted. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.

APPROVED:

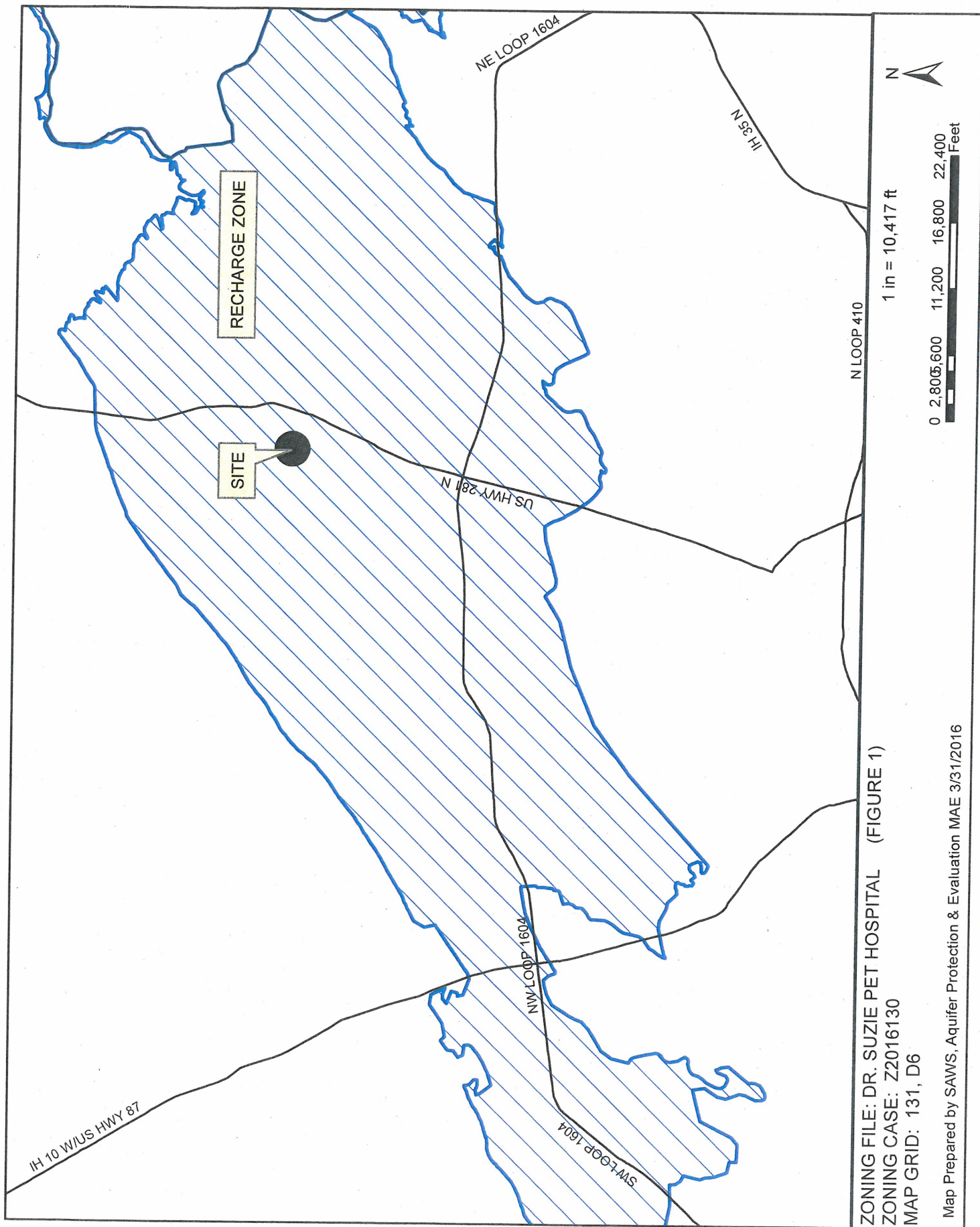


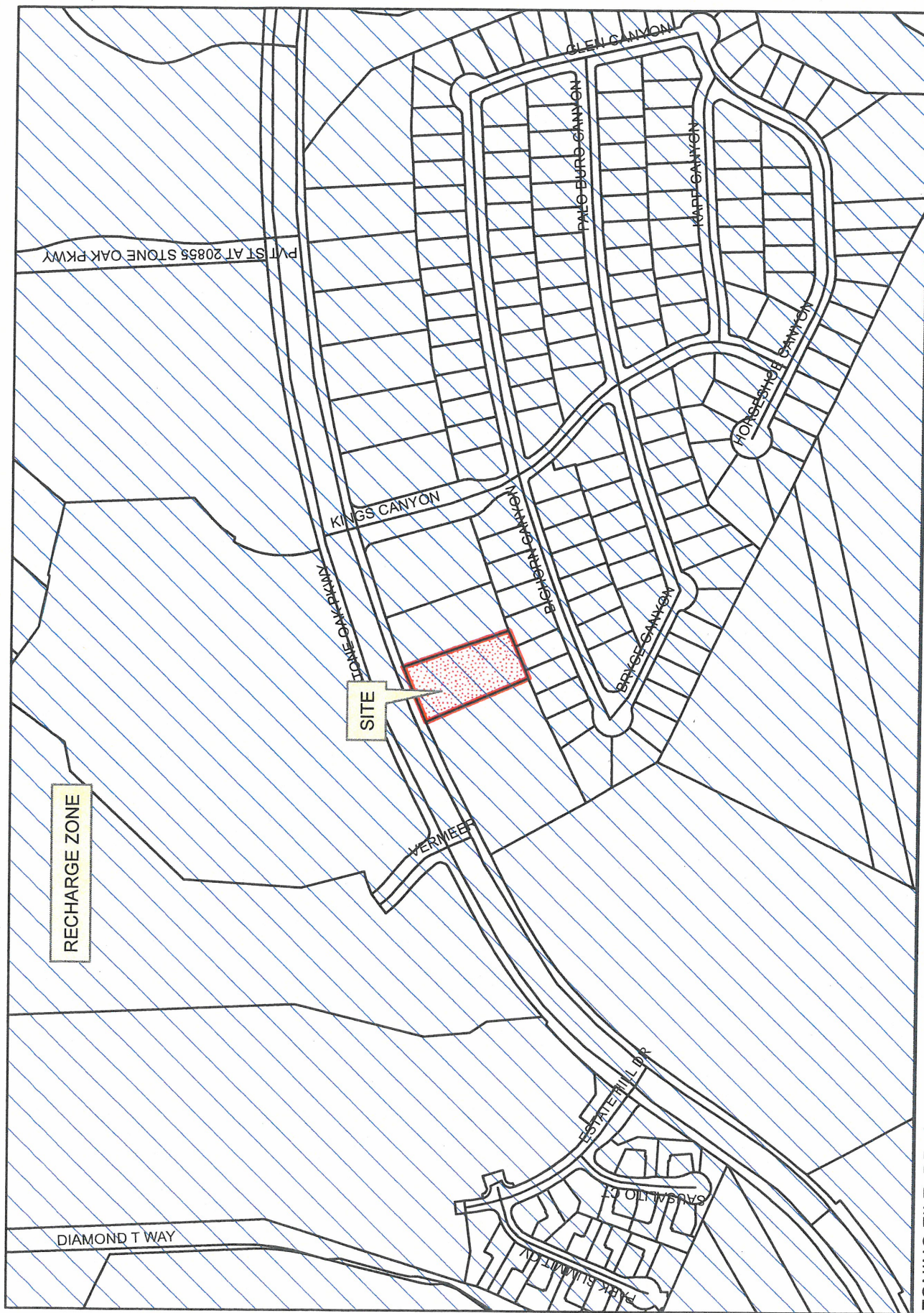
Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE





1 in = 333 ft



ZONING FILE: DR. SUZIE PET HOSPITAL (FIGURE 2)

ZONING CASE: Z2016130

MAP GRID: 131, D6

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 3/31/2016