

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

2017 JUL 13 AM 9:09

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 Z2016180 (Huebner Oaks Animal Hospital)

Date: July 12, 2017

SUMMARY

A request for a change in zoning has been made for an approximate 0.5459 acres located on the city's northwest side. A change in zoning from **"C-2 MLOD, C2 ERZD MLOD & C-3 MLOD ERZD to C-2 CD S MLOD ERZD & C-2 CD MLOD"** is being requested by the applicant, VP Huebner, LLC, represented by Ken Brown, Brown & Ortiz, PC. The change in zoning has been requested to allow for an outdoor paddocks, runs and pens.

Currently, the site is developed with an existing one story veterinary hospital and parking lot within a 0.5459 acre lot. A portion of the property, 0.3601 acres lies within the Edwards Aquifer Recharge Zone. The subject property is located at 12058 Vance Jackson Road. The proposed outdoor paddocks, runs and pens will be built outside the Recharge Zone and within the Transition Zone. Additionally, the proposed zoning change will not increase the existing impervious cover of 91%.

According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the southeastern portion of the subject site is underlain by the Cyclic and Marine Member of the Person Formation. 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 8, located approximately 0.348 feet north of Huebner Road on Vance Jackson Road. A portion of the property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

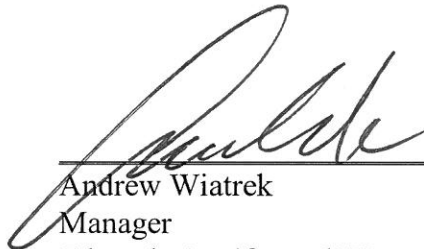
Site Specific Recommendations

1. The existing 91% impervious cover shall not be increased in the 0.3601 acres over the Recharge Zone.
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.

Based on the information submitted by the applicant, SAWS staff recommends approval of an outdoor paddocks, runs, and pens located at 12058 Vance Jackson Road, 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:

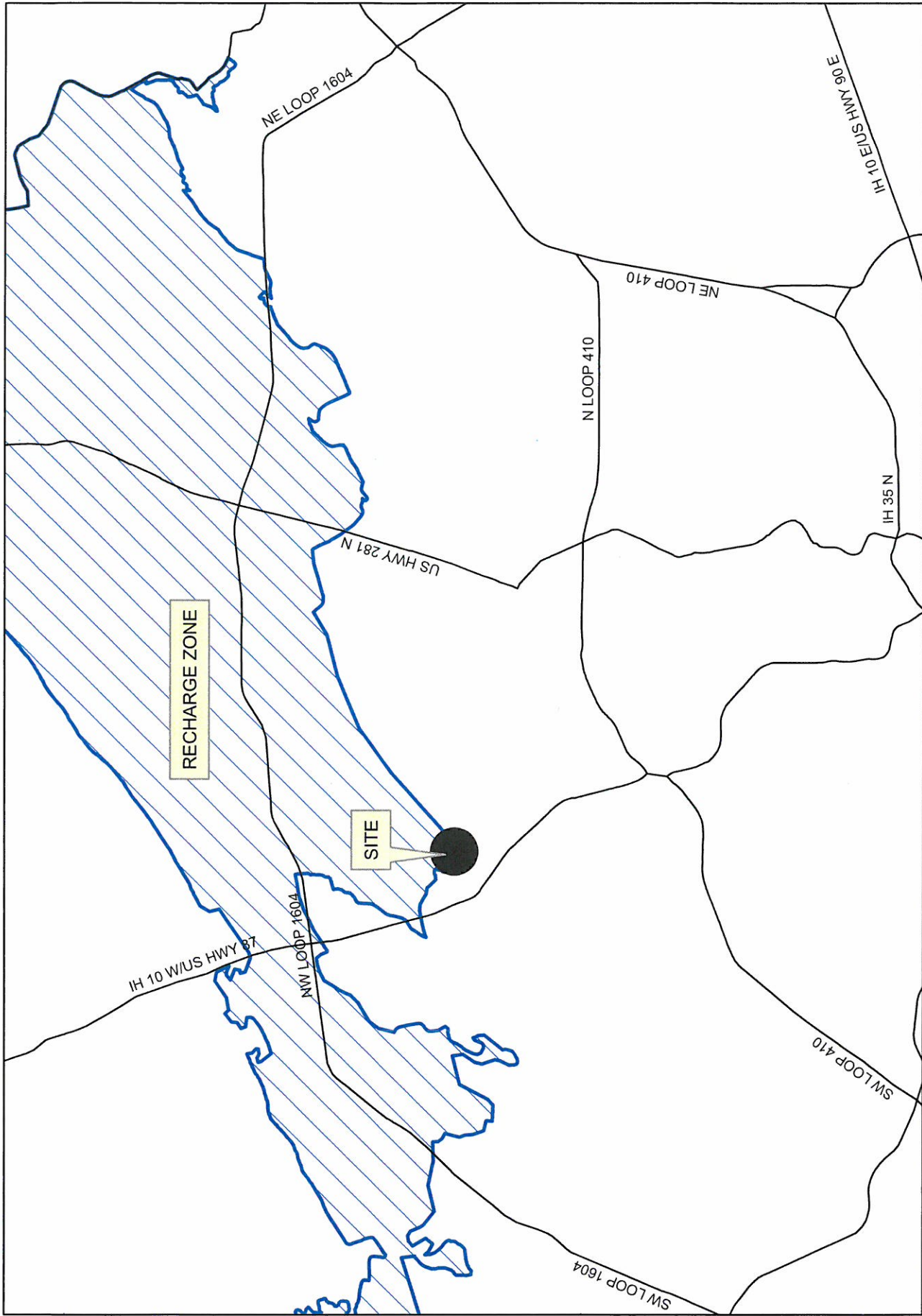


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



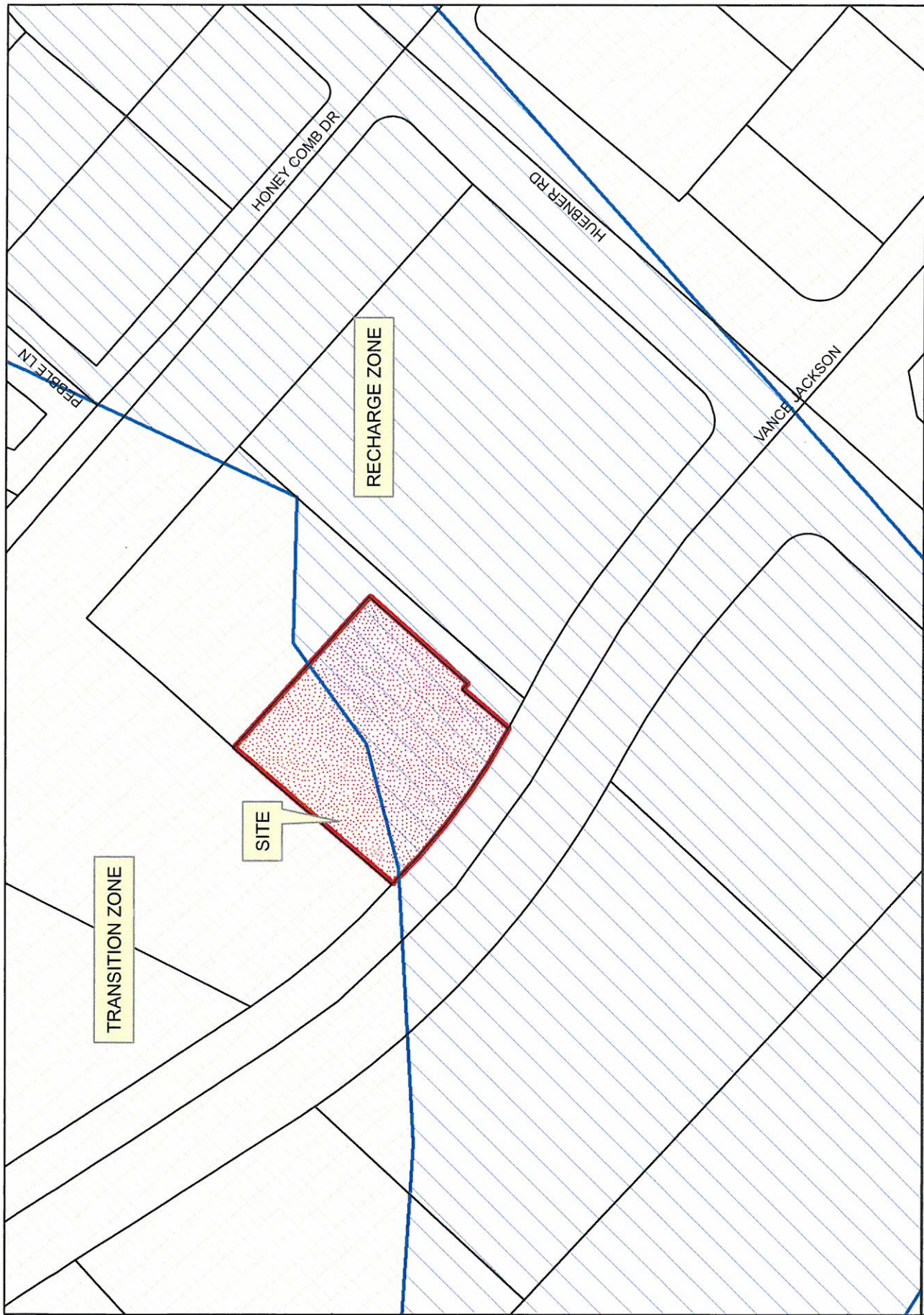
ZONING FILE: HUEBNER OAKS VETERINARY HOSPITAL (FIGURE 1)

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Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 6/5/2017





ZONING FILE: HUEBNER OAKS VETERINARY HOSPITAL (FIGURE 2)

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