

CASE NO: Z2004168 S

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: August 03, 2004

Council District: 9

Ferguson Map: 517 A1

Appeal: No

Applicant:

Owner:

Methodist Healthcare System of San Antonio Ltd., L. L. P. CIRI Apartments, Ltd. (Rick Beck)

Zoning Request: From C-3 ERZD General Commercial Edwards Recharge Zone District to C-3 ERZD S General Commercial Edwards Recharge Zone District with Specific Use Authorization for a Hospital

37.90 acre tract of land out of NCB 15669

Property Location: The northeast corner of the intersection of Hardy Oak Boulevard and East Sonterra Boulevard

Proposal: 400 Bed Hospital and Medical Office Building

Neighborhood Association: Stone Oak Property Owners Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis has been waived for the following reason: Reviewed and approval under plat 040386, June 21, 2004

Staff Recommendation:

Approval. The subject property is undeveloped and located at the intersection of two major thoroughfares, Hardy Oak Boulevard and East Sonterra Boulevard. The subject property is located at the intersection of a major commercial node capable of accommodating a high volume of traffic. The subject property is adjacent to C-3 ERZD General Commercial Edwards Recharge Zone District to the north (vacant land), across East Sonterra Boulevard to the south (The Spine Hospital and Medical Offices), C-2 ERZD General Commercial Edwards Recharge Zone District and C-3 ERZD General Commercial Edwards Recharge Zone District across Hardy Oak Boulevard to the west (vacant land). The C-3 ERZD S General Commercial Edwards Recharge Zone District with Specific Use Authorization for a hospital is consistent with the development pattern of the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

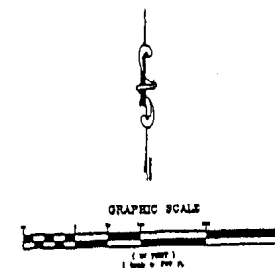
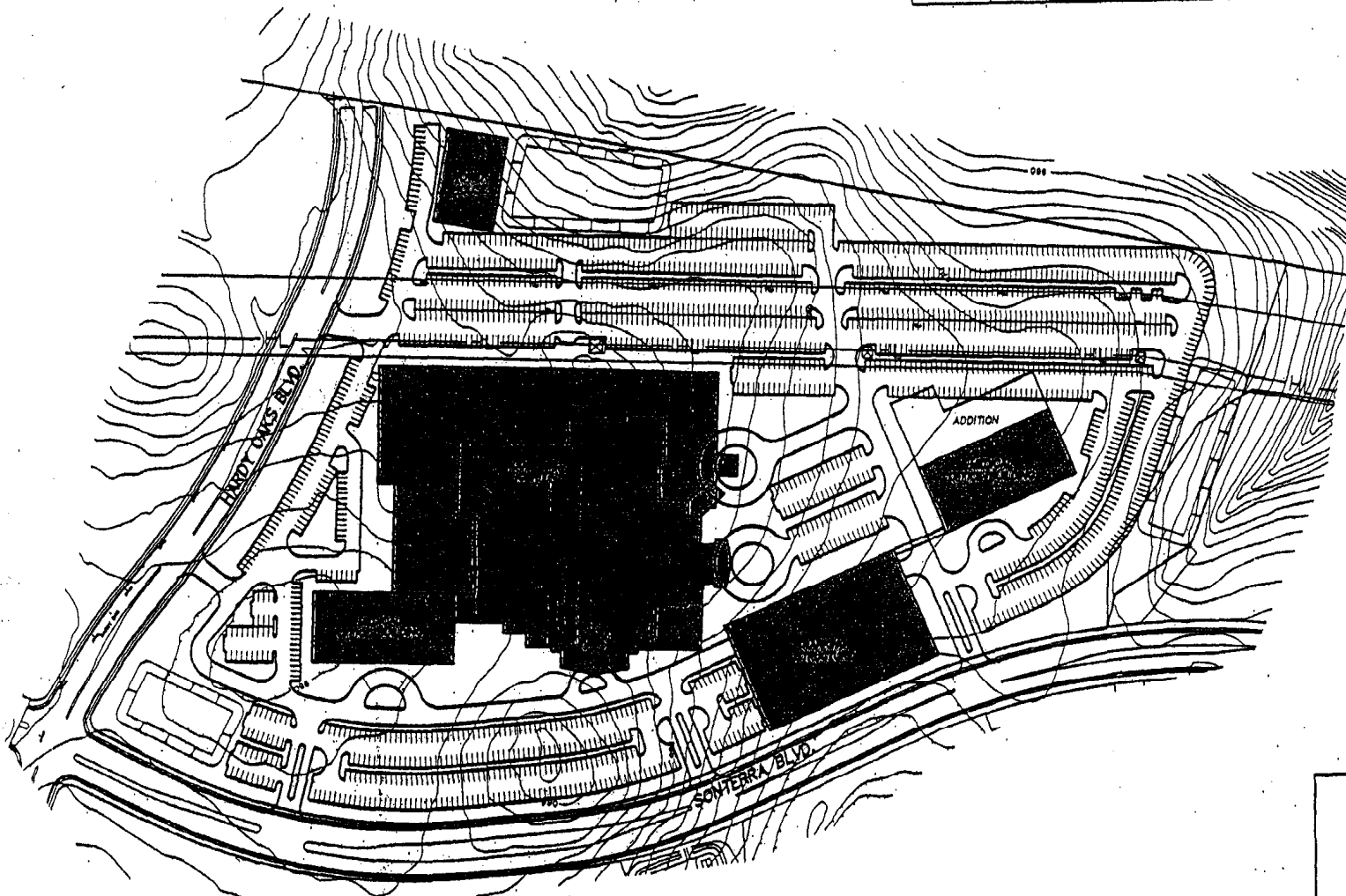
ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004168

PHASE	DISCRIPTION	GFA	PARKING	ZONING	IMPERVIOUS COVER
PHASE 3a	400 BED HOSPITAL AND MEDICAL OFFICE BUILDING - 2	800,000 sf 180,000 sf		EXISTING C-3 PROPOSED C-3 SUP	



METHODIST HEALTHCARE
AT STONE OAK
PHASE IIIa

Prepared for:
**METHODIST HEALTHCARE SYSTEM
OF SAN ANTONIO**

In association with:

ESa Earl Swensson Associates, Inc.
Architecture, Interior Architecture, Space Planning, Master Planning

By:

V **VICKREY & ASSOCIATES, INC.**
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEV. SERVICES

2004 JUL 15 A 9 45

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, P.E., Karen Schubert, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2004168 (Methodist Health Care System)

Date: July 20, 2004

SUMMARY

A request for a change in zoning has been made for an approximate 37.9-acre tract located on the city's north side. A change in zoning from "C-3 ERZD" to "C-3 S ERZD" is being requested by the applicant, Mr. Jeffrey Tondre of Vickrey & Associates. The change in zoning has been requested to allow for the owner to build a 400 bed Hospital on the site. The property has been classified as Category 1 property (File No. 0406001)

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

LOCATION

The subject property is located in City Council District 9, at the northeast intersection of Sonterra Blvd. and Hardy Oak Blvd. 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 ERZD to C-3 S ERZD and will allow for the construction of a hospital. The proposed project is a 400-bed hospital on approximately 37.9 acres.

2. Surrounding Land Uses:

NSH Surgical Hospital is located immediately south of the subject site. The remaining property surrounding the subject property is currently undeveloped.

3. Geologic Features:

The Resource Protection Division of the San Antonio Water System conducted an evaluation on July 2, 2004 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Senior Hydrogeologist, Mr. John Waugh, P.G., was present during the site evaluation and observed no significant recharge features, although Edwards outcropping was visually apparent. Using the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Edwards Aquifer, however, this could not be confirmed visually because of outcrop weathering and dense vegetation. According to FEMA flood insurance maps, the subject property is not located within the 100 year floodplain.

4. Water Pollution Abatement Plan:

A WPAP will be required to be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction. Building permits will not be released until the WPAP is approved by the TCEQ.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Site Specific Concerns:

- A. The improper handling and disposal of 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.

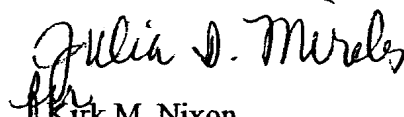
ENVIRONMENTAL RECOMMENDATIONS

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

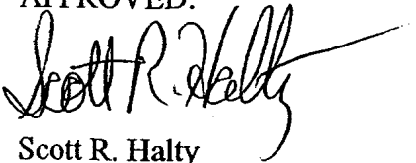
1. Hazardous and/or contaminated material shall be placed in properly labeled containers and disposed of by a licensed waste hauler. All medical waste shipping documents shall be available for inspection, upon request by the Aquifer Protection and Evaluation Section of SAWS. Incineration on site, of any waste, in any quantity shall be strictly prohibited.
2. Development within the floodplain and floodplain buffer zones must be in accordance with Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone in the Floodplain Preservation Area(s).
3. 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.
4. 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.
5. 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.
6. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 704-7305 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 704-7305 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.

- C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 704-1158 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
7. 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.
8. 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.
9. 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.

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

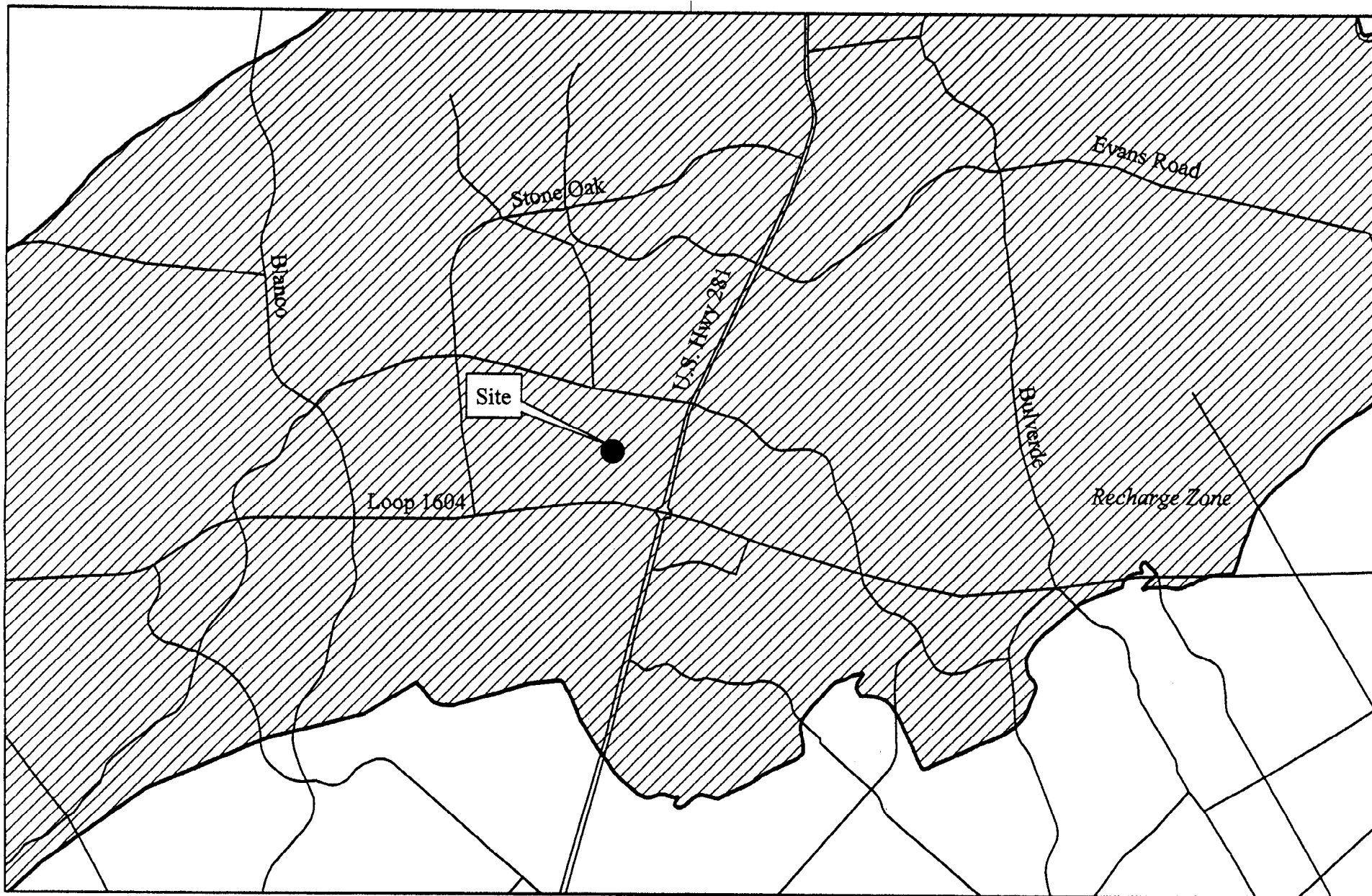

Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:KJS



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Methodist Health Care System
Map Page 517 A1
X = 2135338 Y=13772131
Map Prepared by Aquifer Protection and Evaluation KJS 7/2/2004

Figure 1



1:67,073

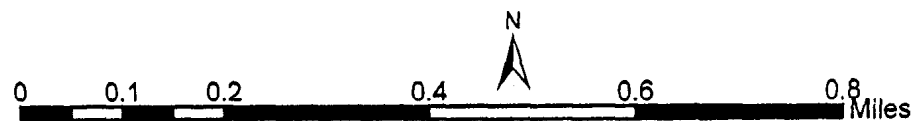


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Methodist Health Care System
Map Page 517 A1

Figure 2

X = 2135338 Y=13772131

Map Prepared by Aquifer Protection and Evaluation KJS 7/2/2004



1:11,816

Z2004168 S

ZONING CASE NO. Z2004168 S – August 3, 2004

Applicant: Methodist Healthcare Systems of San Antonio, Ltd., L. L. P.

Zoning Request: “C-3” ERZD General Commercial Edwards Recharge Zone District to
“C-3” ERZD S General Commercial Edwards Recharge Zone District
with Specific Use Authorization for a Hospital.

Steve Horvath, representing the applicant, stated requesting this change in zoning to allow for development of a hospital on the subject property.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Stone Oak Property Owners Association is 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 McAden and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on the 37.90 acre tract of land out of NCB 15669 at the northeast corner of the intersection of Hardy Oaks Boulevard and East Sonterra Boulevard.
2. There were 12 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Kissling, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

RECUSED: Grau, Dutmer

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.