

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

NP10 E.R.Z.D. 1

RONALD REAGAN  
HIGH SCHOOL

C2 E.R.Z.D.

VANCAT

C3 E.R.Z.D.

VACANT

P-12A

C3 E.R.Z.D.

VAC

RONALD REAGAN

P-12

C2 E.R.Z.D.

VAC

SONTERRA BV

THE

LODGE

THE COMMONS

AT CONCORD

P-12B  
C2 E.R.Z.D.

PARK

AT SONTERRA

APTS

J. POITEVENT

SIGMA RD

# **ZONING CASE: Z2003022 C S**

City Council Change NO. 9  
 Requested Zoning Change  
 From: "C-2 ERZD" To "C-2 ERZD CS"  
 Date: MARCH 27, 2003  
 Scale: 1" = 200'

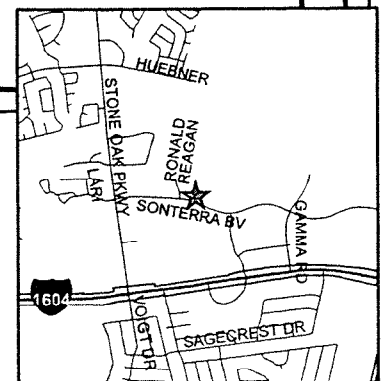
 Subject Property

 200' Notification

T-9  
 p.516  
 F-1



C:\MAR\_4\_2003



# CASE NO: Z2003022 C S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** March 27, 2003

**Zoning Commission Meeting Date:** March 04, 2003

**Council District:** 9

**Ferguson Map:** 516 F-1

**Appeal:** No

**Applicant:**

Veterinary Development Groups,  
S.A., L.P.

**Owner:**

Concord Corporation

**Zoning Request:** From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 ERZD CS" Commercial Edwards Recharge Zone District with a Conditional & Specific Use Authorization for a Veterinary Hospital, small animal

1.556 acre tract out of Lot 2, New City Block 15669

**Property Location:** 300 Block of Sonterra Blvd

North side of Sonterra Blvd. E., approximately 400 feet east of Ronald Reagan Road

**Proposal:** To construct and operate a veterinary hospital as a conditional and specific use over the Edwards Recharge Zone

**Neigh. Assoc. :** None

**Neighborhood Plan :** None

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval.

Subject property is currently vacant and zoned "C-2 ERZD" Commercial Edwards Recharge Zone District. The property in question is surrounded by "C-2 ERZD" zoning, and "C-3 ERZD" zoning lies farther north and west. The proposed zoning is compatible with the zoning and use of other properties in the area, and would have no adverse impact on them.

### **Zoning Commission Recommendation:**

Approval

#### **VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

**Z2003022 CS**

**ZONING CASE NO. Z2003022 CS** March 4, 2003

Applicant: Veterinary Development Groups, S. A., L. P.

Zoning Request: "C-2" ERZD Commercial Edwards Recharge Zone District to "C-2" ERZD CS Commercial Edwards Recharge Zone District with a Conditional & Specific Use Authorization for a Veterinary Hospital, small animals.

Andy Guerrero, 3134 Ranker, representing the applicant, stated they are proposing to construct and operate a single story veterinary hospital on the subject property. This hospital would provide 24 hours service to small animals. He further stated they have also agreed with San Antonio Waters Systems (SAWS) recommendations to have a license waste hauler and no outside kennels for animals.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

### **COMMISSION ACTION**

The motion was made by Commissioner Mehringer and seconded by Commissioner Grau to recommend approval.

1. Property is located on 1.556 acre tract out of Lot 2, NCB 15669 at Northside of Sonterra Boulevard East approximately 400 feet east of Ronald Reagan Road.
2. There were 7 notices mailed, 0 returned in opposition and 4 returned in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, Avila, Morell, Mehringer**

**NAYS: None**

THE MOTION CARRIED.

### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**SAN ANTONIO WATER SYSTEM**  
**Interdepartment Correspondence Sheet**

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, PE, Karen Schubert, Planner III, Aquifer Protection & Evaluation Section, File.

**Subject:** Zoning Case Z2003022 (Veterinary Hospital).

**Date:** February 18, 2003

**SUMMARY**

A request for a change in zoning has been made for an approximate 1.556-acre tract located on the city's north side. A change in zoning from "C-2 ERZD" to "C-2 C S ERZD" is being requested by Andrew C. Guerrero on behalf of the owner, Concord Corporation, William Ellis, President. The change in zoning has been requested to allow for the owner to develop the site as a veterinary hospital. The site will be used to operate a domestic animal hospital. This property is classified as Category 1 property.

**LOCATION**

The subject property is located in City Council District 9, along the north side of Sonterra Blvd., east of Ronald Reagan Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is to allow for the construction of a Veterinary Hospital. The clinic will primarily treat small domestic animals in need of day surgery. On occasion, overnight observation of the patients will be required. The hospital will not have outside runs. The site is part of Concord Park Unit 3.

2. Surrounding Land Uses:

Currently the surrounding lots are undeveloped. In the future, the area will be developed for commercial uses. Reagan High School is north of the site.

3. Geologic Features:

The Resource Protection Division of the San Antonio Water System conducted an investigation on February 11, 2003 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. No significant recharge features were noted during our site investigation although, Edwards outcropping observed. Additionally, staff reviewed the geologic assessment in the WPAP prepared by Pape-Dawson Engineers, and no potential recharge features were discovered on the site. Based on our investigation, staff is in general agreement with the findings of the Geologic Assessment report.

4. Water Pollution Abatement Plan:

This site is included in the Water Pollution Abatement Plan for Concord Park Unit 3, submitted to the TCEQ on November 13, 2002. An approval letter has not been submitted to SAWS.

## **ENVIRONMENTAL CONCERNS**

The environmental concerns associated with this commercial development being constructed on the EARZ are:

1. Site Specific Concerns

- A. The improper handling and disposal of deceased animals, animal wastes, medical and hazardous waste generated on-site.

2. Standard Pollution Abatement 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**

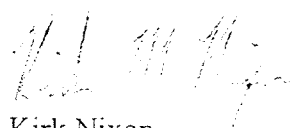
The following recommendations address the environmental concerns raised by the construction of this commercial development on the Edwards Aquifer Recharge Zone:

- 1. Deceased animals, animal waste, and hazardous and contaminated material shall be placed in properly labeled containers and disposed of by a licensed waste hauler. All medical waste shipping documents shall be available for inspection, upon request by the Aquifer Protection and Evaluation Section of SAWS. Incineration on site, of any waste, in any quantity shall be strictly prohibited.

2. 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 at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 704-7305.
3. The land uses within the commercial zoned areas 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 that 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 prohibited, that land use will not be permitted on that site.
4. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
5. The storage, handling and use of all 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.
6. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about Best Management Practices (BMP) of 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 recognized authorities such as the Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
7. 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.
8. The Resource Protection 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.

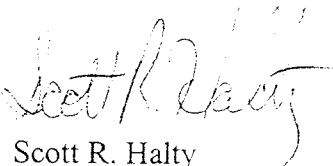
Zoning Commission Members  
Z2003022 (Veterinary Hospital)  
Page 4

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends approval as long as the applicant agrees to abide by all recommendations contained in this document.



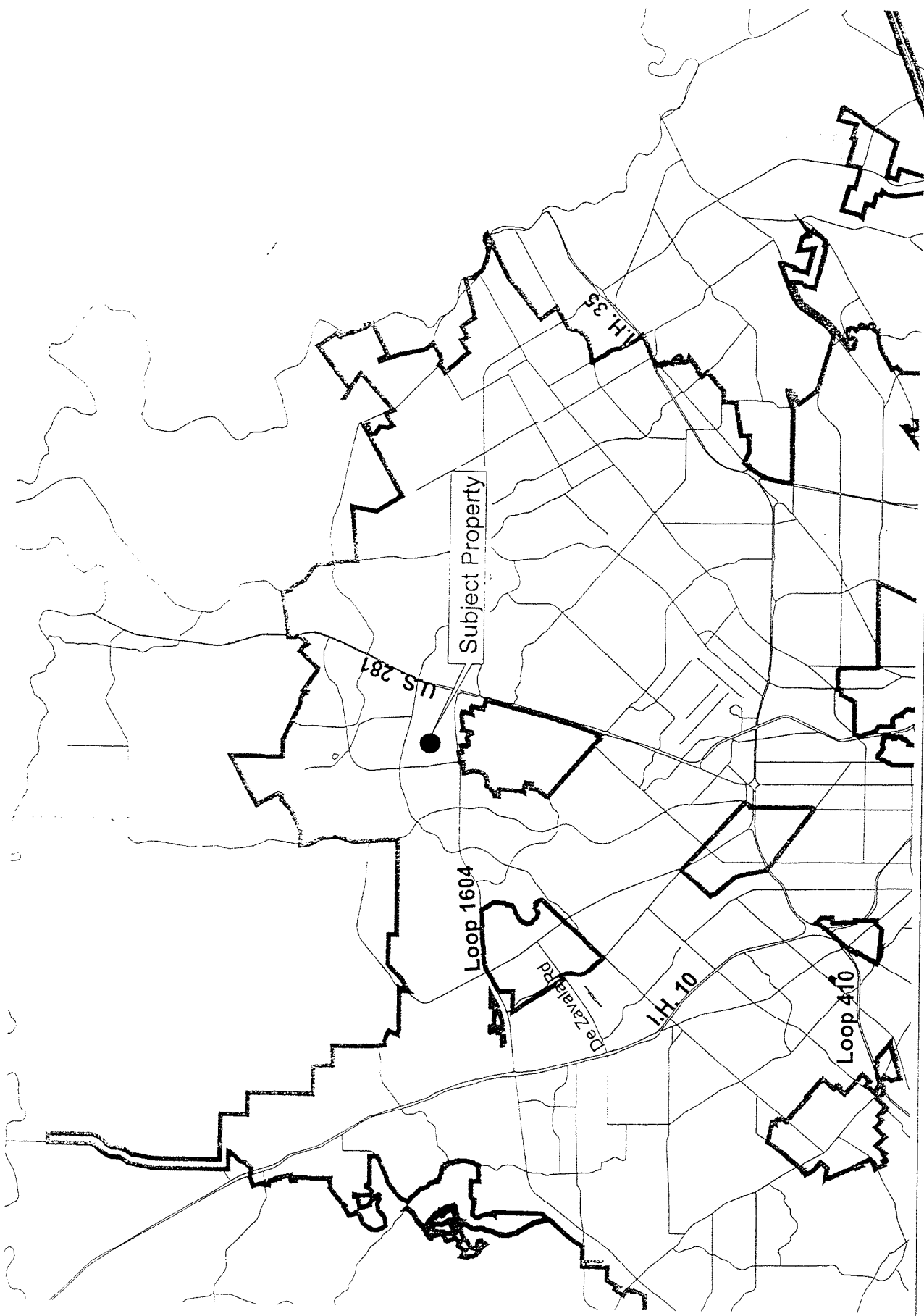
Kirk Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:KJS



**Veterinary Hospital**

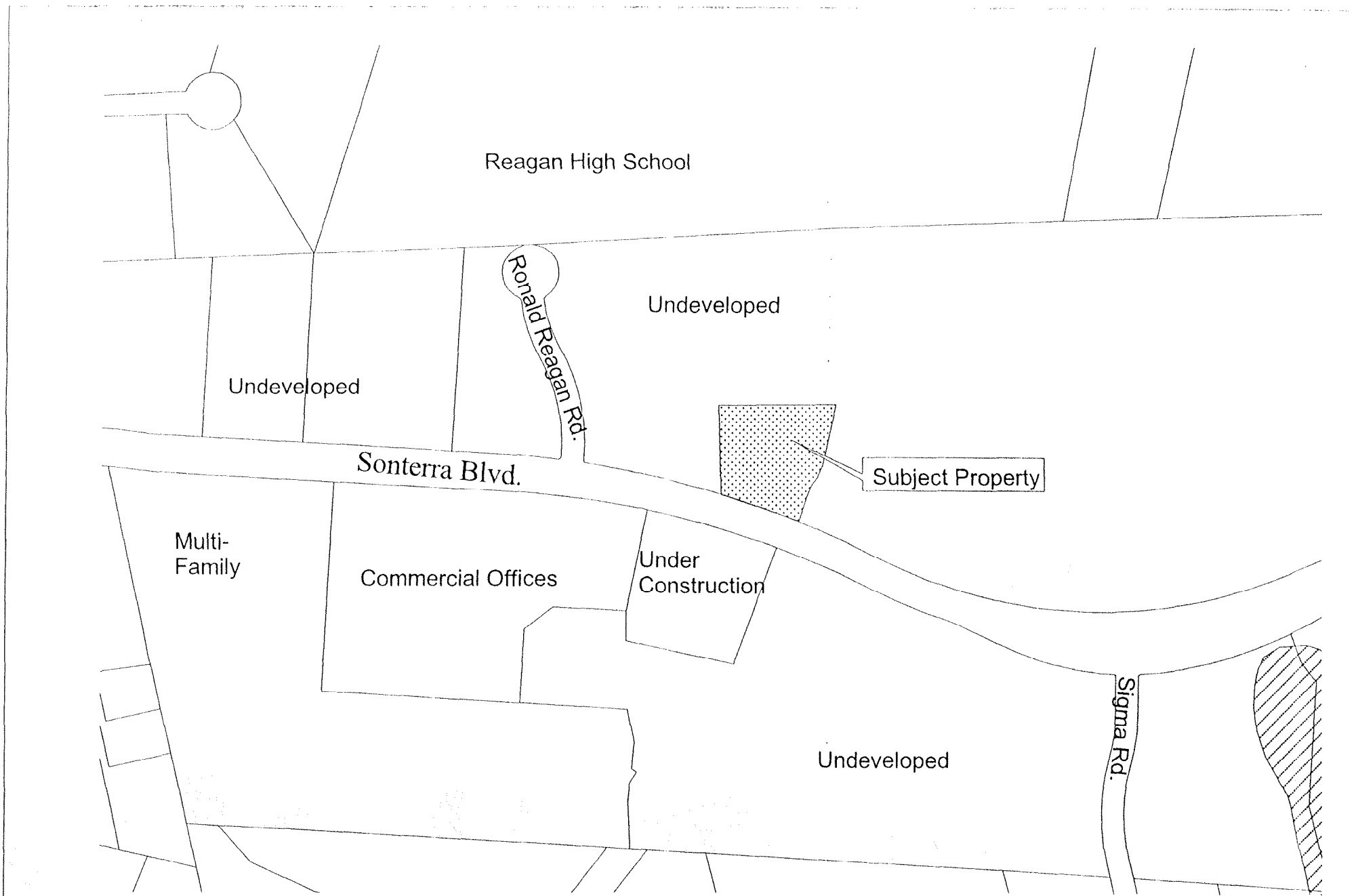
Z2003022

Figure 1

\* Subject property is not within the floodplain

Map Prepared by Resource Protection & Compliance Department KJS 2/11/2003





**Veterinary Hospital**  
**Z2003022**

**Figure 2**

**\* Subject property is not within the floodplain**

Map Prepared by Resource Protection & Compliance Department KJS 2/11/2003

 Subject Property

