

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 Z2021-10700255 (Vision Veterinary Clinic)

Date: November 22, 2021

SUMMARY

A request for a change in zoning has been made for an approximate 0.841-acre lot located on the city's northwest side. A change in zoning from **“C-3 MNA MLOD-1 MLR-2 ERZD to C-2 S MNA MLOD-1 MLR-2 ERZD”** is being requested by the applicant Vision Veterinary Properties, LLC, and represented by Kevin DeAnda, Brown & Ortiz, PC. 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 8, located approximately 1-mile east of IH-10 West on De Zavala Road. 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 MNA MLOD-1 MLR-2 ERZD to C-2 S MNA MLOD-1 MLR-2 ERZD”** and will allow for the development of a two-story 8,204-square foot veterinary animal clinic on approx. 0.841-acre lot. The veterinary clinic will offer vision exams, diagnostic testing, eye surgery, and vision care for a variety of eye-related treatments. The site is partially developed with an existing parking area associated with the building pad site.

2. Surrounding Land Uses:

A commercial storage facility lies north of the project site along De Zavala Road. A self-service car wash facility borders to the east and professional office buildings lies west of the subject site. Shavano Ridge neighborhood borders to the south.

3. Water Pollution Abatement Plan:

A WPAP filed under the name De Zavala and Ridge Chase had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on June 22, 2017. An existing 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 September 28, 2021, 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 partially developed lot, approx. 0.841-acres in area. The property was observed to have an existing parking area and a building pad site. No rock exposure was observed on the surface of the site. Stormwater occurring on the subject site would discharge to the south towards and unnamed tributary to the Olmos 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 Member of the Person Formation of the Edwards Aquifer.

The Cyclic and Marine Member 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 characteristics of this member was visually observed on the site.

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:

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

- A. 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.
- B. 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 65% on the 0.841-acre site.
2. No long-term overnight kenneling will be allowed, only overnight stay for surgery recovery shall be allowed.
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.
5. 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.
6. 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.

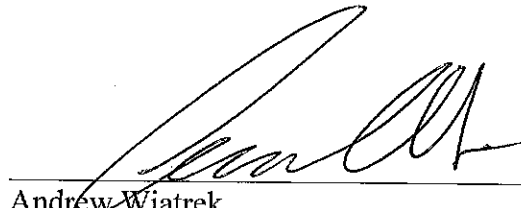
7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing 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.
8. 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

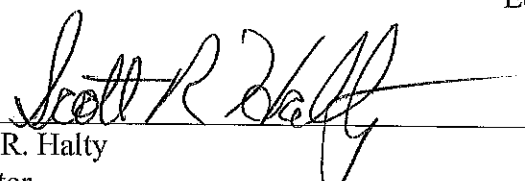
1. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
2. The storage, handling, use and disposal of all over the counter hazardous materials 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.
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.

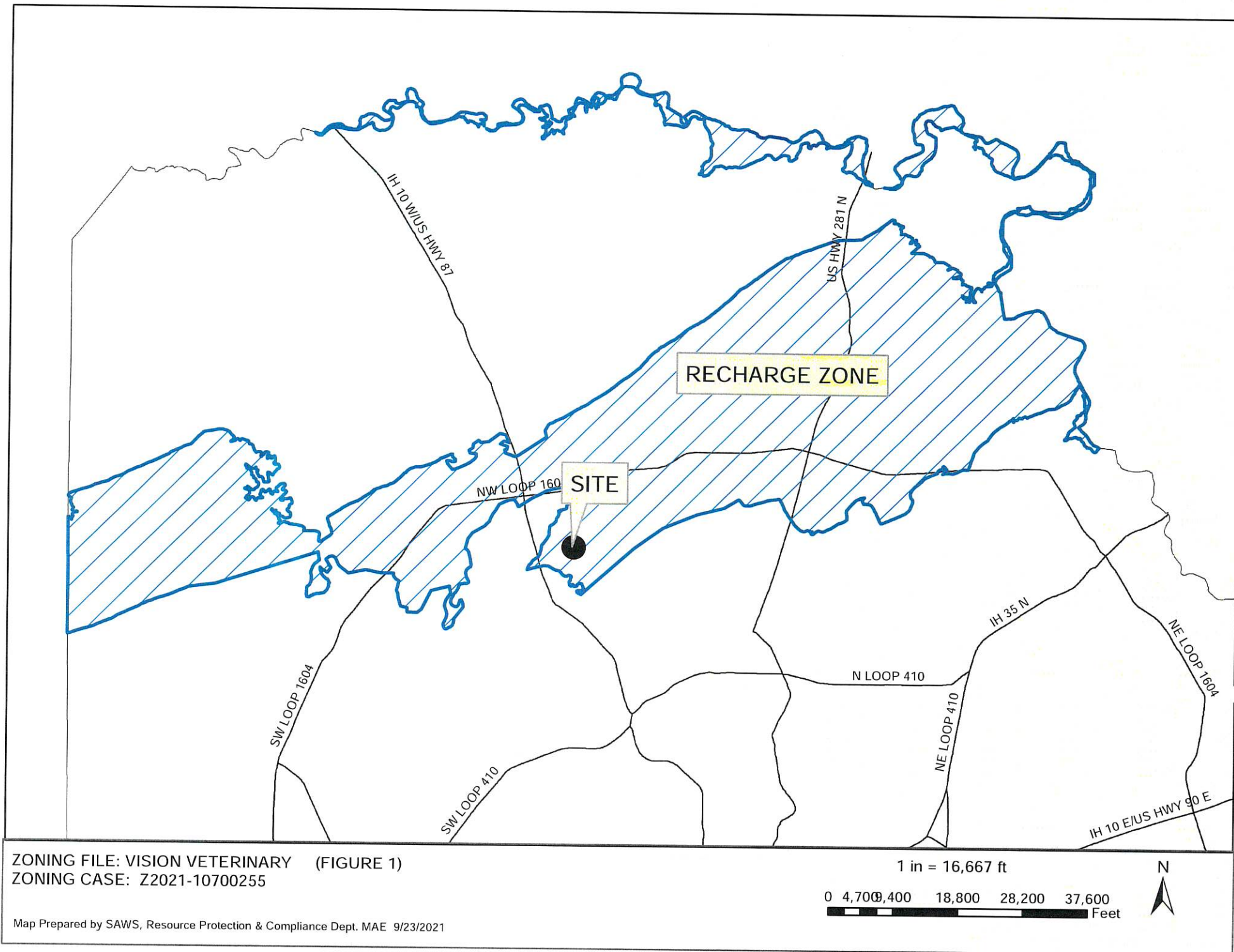
APPROVED:

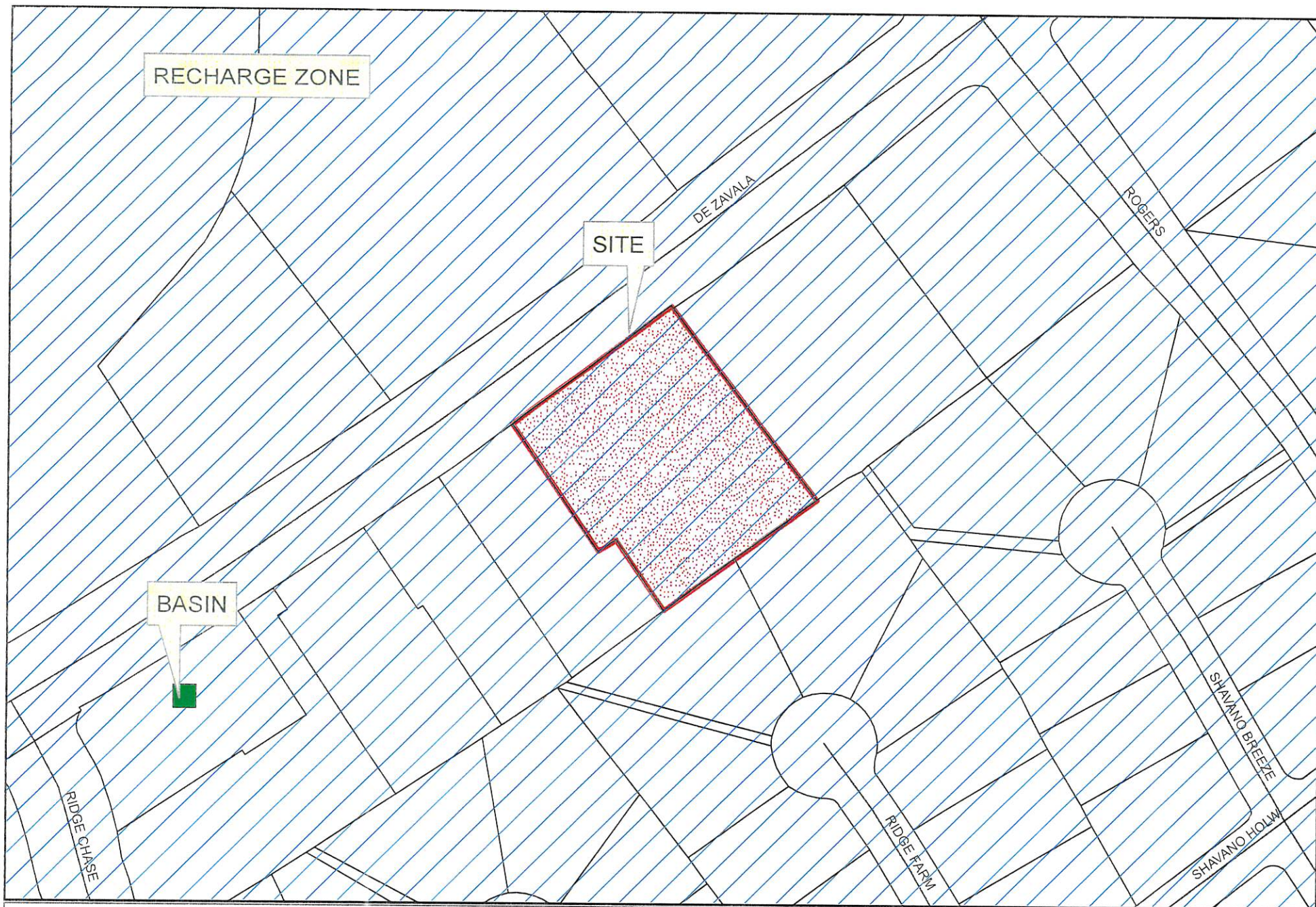


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department





ZONING FILE: VISION VETERINARY (FIGURE 2)
ZONING CASE: Z2021-10700255

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 10/4/2021

