

**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 Z2022-10700019 (Pet Paradise @ 8130 W. Hausman Rd)

Date: May 12, 2022

SUMMARY

A request for a change in zoning has been made for an approximate 2.457-acre lot located on the city's northwest side. A change in zoning from “**MF-18 ERZD**” to “**C-2 CD S ERZD**” is being requested by the applicant DCI Developers, LLC and represented by Ashley Farrimond of Killen, Griffin & Farrimond, PLLC. The change in zoning has been requested to allow for pet services with boarding. The property is currently designated as a Category 2.

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 within City Council District 8, approximately 940-feet east of North Loop 1604 West and Hausman 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 “**MF-18 ERZD**” to “**C-2 CD S ERZD**” and will allow for pet services with boarding on 2.457-acres. The property is undeveloped and vegetated with native trees and understory. The subject site was previously rezoned, Z2017090, and approved for 65% impervious cover. The project is proposed to consist of an office building, indoor boarding kennels, grooming services, veterinary care, day camping, and a secure outdoor patio play area.

2. Surrounding Land Uses:

Hausman Road borders to the north, with Baptist Emergency Hospital located beyond. The Montecito Apartments bounds to the west of the property. Farm Haus Luxury Rental Homes sits to the east and south of the site.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Farm Haus had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on September 3, 2020. A newly constructed 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 Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on February 16, 2022, 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 an undeveloped lot, heavily vegetated with native trees and understory, approx. 2.457-acres in area. A 2-inch PVC water line crosses the northern boundary of the property. Some piles of promiscuous dumping composed of brush, wooden fencing, and household materials was observed in the northern portion of the site.

No bedrock exposure was observed within the subject site. The site was observed to be covered in a deep soil profile throughout the property.

A previous geologic assessment conducted for the overall parent parcel was reviewed on file and no sensitive geologic features were identified on-site.

No portion of the site is in the floodplain. Stormwater occurring on the site would discharge to the south towards an unnamed tributary to French Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the site is underlain by the Cyclic and Marine Members of the Person Formation of the Edwards Aquifer.

The Cyclic and Marine Members of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone, and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90-feet thick. No visual expression of this member was observed on-site.

Using the Soil Survey of Bexar County, compiled by the United States Department of Agriculture, it was determined that the soil profile of the subject site included the Crawford and Bexar Stony (Cb) soils.

The Crawford and Bexar Stony soils are generally stony clay over hard limestone, moderately deep, dark grey to dark reddish brown, non-calcareous clay, approximately 14 to 22-inches thick.

No sensitive geologic features were observed on-site nor noted on file.

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.
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 impervious cover shall not exceed the previously approved, Z2017090, of 65% on the overall 2.457-acre site.
2. The routine cleaning and maintenance of all outdoor patio areas shall include the collection and proper disposal of fecal waste generated on-site by the pets. The on-site disposal of fecal waste in dumpsters, shall be emptied once a week.
3. 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.

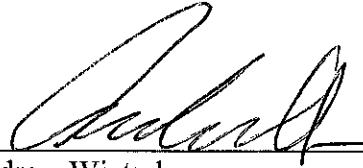
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property 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.
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 applicant shall notify the Construction Monitoring of SAWS at (210) 233-3565 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Aquifer Protection & Evaluation Section of SAWS at (210) 233-3522.

General Recommendations

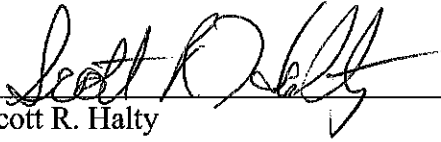
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System.
2. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
3. 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:

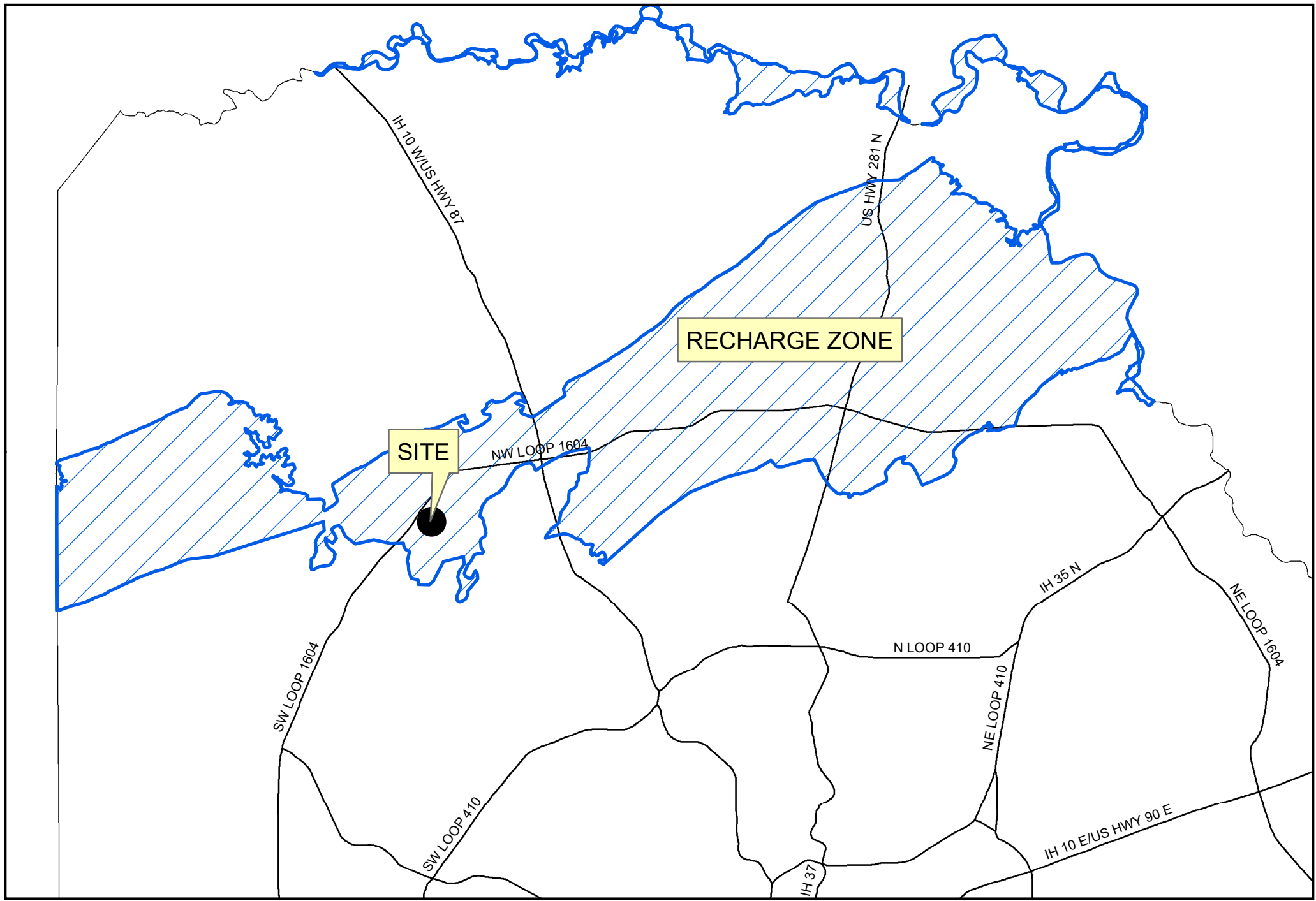


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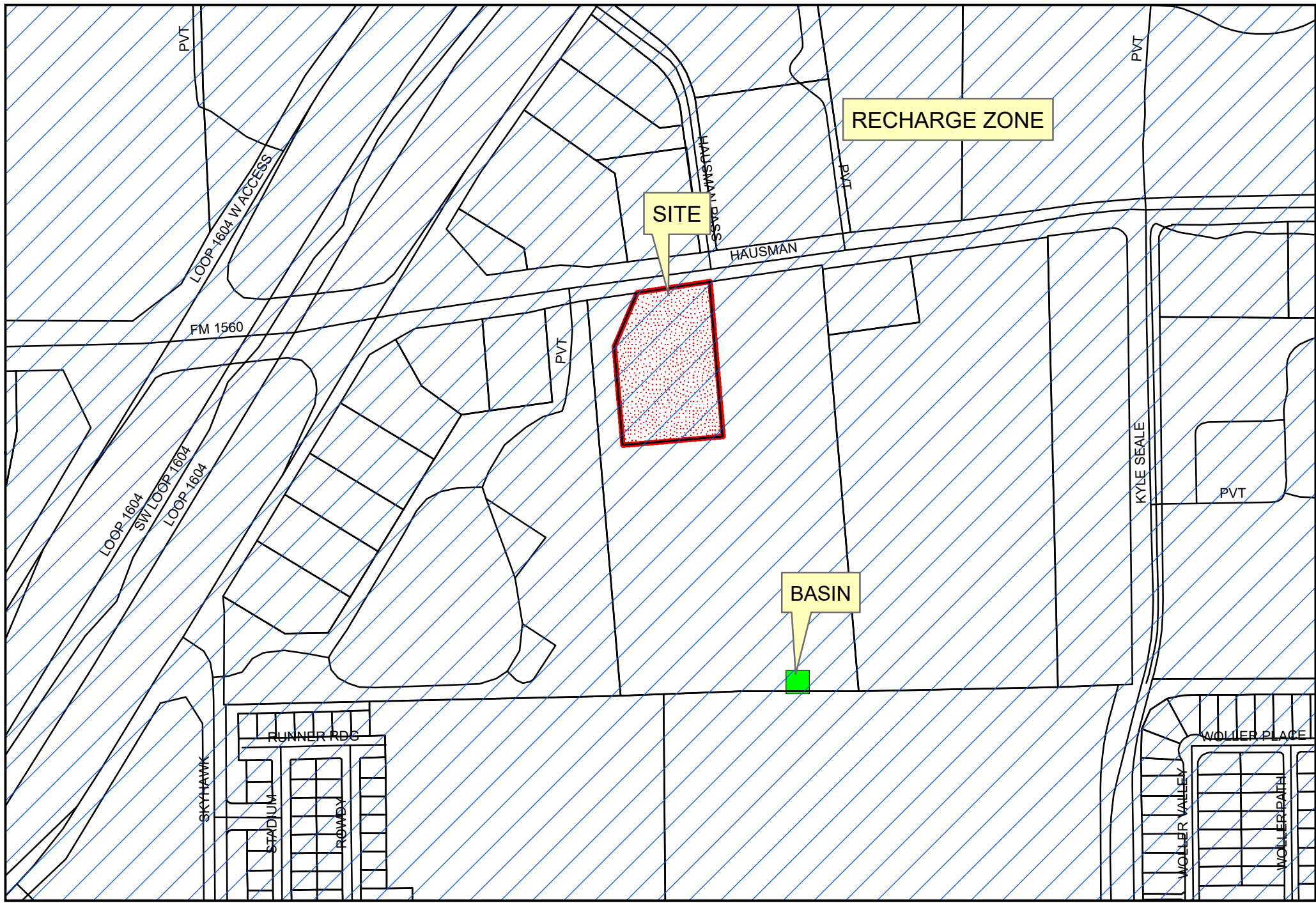
MJB:MAE



ZONING CASE: PET PARADISE 8130 W. HAUSMAN RD (FIGURE 1)
ZONING FILE: Z2022-10700019

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 2/14/2022





ZONING CASE: PET PARADISE 8130 W. HAUSMAN RD (FIGURE 2)
ZONING FILE: Z2022-10700019

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 2/14/2022

