

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 Z2017034 (Tails are Wagging Pet Service)

Date: January 6, 2017

SUMMARY

A request for a change in zoning has been made for an approximate 0.500 acres located on the city's northeast side. A change in zoning from "**C-3 ERZD MLOD to C-2 CD S ERZD MLOD**" is being requested by the applicant and represented by, Frederick Brian Cain. The change in zoning has been requested to allow for an animal and pet service outdoor facility.

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 in City Council District 9, located 0.81 miles east of U.S. Highway 281 North on Redland Road. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "**C-3 ERZD MLOD to C-2 CD S ERZD MLOD**" and will allow for the development of animal and pet service outdoor facility. Currently the 0.500 acre subject site is located within an existing office warehouse lot. The office warehouse development was built in 1985.

2. Surrounding Land Uses:

Turner Roofing contractor office lies to the north with Mission Golf Cars located east of the subject property. Redland Ridge subdivision borders west of the project. Undeveloped residential property lies south of the project.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will not be required because the existing impervious cover will not be increased.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on December 13, 2016, 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 modified lot, approximately 0.500 acres in area, unoccupied and developed as a materials and equipment storage yard. Stormwater occurring on the subject site would drain toward the south and east toward an unnamed tributary to Mud 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:

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.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

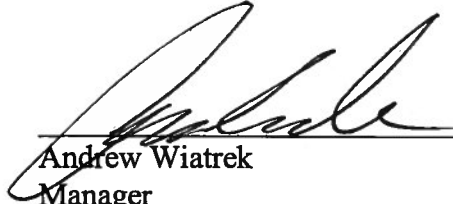
Site Specific Recommendations

1. The existing impervious cover shall not be increased on the site.
2. Sod grass shall be established and maintained on 0.47 acre portion located outside the existing 1,200 sq. ft. canopy.
3. No outside storage of chemicals shall be allowed.
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. 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.
6. 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:

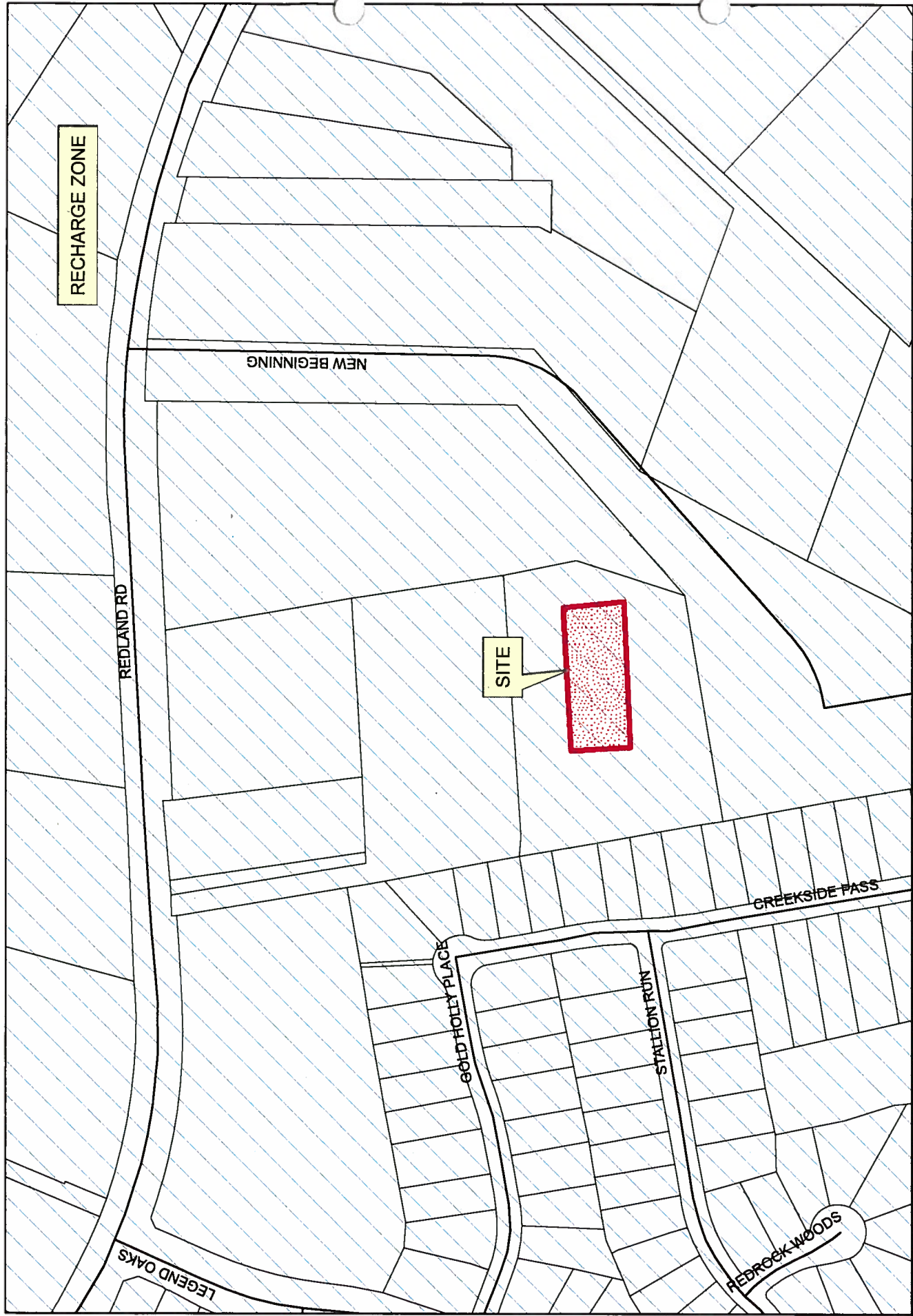


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

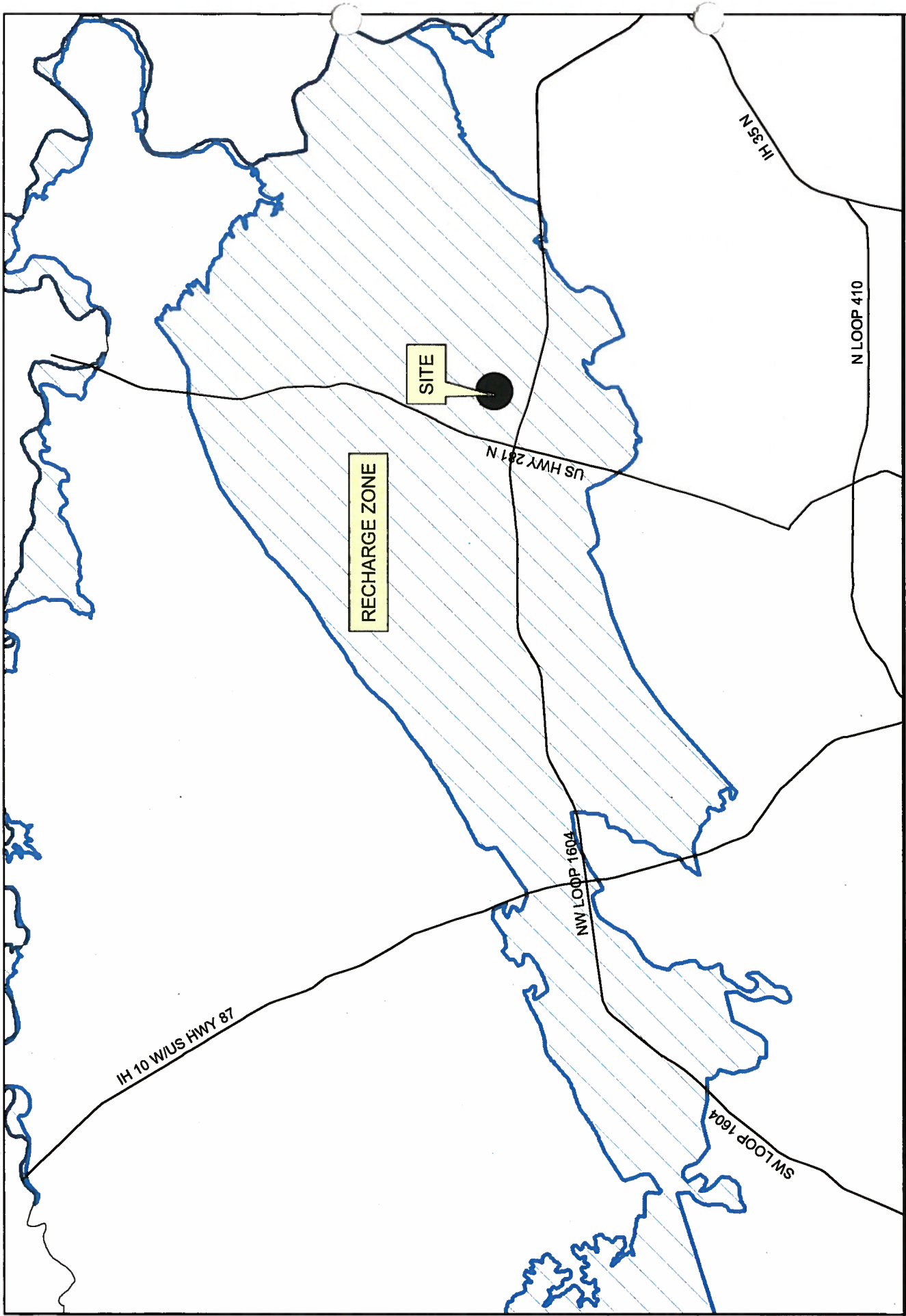


ZONING FILE: TAILS ARE WAGGING (FIGURE 2)

ZONING CASE: Z2017034

MAP GRID: 151, E3

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



ZONING FILE: TAILS ARE WAGGING (FIGURE 1)

ZONING CASE: Z2017034

MAP GRID: 151, E3

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