

**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 Z2023-10700169 (Stone Oak Vet Clinic)

**Date:** January 30, 2024

**SUMMARY**

A request for a change in zoning has been made for an approximate 0.3970-acre lot located on the city's north side. A change in zoning from “**R-6 MLOD-1 MNA ERZD**” to “**C-2 CD S MLOD-1 MNA ERZD**” is being requested and represented by the applicant, David Joseph Fernandez, and represented by Caroline McDonald, Brown & McDonald, Attorney at Law. The change in zoning has been requested to allow for a veterinary 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 within City Council District 9, approximately 1,800-feet north of Stone Oak Parkway and North Loop 1604 East intersection. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from “**R-6 MLOD-1 MNA ERZD**” to “**C-2 CD S MLOD-1 MNA ERZD**” and will allow for an existing veterinary clinic to continue operating on approximately 0.3970-acre lot. The project consists of an existing 3,774-square foot veterinary clinic with associated parking area built and operating since 1997, prior to the City of San Antonio annexation.

2. Surrounding Land Uses:

The subject site is within the Parkway Plaza office park to the south and east boundaries. Stoneterra retail business park lies north of the project site. Stone Oak Parkway and Sonterra Place intersection borders to the west of the veterinary clinic.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Parkway Plaza Unit 2 had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on July 30, 1996. An existing off-site water quality basin associated with the WPAP, required maintenance at the time of our site evaluation, but has been brought into compliance.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted site evaluations on July 14, 2023, 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 single lot, approximately 0.397-acres in area, currently developed and in business as a veterinarian clinic. The subject site was observed to be developed with a single-story building, an asphalt paved parking lot, concrete curbs and sidewalks, and a few grassy parking islands and lawn areas in the back. A stand-alone garbage dumpster enclosure and water meter assembly was observed in the southeast corner of the property. The site is bounded on the north, east, and south by commercial business properties with asphalt driveways and parking lots, and on the west by Stone Oak Parkway with a secured driveway entrance beyond. No bedrock exposure was observed within the subject site.

The topography of the property was observed to slope to the south and east. Stormwater occurring on the subject site would discharge to the south and east towards an unnamed tributary to Lorence Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick. This member produces moderate amounts of water, and includes moderate porosity but intermediate or lower permeability, and has a moderate environmental sensitivity. No bedrock exposure was observed within the subject 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 soils, (Cb).

The Crawford and Bexar stony soils occur as shallow to moderately deep stony clay with 10 to 40% of limestone or chert fragments. The surface layer is cherty clay loam to gravelly loam up to 22 inches thick. The soil profile within the property was observed to a veneer to a few inches thick, resulting in moderate to good bedrock exposure.

No sensitive geologic features were observed within the subject site.

## **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 proposed veterinary clinic shall not increase the existing 65% impervious cover within the 0.3970-acre site.
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.
6. 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.

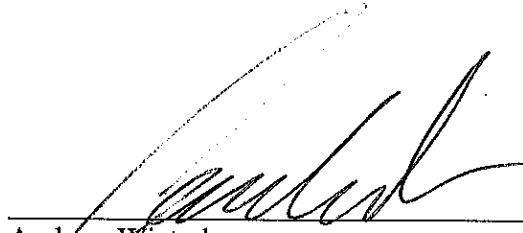
#### **General Recommendations**

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.

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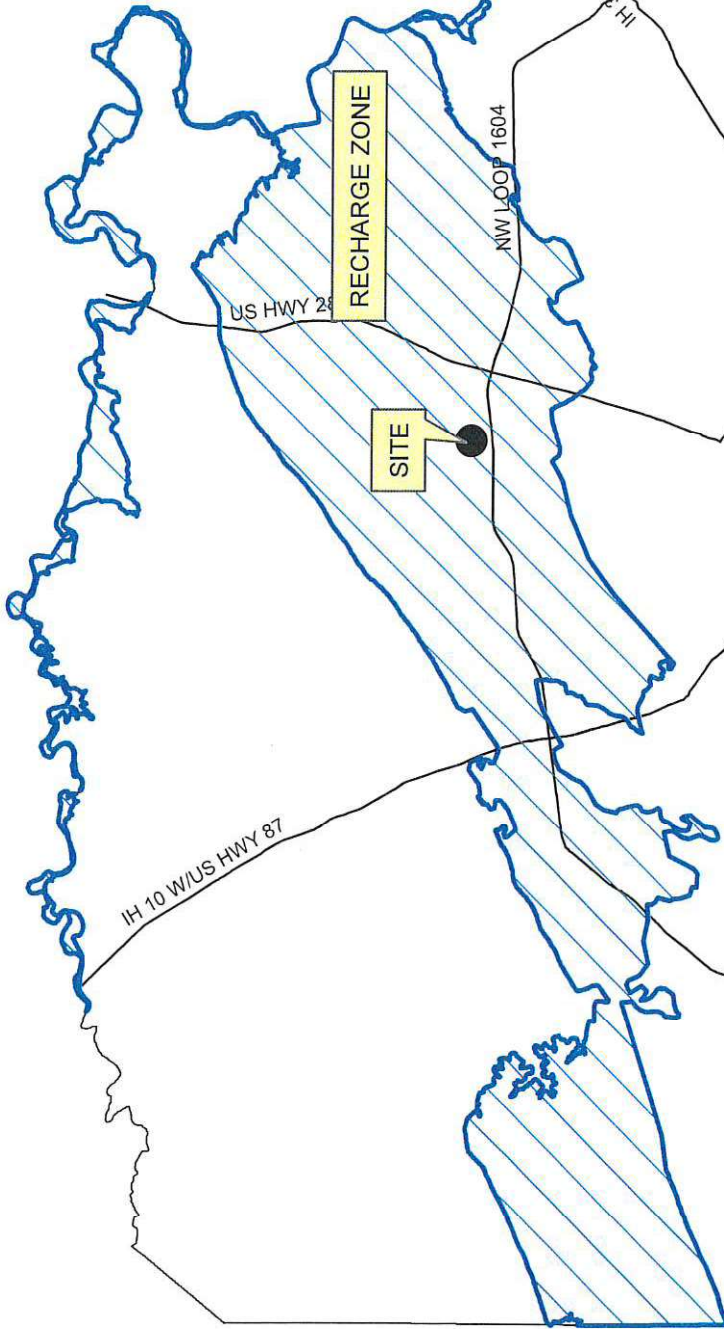
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

APPROVED:

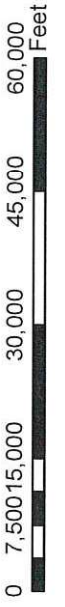
  
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Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division  
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Scott R. Halty  
Director  
Resource Protection & Compliance Department

MJB:MAE

Z-2023-10700169 CD S ERZD



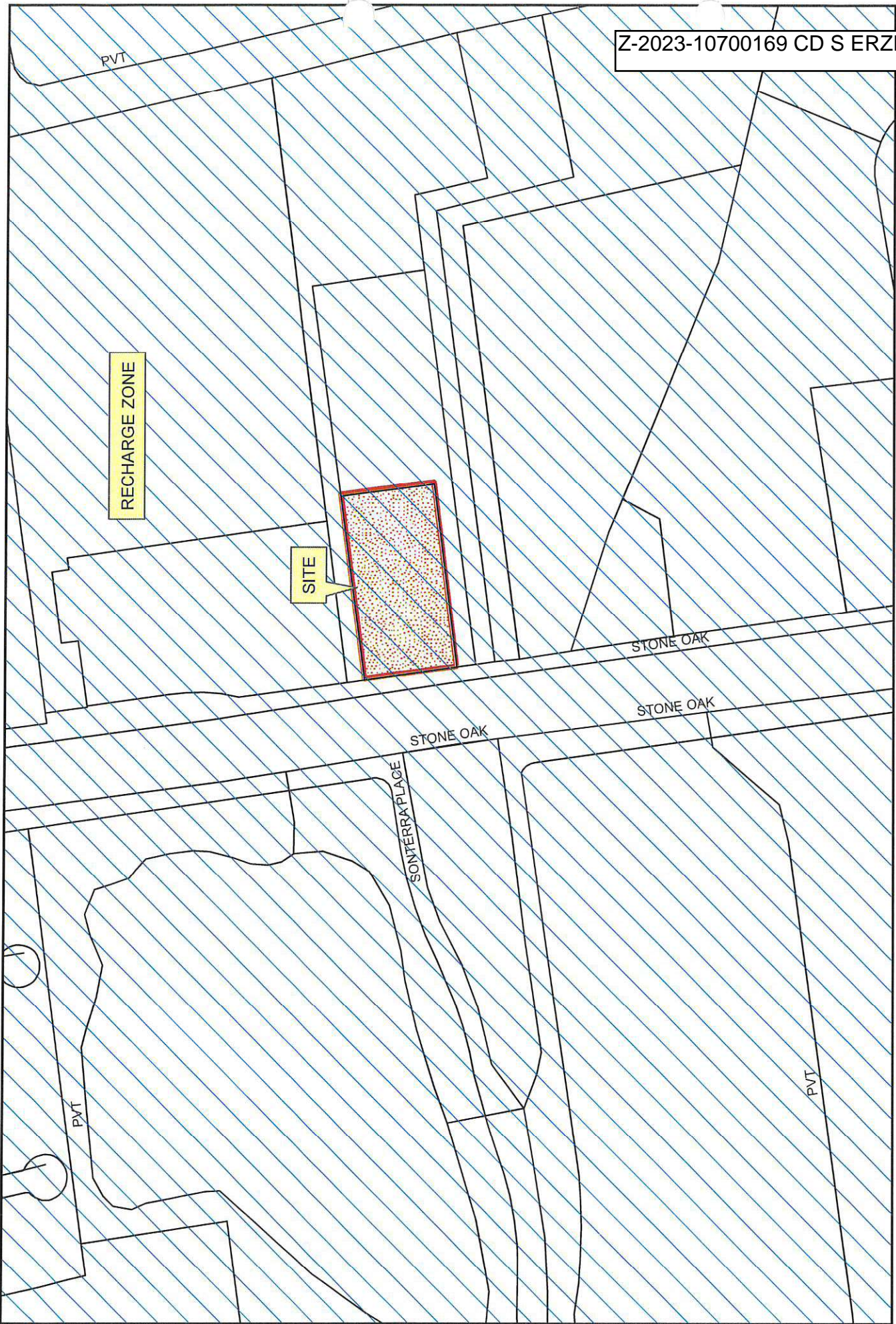
1 in = 20,833 ft



ZONING CASE: STONE OAK VET CLINIC (FIGURE 1)  
ZONING FILE: Z2023-10700169

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 7/12/2023





ZONING CASE: STONE OAK VET CLINIC (FIGURE 2)  
ZONING FILE: Z2023-10700169