

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

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 Z2024-10700035 (Petfolk Pet Care)

Date: May 14, 2024

SUMMARY

A request for a change in zoning has been made for an approximate 0.067-acre or 2,922-square foot suite located on the city's northside. A change in zoning from “**C-3 ERZD to C-3 S ERZD**” is being requested by the applicant Jalin Mobley and represented by Andrew Samples. The change in zoning has been requested to allow for a veterinary animal clinic. 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 in City Council District 9, located at the northeast corner of North Loop 1604 West and Blanco Rd. intersection. The 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 to C-3 S ERZD” and will allow for a veterinary animal clinic to be located in an existing 2,922-square foot office suite. The existing building was originally a Luby’s restaurant built in 1996 and later remodeled into an office suite in 2021. The veterinary clinic will offer medical services and care to small pet animals.

2. Surrounding Land Uses:

Blanco Market shopping center borders to the north and east of the site. The Vineyard retail center and Blanco Rd. lies west of the site. North Loop 1604 West is situated to the south.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Luby's North Point had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on December 10, 2012. An existing off-site water quality basin associated with the WPAP, was found to be compliant at the time of our site evaluation.

4. Geologic Conditions:

The San Antonio Water Systems Aquifer Protection Section conducted a site evaluation to assess the geological conditions and to determine if environmental concerns are present. Mr. Justin Turknett, a Professional Geoscientist (P.G.) and a San Antonio Water System geologist, performed a site visit on March 7, 2024.

The site is approximately 2,922 square feet. The site is bounded by Blanco Road to the west, 1604 frontage road to the south, vacant land to the east, and commercial properties to the north. The use of the property is commercial. Stormwater flows downgradient to the south. The stormwater eventually flows towards the basin east of the site. The majority of the site is impervious cover with a building and paved parking; therefore, no sensitive features or bedrock were observed during the site visit.

According to the Federal Emergency Management Agency (FEMA) Flood Map 48029C0235G dated September 29, 2010, the site is not within the 100-year floodplain.

According to the United States Geological Survey (USGS) Water Resource Investigations Report 95-4030, the site is mapped on the Leached and Collapsed member of the Person Formation associated with the Edwards Group.

The Leached and Collapsed member is approximately 70 to 90 feet thick. The lithology consists of crystalline limestone, mudstone to grainstone, chert, and collapsed breccia. The Leached and Collapsed member is characterized by bioturbated iron-stained beds separated by massive limestone beds and stromatolitic limestone. The cavern development in the Leached and Collapsed is extensive lateral development and typically develops large rooms. The Leached and Collapsed member is the most porous and permeable member of the Person formation. The predominant type of porosity is not fabric selective where evaporite minerals have been dissolved.

During the site evaluation, a Geological Assessment completed in 1994 was reviewed. The geological assessment did not document any sensitive features onsite.

No environmental concerns or sensitive features were observed during the site evaluation.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. Any biological or hazardous waste that is generated on site which needs to be disposed of properly.
2. The proper storage of any biological, hazardous, or medical chemicals and disposal of waste from the requested use.

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.
2. 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 proposed veterinary animal clinic will not increase the existing 2,922-square foot impervious cover or 0.067-acre animal clinic.
2. All biological, hazardous, or medical chemicals on site shall be collected and stored in accordance with federal, state, and local guidelines to ensure that proper indoor containment is provided in case a spill occurs.
3. Any biological, hazardous, chemical, or medical waste that is generated on site shall be collected and disposed of as per requirements set forth in federal, state, and local codes. All waste shall be properly packaged and labeled as required prior to transport and disposal. If a licensed hauler is required to pick up and dispose of waste materials any associated manifests and/or tracking documentation shall be kept on site and be available for inspection upon request by the San Antonio Water System. Incineration of any waste on site, in any quantity, shall be strictly prohibited.
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. 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.

General Recommendations

1. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
2. 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.

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.

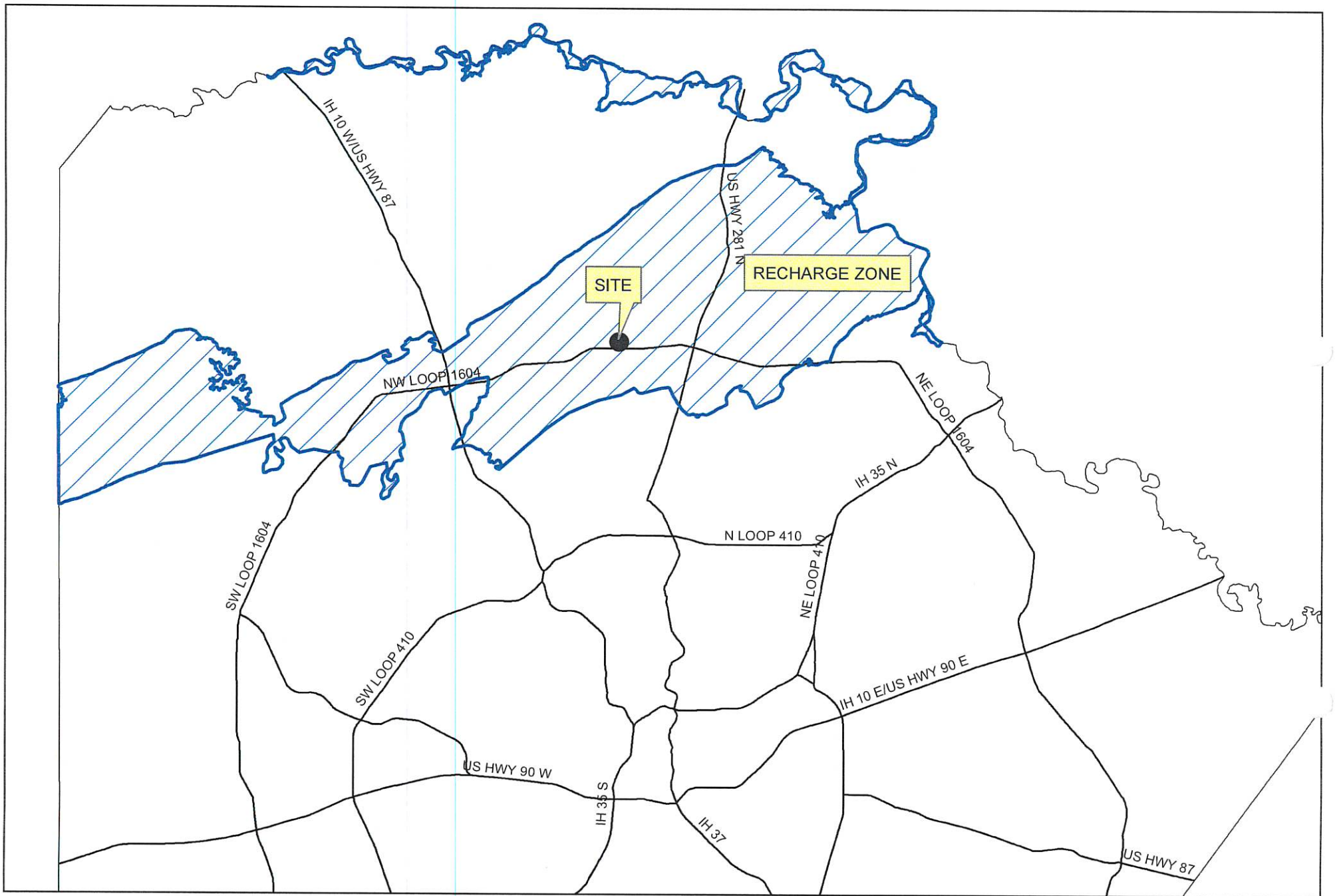
APPROVED:



Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

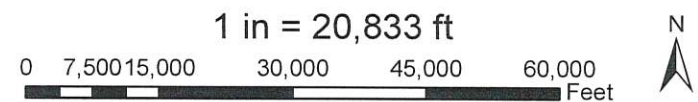
Scott R. Halty
Director
Resource Protection & Compliance Department

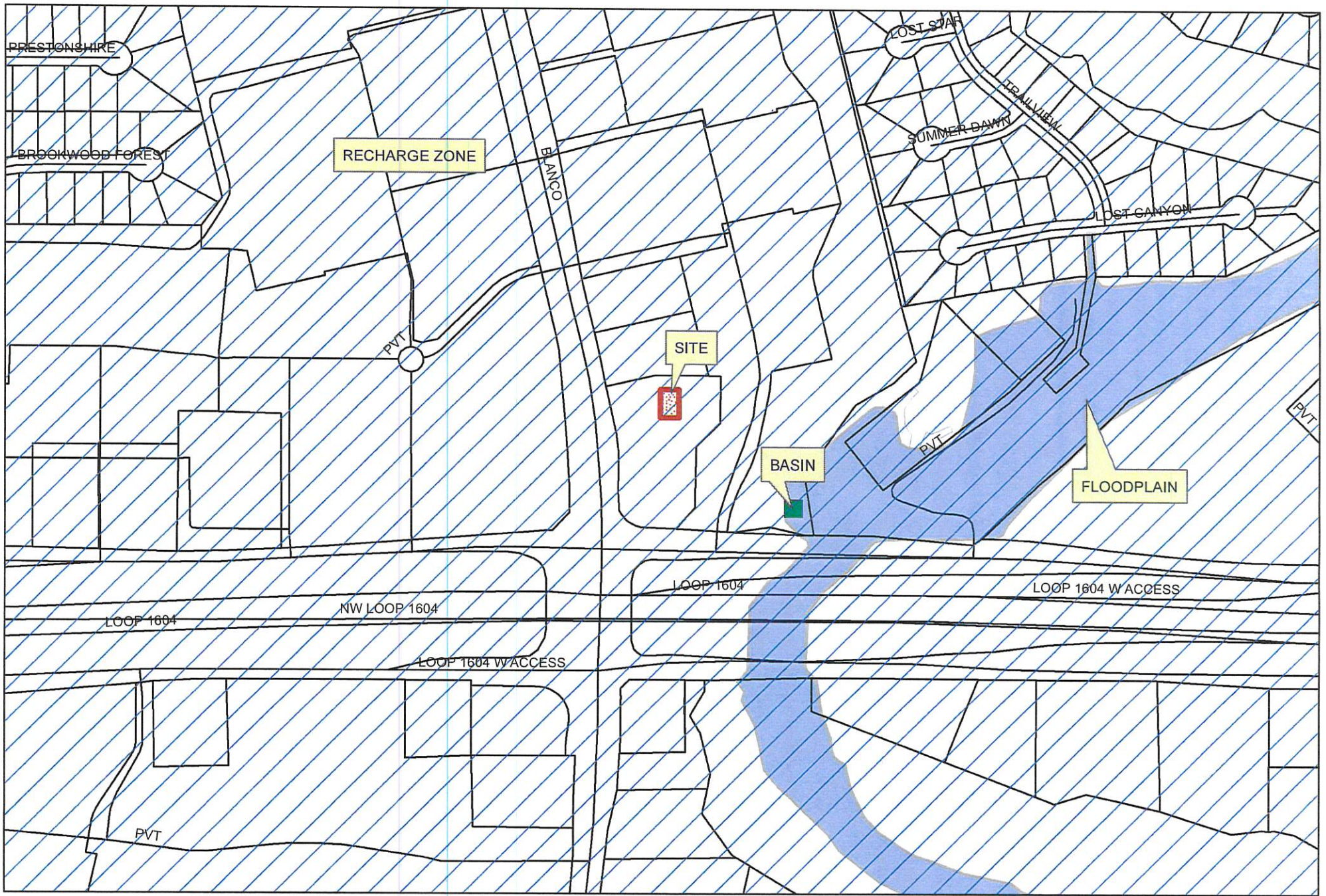
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ZONING FILE: Z2024-10700035 (FIGURE 1)
ZONING CASE: PETFOLK PET CARE

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 3/6/2024





ZONING FILE: Z2024-107000035 (FIGURE 2)
ZONING CASE: PETFOLK PET CARE

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/19/2024

