

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 Z2023-10700111 (Midwest Animal Clinic)

Date: June 1, 2023

SUMMARY

A request for a change in zoning has been made for an approximate 0.413-acres located on the city's northeast side. A change in zoning from “C-2 ERZD” to “C-2 SUP ERZD” is being requested by the applicant, Radii Group, LLC and represented by Aaron Dahl, Acufarm Architecture. The change in zoning has been requested to allow for an animal clinic. The property is currently classified as a Category 2.

The 0.413-acre lease area sits within a 0.871-acre developed lot. The subject property is located at 17203 Jones Maltsberger Road, the 17,996-square foot lease area consists of an office building with an associated parking area built in 2020. Stormwater runoff from the office site is being treated by an existing water quality basin. The basin was found to be compliant at the time of our site evaluation. Further review of the inspection and maintenance history shows the basin in compliance since 2022. Additionally, the zoning change shall not increase the existing 68.6% impervious cover.

According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030, it was determined the site is underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer. No sensitive geologic features were observed on-site, nor identified on file. The property is in City Council District 10, approximately 1-mile west of the intersection of Bulverde Road and North Loop 1604 East. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

1. The proposed animal clinic shall not increase the existing 68.6% within the 0.413-acre site.
2. No long-term overnight kenneling will be allowed on-site.
3. 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.

4. 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.

General Recommendations

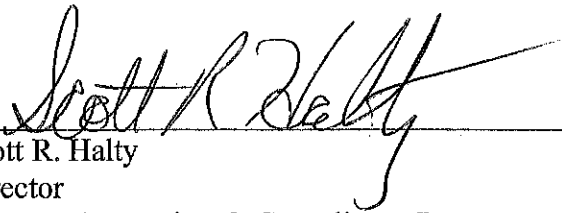
1. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
2. The Resource Protection & Compliance Division 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 information submitted by the applicant, SAWS staff recommends approval to an animal clinic located at 17203 Jones Maltsberger 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:

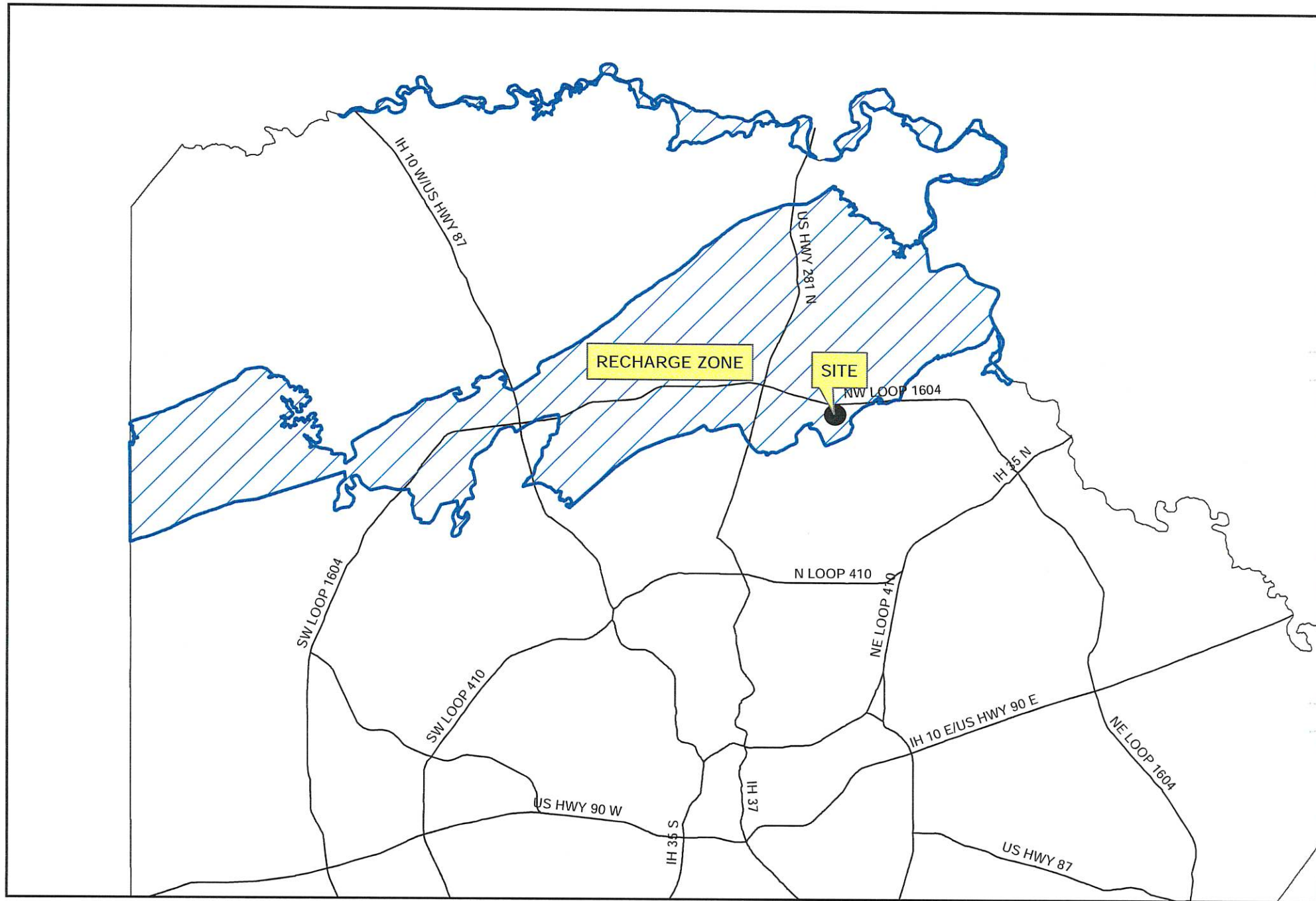


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

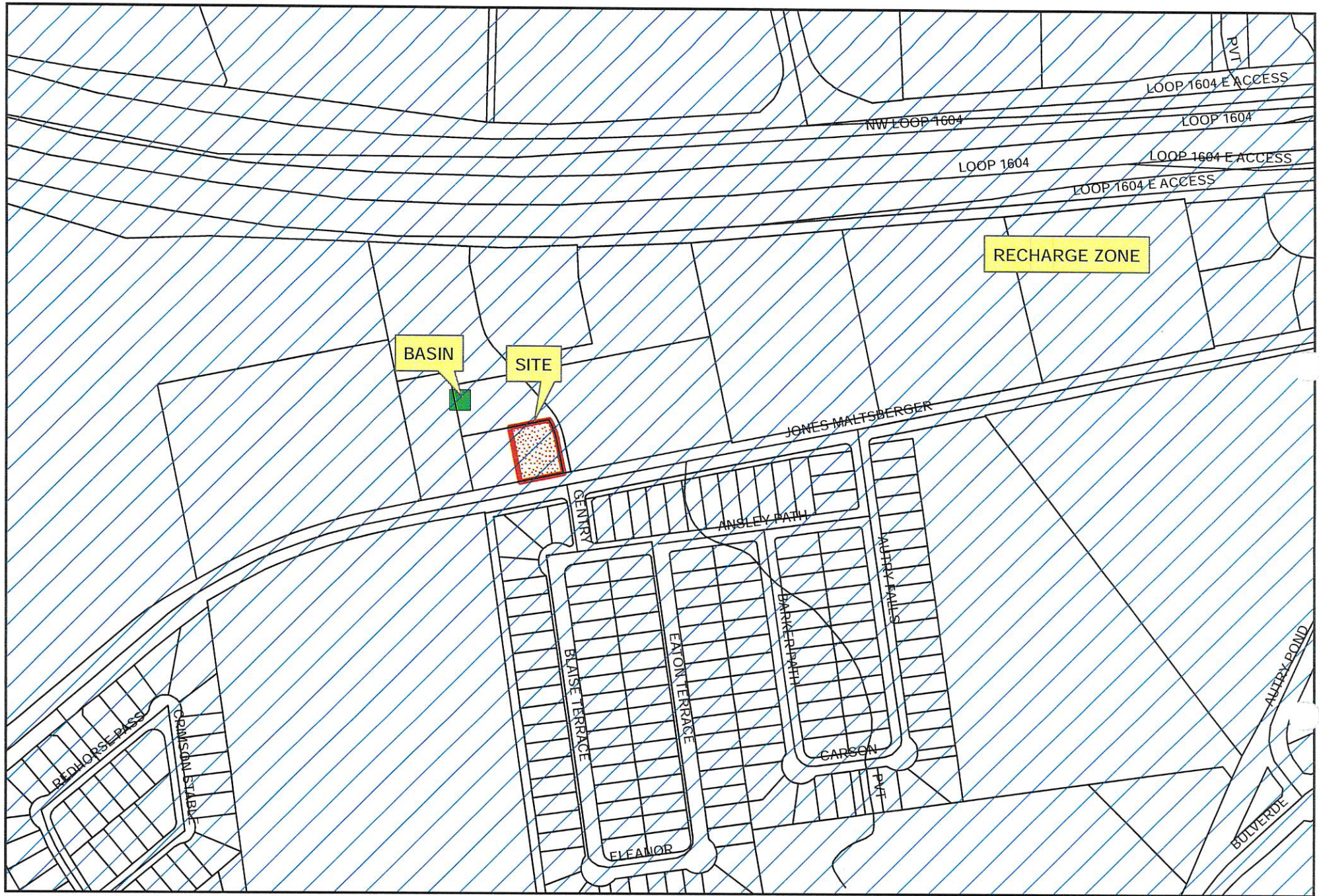


ZONING CASE: MIDWEST ANIMAL CLINIC (FIGURE 1)
ZONING FILE: Z2023-10700111

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 5/2/2023

1 in = 20,833 ft
0 7,500 15,000 30,000 45,000 60,000 Feet





ZONING CASE: MIDWEST ANIMAL CLINIC (FIGURE 2)
ZONING FILE: Z2023-10700111

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