

..... Notices Mailed
 In Opposition
 In Favor

NP-10 ERZD

17606

5

20

20

19221

RONALD REAGAN
HIGH SCHOOL

VANCA

C3 ERZD

6

7

8

9

10

CARNOUSTIE DR

MEISNER DR

PUD ERZD

18

C3 ERZD

VAC

15669

C2-CS ERZD

2

7.91 ac

C2 ERZD

UNDEVELOPED

E SONTERA BLVD

4

5

11

3 UNDEVELOPED

12

200'

5 LODGE

2

15669

3

C2 ERZD

UNDEVELOPED

12

AT SONTERA

1

OFFICE

BLDG

C2 ERZD

1

2

1

19214

1

SIGMA RD

APTS

0

OTEVENT

C3 ERZD

7 VAC

MF25 ERZD

6

C3R-S ERZD

1

VAC

9

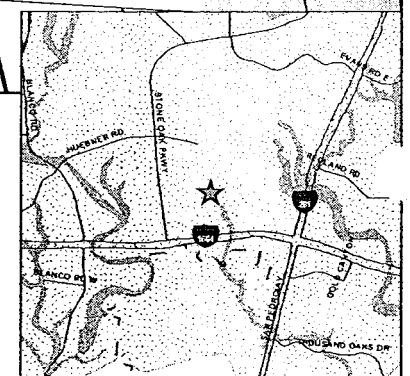
VAC

17428

ZONING CASE: Z2005-166 S

Subject Property

200' Notification



C:\Aug 2, 2005

City Council District No. 9

Requested Zoning Change

From C-2 ERZD, C-3 ERZD To C-2 ERZD S, C-3 ERZD S

Date: August 25, 2005

Scale: 1" = 300'

CASE NO: Z2005166 S

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: August 02, 2005

Council District: 9

Ferguson Map: 516 F2

Applicant:

Concord Corporation

Owner:

Concord Corporation

Zoning Request:

From "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 ERZD S" Commercial Edwards Recharge Zone District with Specific Use Permit for a Medical Laboratory and "C-3 ERZD S" General Commercial Edwards Recharge Zone District with Specific Use Authorization for a Medical Laboratory

Lot 5, Block 51, NCB 19221

Property Location:

607 East Sonterra Boulevard

North of the intersection of East Sonterra Boulevard and Sigma Road

Proposal:

For a medical laboratory

Neighborhood Association:

None

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is currently located north of the intersection of Sigma Road and East Sonterra Boulevard. There is an existing building under construction at the site. The surrounding properties are utilized for commercial office space and a high school to the north. This zoning change would allow for a medical laboratory on the property. This change would be appropriate at this location due to the existing land use and access to a major arterial. The applicant is requesting the S designation because the use of a medical laboratory is not permitted over the ERZD without a specific use authorization.

ERZD Summary

1. SAWS recommends approval of the proposed land use.
2. The property is classified as a Category 1.
3. SAWS recommends that the impervious cover on the site shall not exceed 68.17%.

Zoning Commission Recommendation:

Approval without the conditions recommended by SAWS

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005166 S

ZONING CASE NO. Z2005166 S – August 2, 2005

Applicant: Concord Corporation

Zoning Request: “C-2” ERZD Commercial Edwards Recharge Zone District and “C-3” ERZD General Commercial Edwards Recharge Zone District to “C-2” S ERZD Commercial Edwards Recharge Zone District with Specific Use Authorization for a Medical Laboratory and “C-3” S ERZD Commercial Edwards Recharge Zone District with Specific Use Authorization for a Medical Laboratory.

Andy Guerrero, 3134 Renker, representing the applicant, stated there are presently 3 buildings under construction on the subject property, one of which would be used for a medical laboratory, which is the purpose of this zoning request.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 McAden and seconded by Commissioner Dixon to recommend approval.

1. Property is located on Lot 5, Block 51, NCB 19221 at 607 East Sonterra Boulevard.
2. There were 7 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

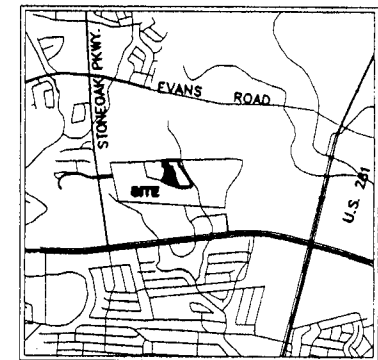
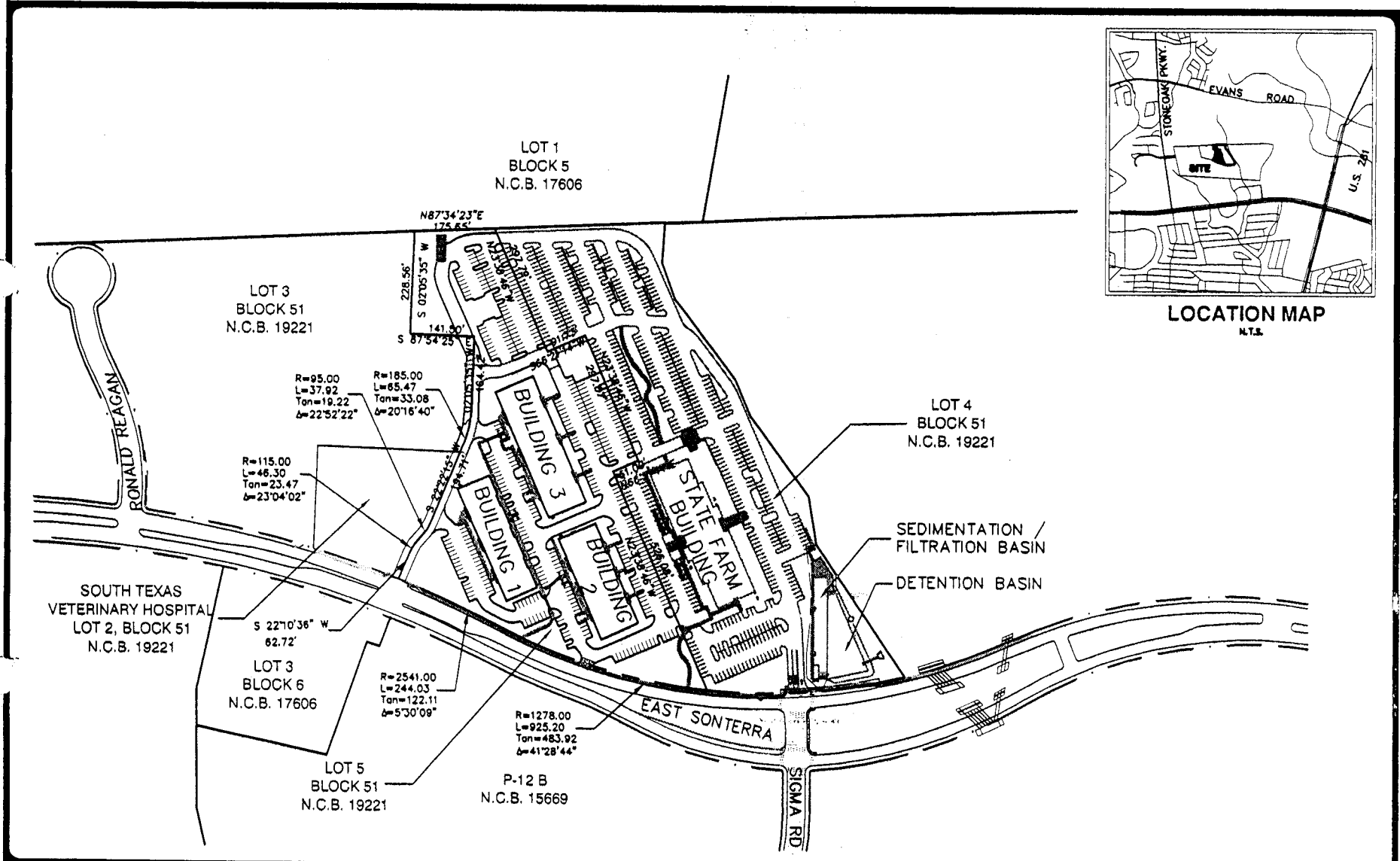
AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



LOCATION MAP
N.T.S.

JOB NO. <u>4089 - 09</u> DATE <u>JUNE 2005</u> DESIGNER <u>M.W.</u> CHECKED <u>BRANKILL</u> SHEET <u>1</u>	SITE PLAN TERRACE @ CONCORD PARK SAN ANTONIO, TX	PAPE-DAWSON ENGINEERS 1965-2005 ■ 40 YEARS OF EXCELLENCE 555 EAST RAMSEY SAN ANTONIO TEXAS 78218 PHONE: 210.375.9000 FAX: 210.375.9010		REVISIONS
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72005166

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEV. SERVICES

2005 JUL 20 A 10:12

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 Z2005166 (Terrace @ Concord Park)

Date: July 19, 2005

SUMMARY

A request for a change in zoning has been made for an approximate 7.91-acre tract located on the city's north side. A change in zoning from "C-2 ERZD & C-3 ERZD" to "C-2 S ERZD & C-3 S ERZD" is being requested by the applicant, Mr. Andrew Guerrero. The change in zoning has been requested to allow for the operation of medical offices. The property is classified as 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 located in City Council District 9, on the north side of Sonterra Blvd., west of Sigma 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-2 ERZD & C-3 ERZD to C-2 S ERZD & C-3 S ERZD and will allow for the operation of medical offices. The property is currently under construction. Asphalt parking is complete and building walls are up with finish out underway. The facility will be leased out to Quest Medical, which is currently located at 601 N. Frio. Staff visited the operation facility to determine any potential environmental concerns that may occur if this operation was to relocate on the ERZD. In terms of waste, the facility does produce bio-hazardous waste by the nature of the business. Typically, the amount of waste generated is approximately 4,121 pounds/month (June). This waste is contained in about 172 containers under 45-lbs each. A majority of the waste is solid waste; however, any liquid is absorbed by adding vermiculite. At the current operation, waste is placed into bio-hazardous containment tubs that are removed three times a week by a licensed waste hauler. Flammable chemicals were stored in a cement vault and encircled with containment. The operation was very clean with proper containment, labeling and storage of chemicals. Once the tenant moves into the

facility on Sonterra, the operation will consist of approximately 30% laboratory space and 70% administrative offices.

2. Surrounding Land Uses:

Medical and commercial offices on Sonterra Blvd surround the property.

3. Geologic Features:

The Resource Protection Division of the San Antonio Water System conducted a field observation on June 30, 2005 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Ms. Joan Falkenberg, P.G., was present during the site evaluation and observed no sensitive recharge feature. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Dolomitic Member of the Edwards Aquifer and the Cyclic and Marine Member of the Edwards Aquifer. The Dolomitic Member has a low to moderate potential for development of caverns along bedding planes and structural features. It is generally 110 to 130 feet thick in full section. An inferred fault is noted in the geologic assessment traversing the northeast to southwest, however surface expression was not observed during the field observation. The project site is currently under construction. The walls and the parking is complete, the remaining interior 'finish out' is underway.

Additionally, staff reviewed the geologic assessment in the WPAP, prepared by Pape-Dawson Engineers, and no sensitive recharge features were discovered on the site. Based on our evaluation, Staff is in general agreement with the findings of the Geologic Assessment report. According to FEMA Flood Insurance Maps, the subject site is not located within the 100-year floodplain.

4. Water Pollution Abatement Plan:

The 7.9-acre site is contained within Concord Park Unit 3 Modification I WPAP, approved by the Texas Commission on Environmental Quality on May 6, 2003. The original WPAP was approved on March 11, 2003. The WPAP project consists of 28.18 total acres and the proposed impervious cover for the overall project is 68.17%.

ENVIRONMENTAL CONCERNS

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

1. Site Specific Concerns:

- A. Although, it is evident that the facility complies with the requirements for proper handling, transporting, and disposal of biohazardous waste, the improper handling and disposal of medical and hazardous waste generated on-site is a site specific hazard.

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

If the property is rezoned by the San Antonio City Council, then the following conditions shall apply to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific

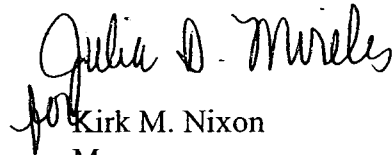
- 1. The impervious cover shall not exceed the amount proposed in the approved WPAP.
- 2. Outside storage of chemicals will not be permitted on the site.
- 3. Hazardous and/or contaminated material shall be placed in properly labeled containers and disposed by a licensed waste hauler/bio-waste hauler. 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.
- 4. 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.
- 5. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 704-1158 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 at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 704-7305.

General

1. 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).
2. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
3. The land uses within the 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, 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.
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. 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.

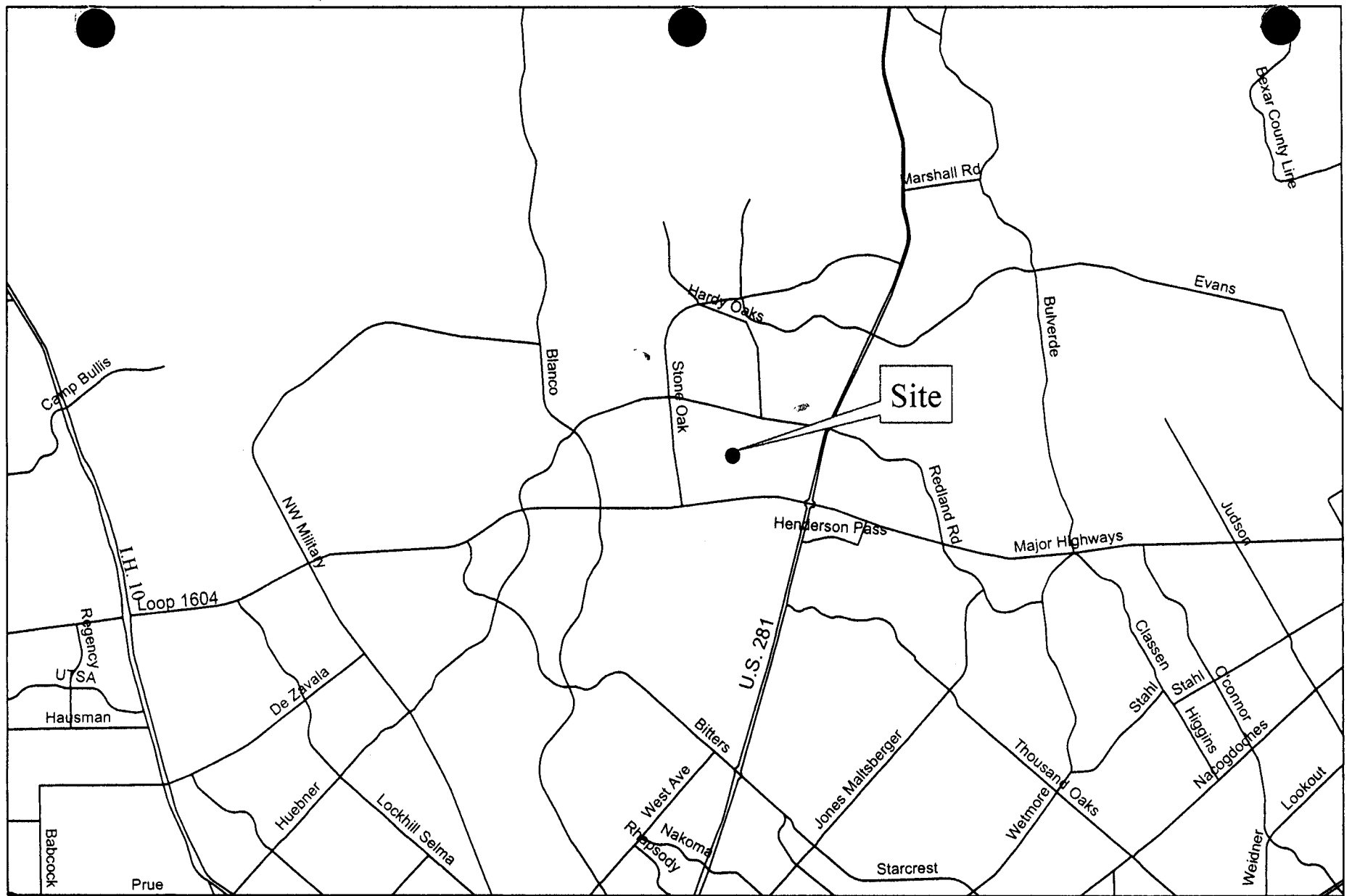
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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


Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:KJS



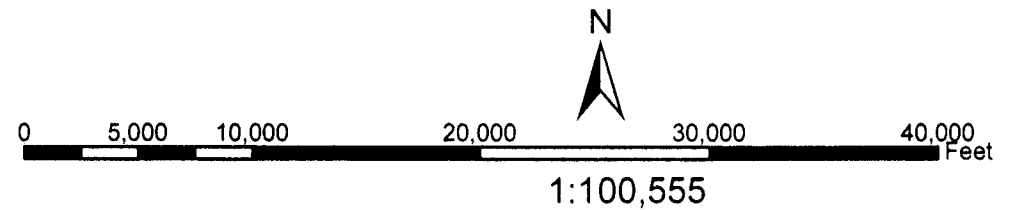
Zoning Case Z2005166 Figure 1

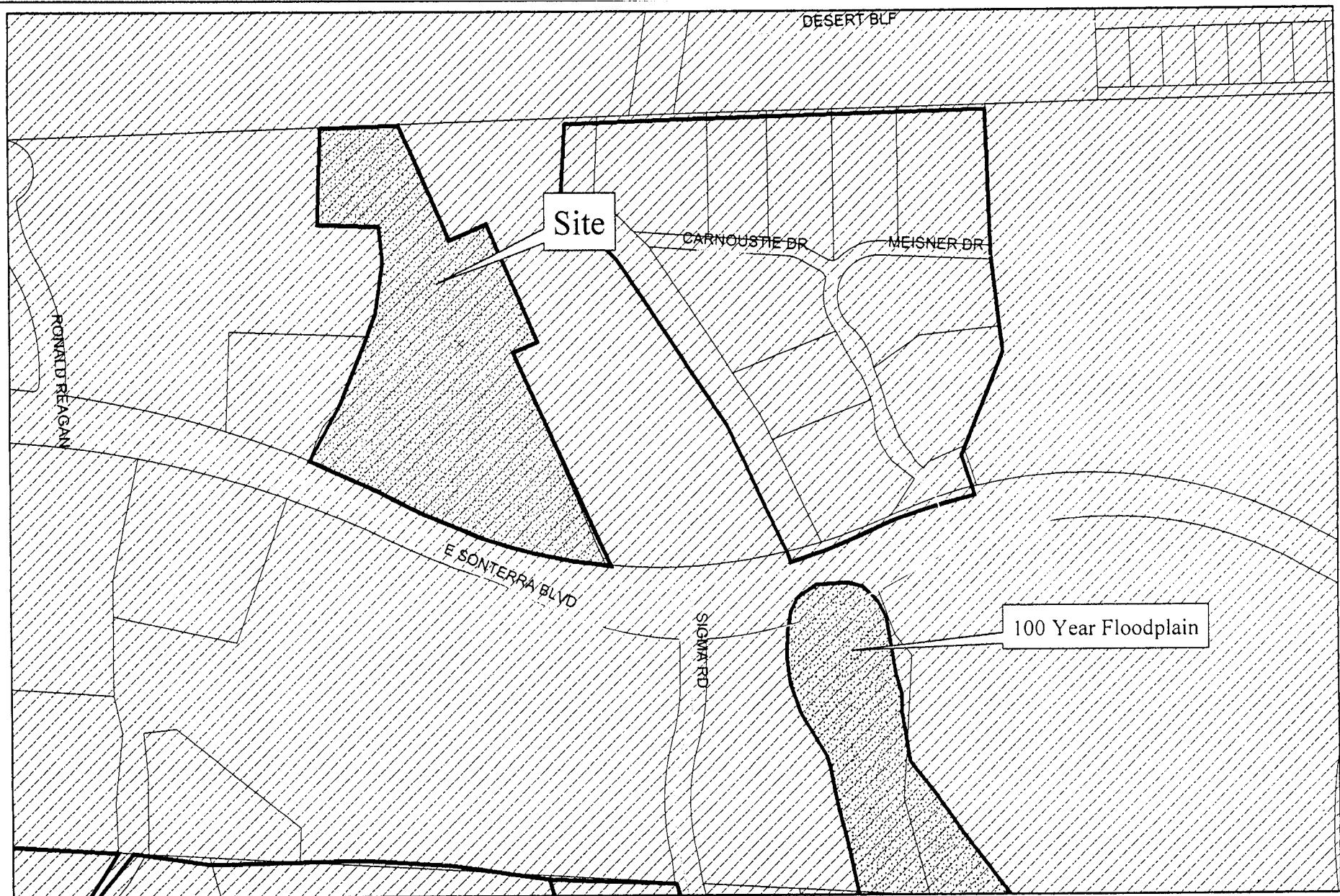
Terrace @ Concord Park

Map Page 516 F2

X = 2132055 Y=13772073

Map Prepared by Aquifer Protection and Evaluation KJS 6/28/2005





Zoning Case Z2005166

Figure 2

Terrace @ Concord Park

Map Page 516 F2

X = 2132055 Y=13772073

Map Prepared by Aquifer Protection and Evaluation KJS 6/28/2005

