

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

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 Z2016187 (New Clothing Wash/Iron Station)

Date: July 26, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 1,250 square feet suite located on the city's north side. A change in zoning from **"C2 ERZD MLOD to C2 SUP ERZD MLOD"** is being requested by the applicant, Karem Rojas, represented by Jorge Reyes. The change in zoning has been requested to allow for a laundry and ironing service.

The suite is located within a previously approved Water Pollution Abatement Plan named Stone Oak Crossing Retail Park. The retail center was built in 2004 and is fully developed with existing buildings and parking lots. The subject property is located at 19147 Stone Oak Parkway. Additionally, the proposed zoning change will not increase the existing impervious cover of the retail center.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Grainstone Member of the Kainer Formation throughout subject site. Observation of the underlying geology was limited since the site is 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 895 feet southwest of the intersection of Huebner Road and Stone Oak Parkway. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

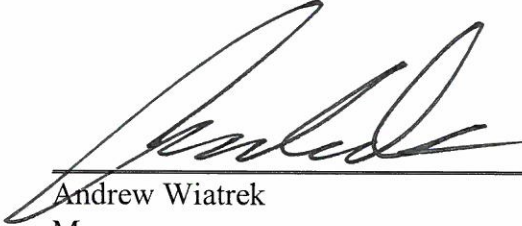
1. Biodegradable detergents shall be strictly used.
2. The laundry service shall be limited to storing 24 gallons of biodegradable detergents on site.
3. No dry cleaning services shall be allowed on site nor the use of associated cleaning agents.


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Based on the information submitted by the applicant, SAWS staff recommends approval of a laundry and ironing service located at 19147 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:

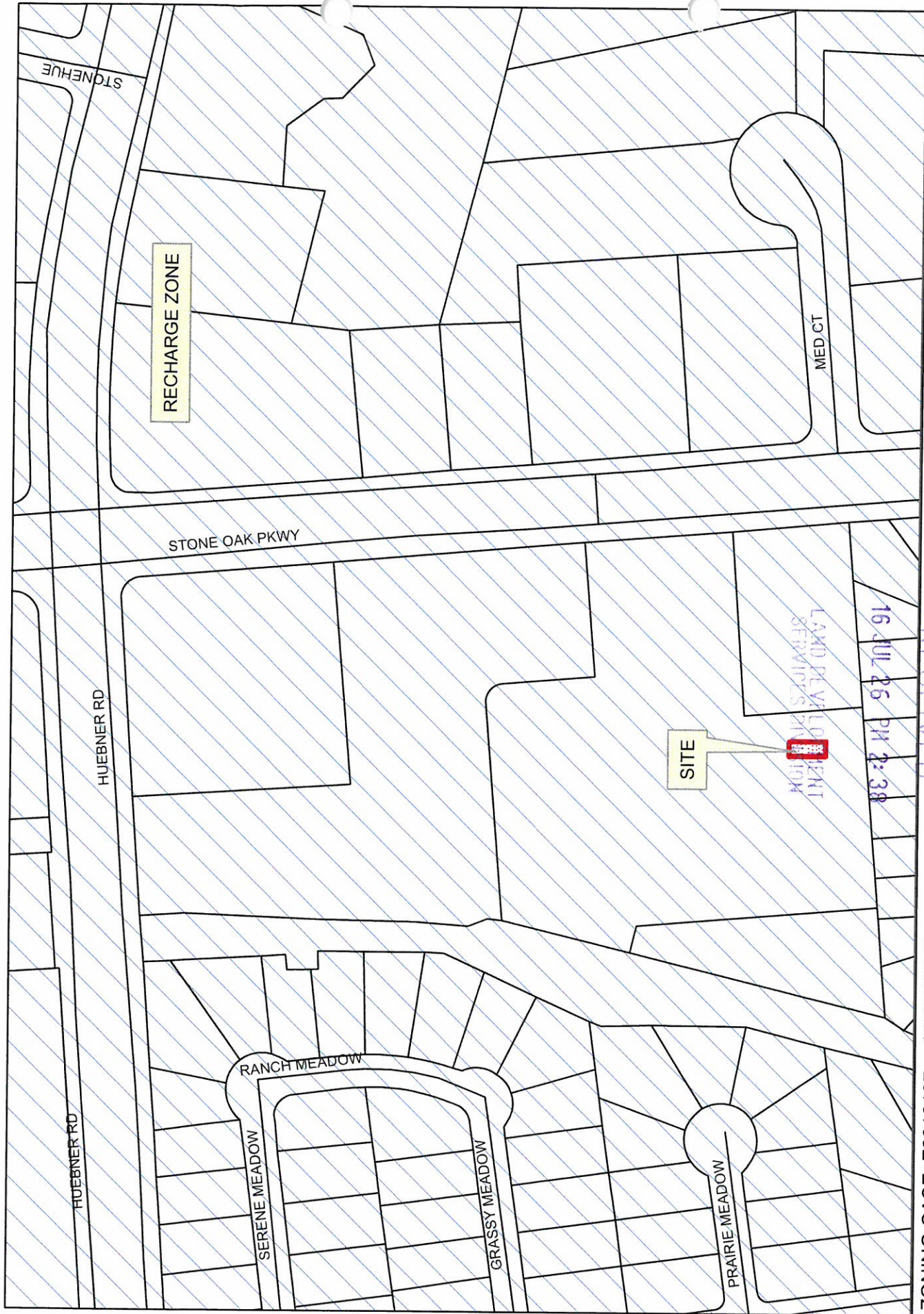


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

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Director
Resource Protection & Compliance Department

MJB:MAE

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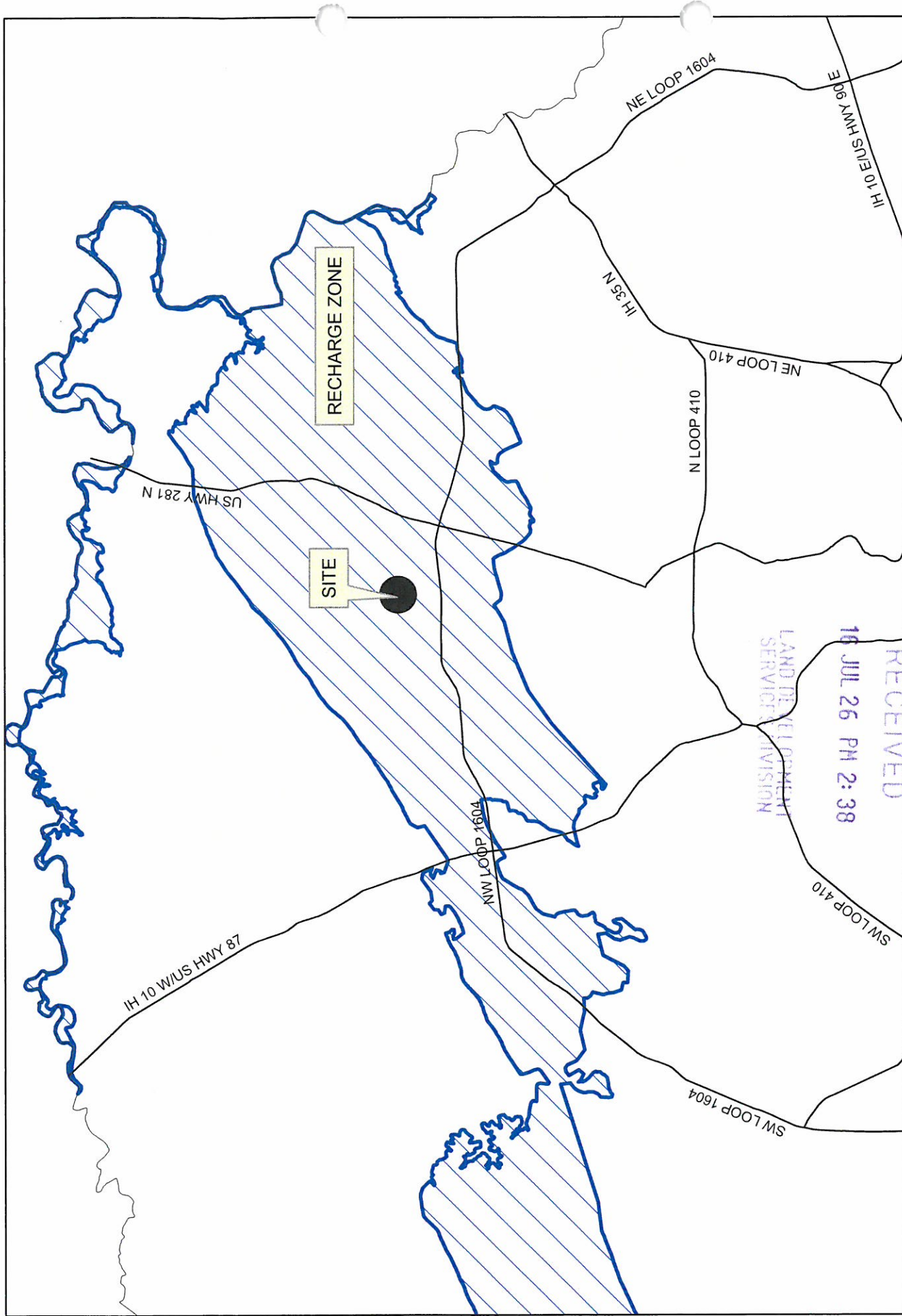
1 in = 167 ft



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ZONING CASE: Z2016187 (FIGURE 2)
ZONING FILE: NEW CLOTHING WASH/IRON STATION
MAP GRID: 150, F2

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 7/12/2016



1 in = 16,667 ft



ZONING CASE: Z2016187 (FIGURE 1)
 ZONING FILE: NEW CLOTHING WASH/IRON STATION
 MAP GRID: 150, F2

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 7/12/2016