

John Hall, Chairman  
B. J. Wynne, III, Commissioner  
John E. Birdwell, Commissioner



## TEXAS WATER COMMISSION

PROTECTING TEXANS' HEALTH AND SAFETY BY PREVENTING AND REDUCING POLLUTION

February 3, 1992

Dr. Craig Elbel  
Bulverde Veterinary Clinic  
23365 Highway 281 North  
San Antonio, Texas 78258

Re: EDWARDS AQUIFER, Bexar County  
PROJECT: Bulverde Bexar Vet Clinic, 23365 Highway 281 North  
TYPE: Water Pollution Abatement Plan (WPAP); 31 TAC 313.4

Dear Dr. Elbel:

We have completed our Texas Water Commission (TWC) review of the WPAP for the referenced proposed project that was submitted by Dr. Craig Elbel to the District 8 Office on October 23, 1991, received by our Watershed Management Division in Austin on October 30, 1991, and returned to the District 8 Office on January 7, 1991. The proposed Bulverde Veterinary Clinic is located at 23365 Highway 281 North, San Antonio, Texas. Mr. Manual Cantu is the owner of the property leased to Bulverde Bexar Vet Clinic.

The plan for this development has been reviewed for compliance with 31 TAC Section 313.4 which sets forth pollution abatement criteria for development located on the recharge zone of the Edwards Aquifer. The proposed pollution abatement activities are in general agreement with 31 TAC Section 313.4, and approval of the development is hereby granted with the specific conditions listed below. Prior to commencing construction, the applicant shall submit copies of any TWC-required changes to plans and specifications to the TWC District 8 Office and all other permitting authorities. Additionally, all contractors conducting regulated activities associated with this proposed regulated development shall be provided with copies of this approval letter and the entire contents of the submitted WPAP so as to convey to the contractors the specific conditions of approval outlined below. During the course of regulated activities, the contractors shall be required to keep on-site copies of the WPAP and this approval letter.

If any abandoned wells exist on the site or are found during construction of the proposed development, they shall be plugged in accordance with the local underground water conservation district's plugging procedures, if applicable, or 31 TAC Section 287.50(a) of this title (relating to Standards for Plugging Wells that Penetrate Undesirable Water Zones), or an equivalent method, as approved by

REPLY TO: DISTRICT 8 / 140 HEIMER RD., SUITE 360 / SAN ANTONIO, TEXAS 78232-5028 / AREA CODE 512/490-3096

P.O. Box 13087 Capitol Station • 1700 North Congress Avenue • Austin, Texas 78711-3087 • 512/463-7830

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the Executive Director. Pursuant to 31 TAC Section 287.48(e), the person that plugs such a well shall, within 30 days after plugging is complete, submit a Water Well Completion and Plugging Report to the Executive Director, through the District 8 Office.

Any drill holes resulting from core sampling on-site or down-gradient of the site shall be plugged with concrete, from the bottom of the hole to the top of the hole, so as to not allow water or contaminants to enter the subsurface environment.

A request for approval of an exception to the requirement for filing a geologic assessment was filed with the WPAP and is hereby approved. No recharge features were observed on-site or within 200 feet downstream of the site; no significant surface preparation or modification is required, impact of the project is similar to a single-family residence.

The project is an 1,800-square foot building housing a veterinary clinic and one associated on-site private sewage facility. There are two full-time employees. The structure was originally designed as a residential dwelling. It is located on approximately three (3) acres of 21.052 acres belonging to Mr. Manual Cantu, 23211 Highway 281, North. This three acre portion of property also includes one office building, one taxidermy business, and one used car lot addressed under separate approvals. The balance of the 21.052 acres is designated for use as a homestead (approximately 2.25 acres) and agriculture (approximately 15.802 acres).

The practice specializes in small animal care. No large animal pens exist on the premises and horses, cattle, sheep, swine and poultry are not housed at this project. All dogs and cats are housed inside the building in cages. Fecal waste from dogs and cats are picked up and deposited in a commercial on-site waste disposal collection vessel. An on-site septic tank collects wastewater. All animal parts, animal blood, and animal corpses, and medical wastes are properly disposed of off the Recharge Zone. No hydrocarbon or hazardous substance storage tanks are part of this project.

An estimated volume of domestic wastewater generated from the site is 60 gallons per day.

Volume of stormwater runoff is estimated to be 8,250 cubic feet per year. Character of stormwater would be similar to that from a single-family residence.

Potable water will be supplied to the site from a private water well located approximately 800 feet from the proposed site.

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Stormwater originating upgradient from the site is directed around the site by an existing driveway and an existing earth berm. Stormwater originating on site flows across an existing grass covered yard.

No waste-disposal wells, new confined animal feeding operations, land disposal of Class I wastes, or use of sewage holding tanks as parts of organized collection systems shall be allowed on the recharge zone of this regulated development.

The TWC may monitor stormwater discharges from the site to evaluate the adequacy of the temporary erosion and sedimentation control measures. Additional protection may be necessary if excessive solids are being discharged from the site.

During the course of construction related to the referenced regulated development, the owner/developer shall comply with all applicable provisions of 31 TAC Section 313.4. Construction which is initiated and abandoned, or not completed, shall be returned to a permanent condition such that groundwater in the Edwards Aquifer is protected from potential contamination. Additionally, Dr. Craig Elbel, applicant, shall remain responsible for the provisions and special conditions of this approval until such responsibility is legally transferred to another person or entity, upon which that person or entity shall assume responsibility for all provisions and specific conditions of this approval.

Please be reminded that 31 TAC Section 313.4 (c) requires the owner/developer to: (1) record in the county deed records that this property is subject to the approved WPAP; (2) within 30 days of receiving written notice of approval of the water pollution abatement plan from the Executive Director, submit to the Executive Director proof of application for recordation of notice in the county deed records; and (3) prior to commencing construction, submit to the appropriate district office proof of application for recordation of notice in the county deed records. Enclosed is a suggested format you may wish to use to deed record your approved WPAP.

Pursuant to 31 TAC Section 313.4 (d) (1), prior to commencing construction the applicant must notify the District 8 Office in San Antonio when the regulated activity will commence.

Also, 31 TAC Section 313.4 (d) (2) requires that if any significant recharge features, such as solution openings or sinkholes, are discovered during construction or core sampling, all regulated activities near the significant recharge feature must be immediately suspended and may not proceed until the Executive Director has reviewed and approved the methods proposed to protect the aquifer from any potential adverse impacts. Upon discovery of

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the significant recharge features, the developer shall immediately notify the District 8 Office located at 140 Heimer Road, Suite # 360, San Antonio, Texas, 78232-5028, telephone (512) 490-3096.

Any substantial modification, as outlined in 31 TAC Section 313.4 (e), to this approved WPAP must be reported to the District 8 Office and approved by the Executive Director.

Please note that 31 TAC Section 313.4 (g) states that this approval expires two years from this date unless, prior to the expiration date, construction has commenced on the regulated development.

Failure to comply with any of the aforementioned conditions, deed recordation requirements, or any other specific conditions of approval is a violation of these rules. Pursuant to Section 26.136 of the Texas Water Code, violations of these rules may result in administrative penalties of up to \$10,000 for each act of violation and for each day of violation.

If you have any questions or require additional information, please contact either the District 8 Office field investigator at (512) 490-3096 in San Antonio or the Edwards Aquifer Coordinator at (512) 463-8497 in Austin.

Sincerely,



Billy H. Boggs,  
District Manager

for

Daniel J. Eden  
Acting Executive Director

Enclosure

cc: Mr. Manual Cantu  
Ron Pena, P.E., Environmental Engineer, Bexar County Public  
Works Department  
Russell L. Masters, Edwards Underground Water District  
Rob Conti, Edwards Aquifer Coordinator, Texas Water Commission