

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

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**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 Z2019-10700324 (Blanco Express Car Wash)

**Date:** January 23, 2020

### **SUMMARY**

A request for a change in zoning has been made for an approximate 0.078-acre lot located on the city's north side. A change in zoning from "C-2 S ERZD" to "C-2 SUP ERZD" is being requested by the applicant, 4G Enterprises LLC, and represented by, Ms. Mitsuko Ramos. The change in zoning has been requested to allow an automatic car wash. 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 located in City Council District 9, approximately 550' south from the intersection of Brookstone Rd. and Blanco Rd. 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 S ERZD" to "C-2 SUP ERZD" and will allow for the addition of an automatic car wash. Currently, the 0.078-acre lot is located within a developed 1.824-acre commercial lot.

The automatic car wash will reclaim and recycle wash water, therefore, reducing operating costs and minimizing fresh water usage. Review of the site plan proposes two concrete vaulted settling tanks with dual chambers in each tank. Wash water from the carwash cycle drains into the settling tanks. The suspended solids (sand, silt, & grit) settle to the bottom of each tank. Hydrocarbon oils and solids recovered within the tanks are pumped out by a licensed hauler quarterly. The backroom storing the detergents and wash equipment will have a floor drain leading into the settling tanks, as well.

The PurWater reclaim system filters water from the second tank by removing the finest particles using cyclone separators prior to reuse in the wash cycle. The PurWater reclaim system treats the odor and biological growth in reuse water before recirculating the filtered water into the second settling tank to help satisfy the water balance for each wash cycle.

2. Surrounding Land Uses:

To the north of the subject property lies the Aria Apartment Homes. Blanco Rd. bounds to the east with undeveloped land beyond. Located to the west lies Deerfield Subdivision. Towards the south of the site is an investment office building.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Citgo Facility had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ), on August 13, 1993, however a modification to the original WPAP will be required to be submitted for review and approval.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on September 20, 2019, 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 0.078-acre subject site was observed to be an undeveloped lot of an existing development. The undeveloped lot is located behind a convenience store and some native vegetation. An existing sedimentation/filtration basin is located near the subject site. Stormwater occurring on the subject site would discharge to the west towards an unnamed tributary to Panther Springs Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone, and grainstone. The full section thickness of this member is approximately 80 to 90 feet thick.

No sensitive geologic features were identified within the subject site.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. The improper capture of detergents and chemicals used in the car wash process.
2. The improper storage and use of detergents and chemicals associated with the car wash process.

### **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. Exhibit 3 site plan attachment includes the 0.078-acre car wash addition within the 1.824-acre commercial lot, with an overall impervious cover of 47%.
2. Prior to release of any building permits, a water pollution abatement plan for the treatment of the car wash addition and increased impervious cover shall be submitted to the SAWS Aquifer Protection & Evaluation Section.
3. All washing areas and/or car wash bays shall have sumps with grit traps. The grit traps shall be serviced quarterly and manifests retained onsite to insure proper operation and prevent bypass or overflow.

4. The use of biodegradable detergents shall be used.
5. The applicant shall take measures to recapture greater than 80% of water used in the car wash process.
6. The applicant will participate in the SAWS Water Saver Car Wash Program, involving SAWS conservation staff to inspect the facility for compliance with program guidelines. The applicant is required to reapply each year to the SAWS Conservation department to participate in the Water Saver Car Wash Program and become a "Recognized Water Saver Partner".
7. An interceptor(s) shall be installed in the drainage systems of the car wash bay where heavy solids or solids greater than ½ inch may be introduced into the sanitary sewer system. The sizing criteria/design approval for the interceptor shall be based on the requirements in Chapter 10 Article IX. - Plumbing Code of the City of San Antonio Code of Ordinances or as amended in the International Plumbing Code.
8. 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.
9. 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.
9. 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 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.

2. 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 WPAP Modification is required:
  - A. A copy of the Water Pollution Abatement Plan Modification shall be submitted for the development 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 modification approval letter from the Texas Commission on Environmental Quality,
  - D. A copy of the approved modified Water Pollution Abatement Plan.
3. 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.

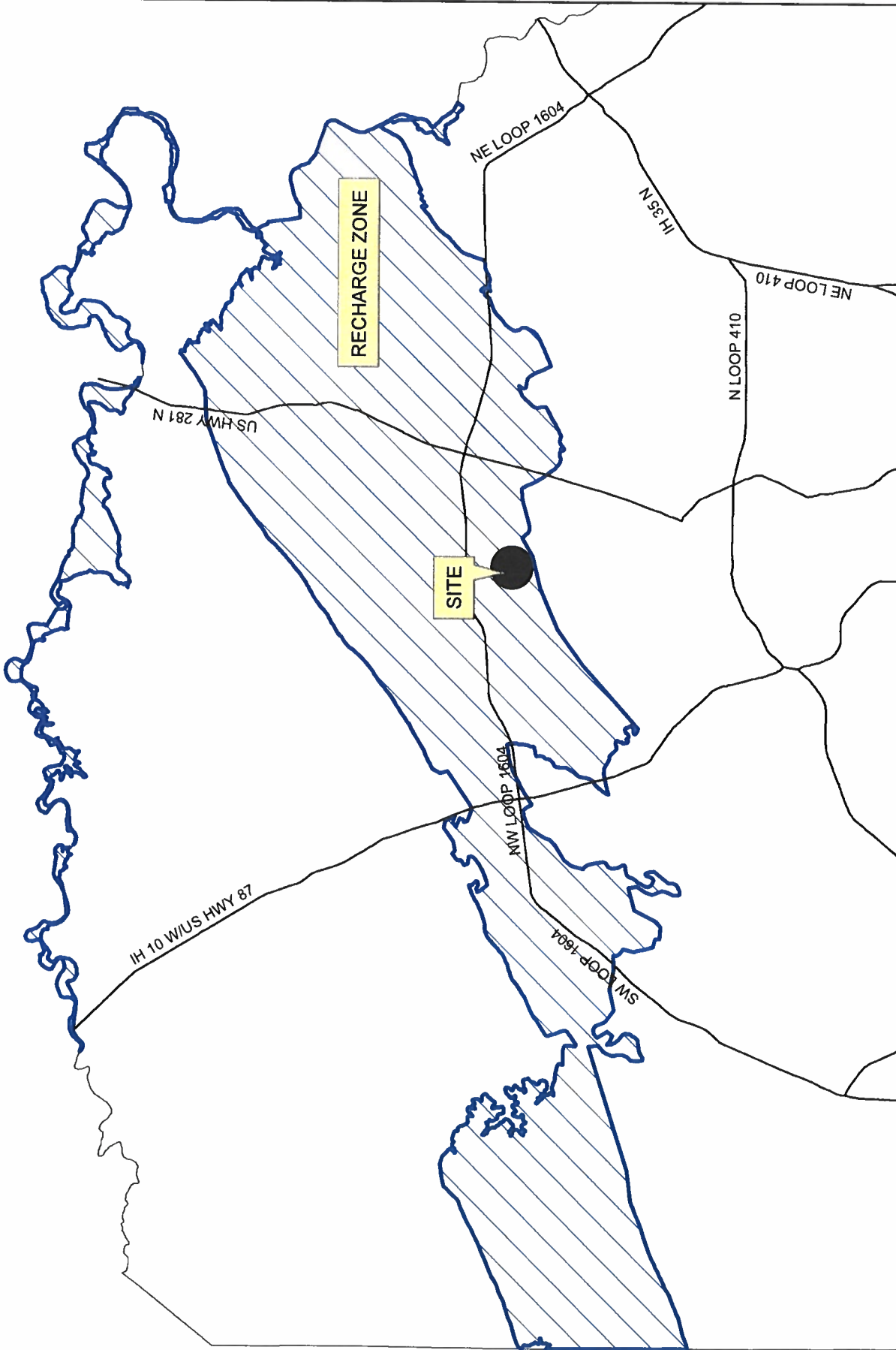
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

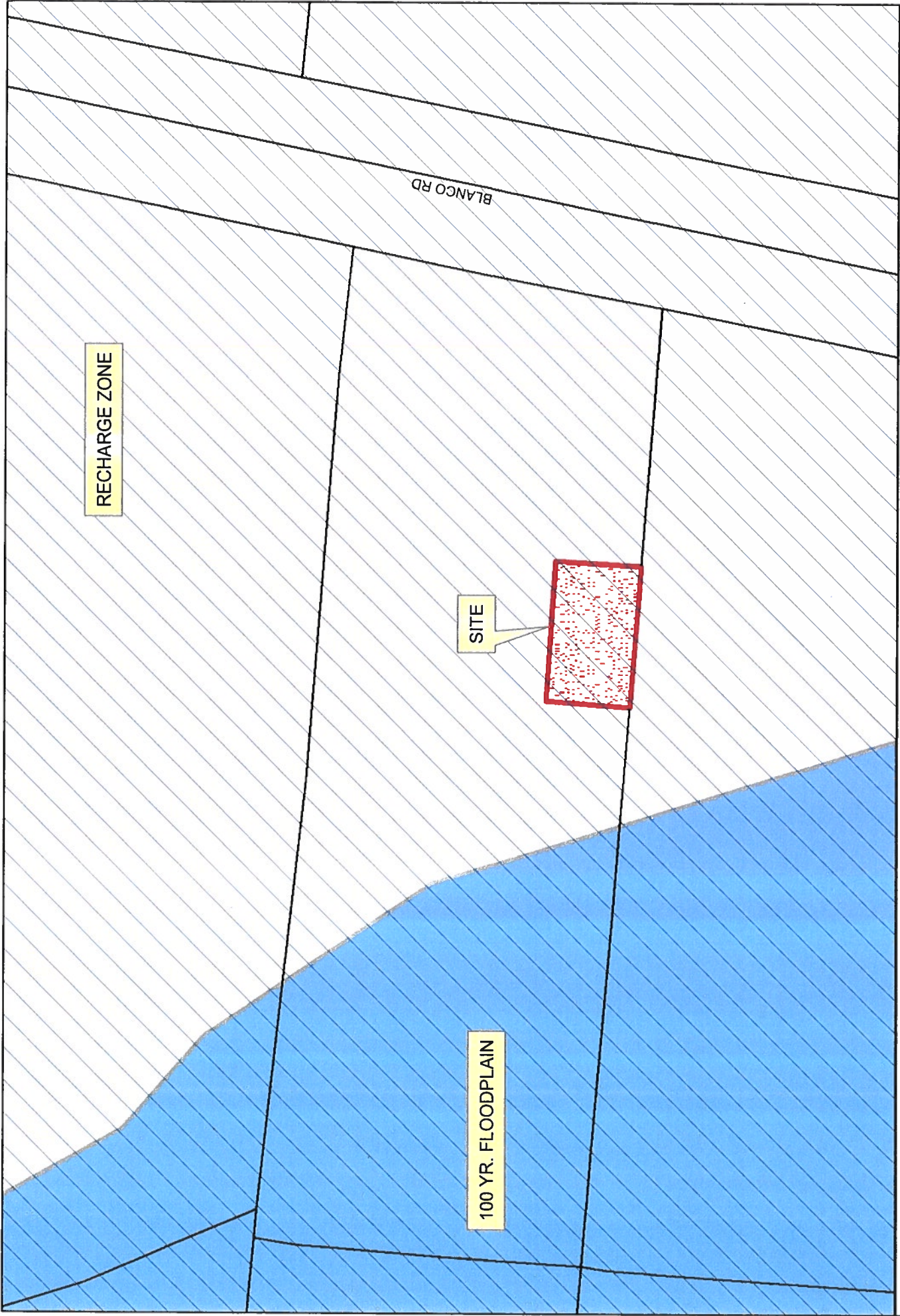
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ZONING FILE: BLANCO EXPRESS CAR WASH (FIGURE 1)  
 ZONING CASE: Z2019-10700324  
 MAP PAGE: 150, D7

1 in = 16,667 ft

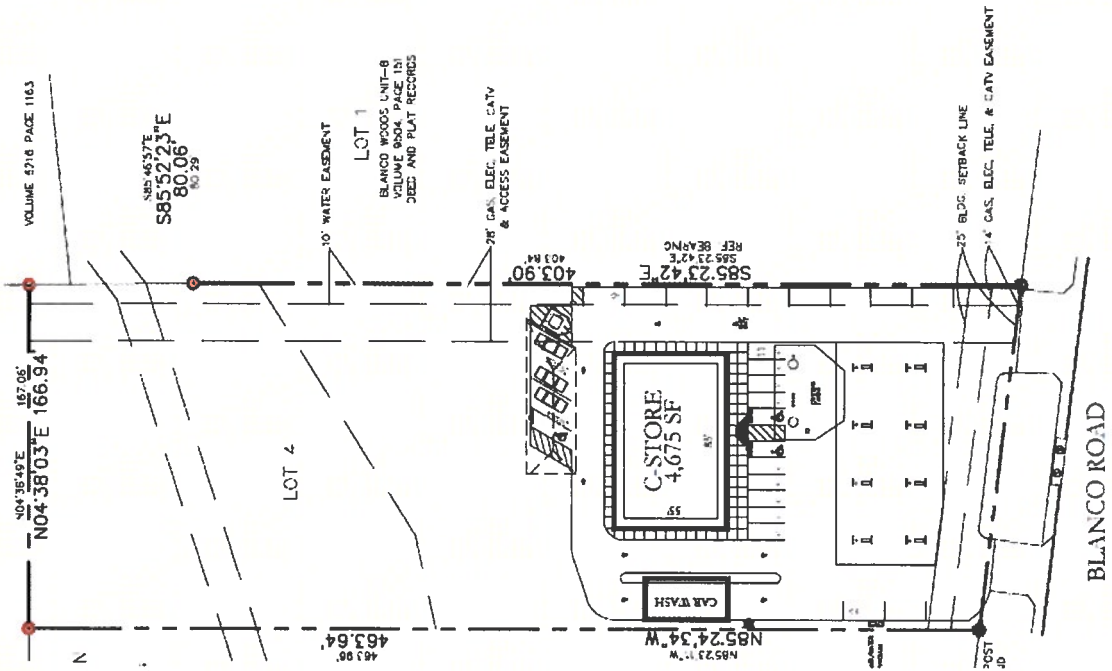
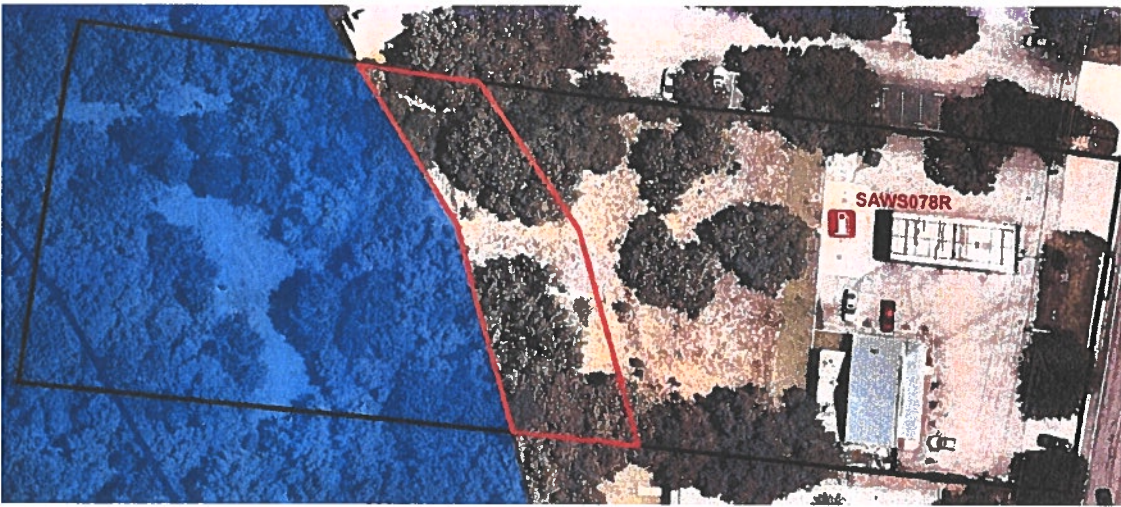
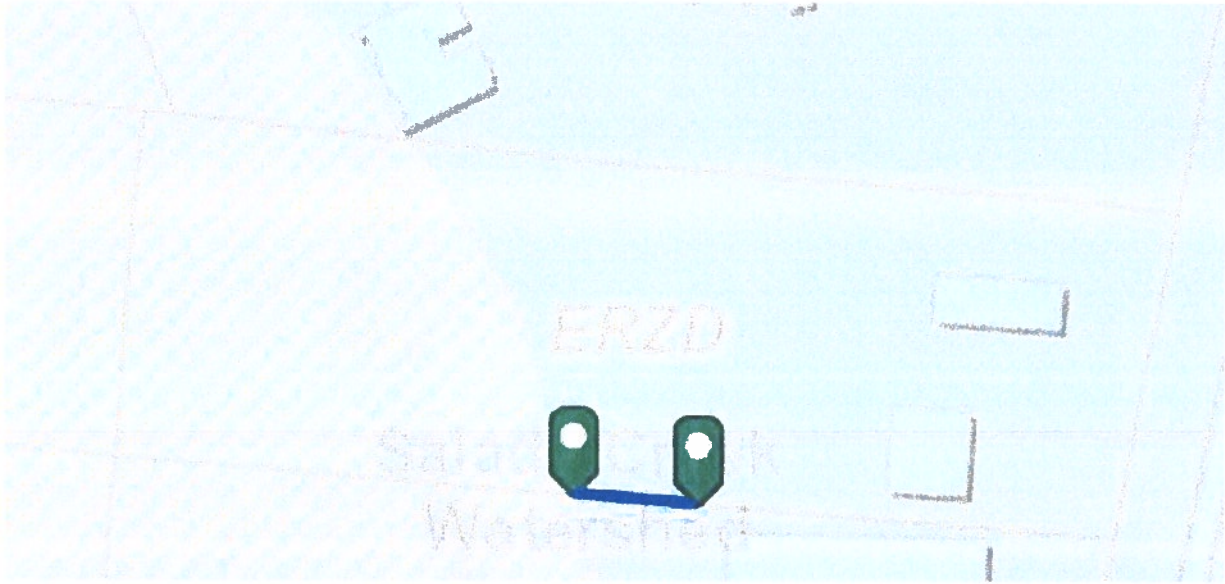




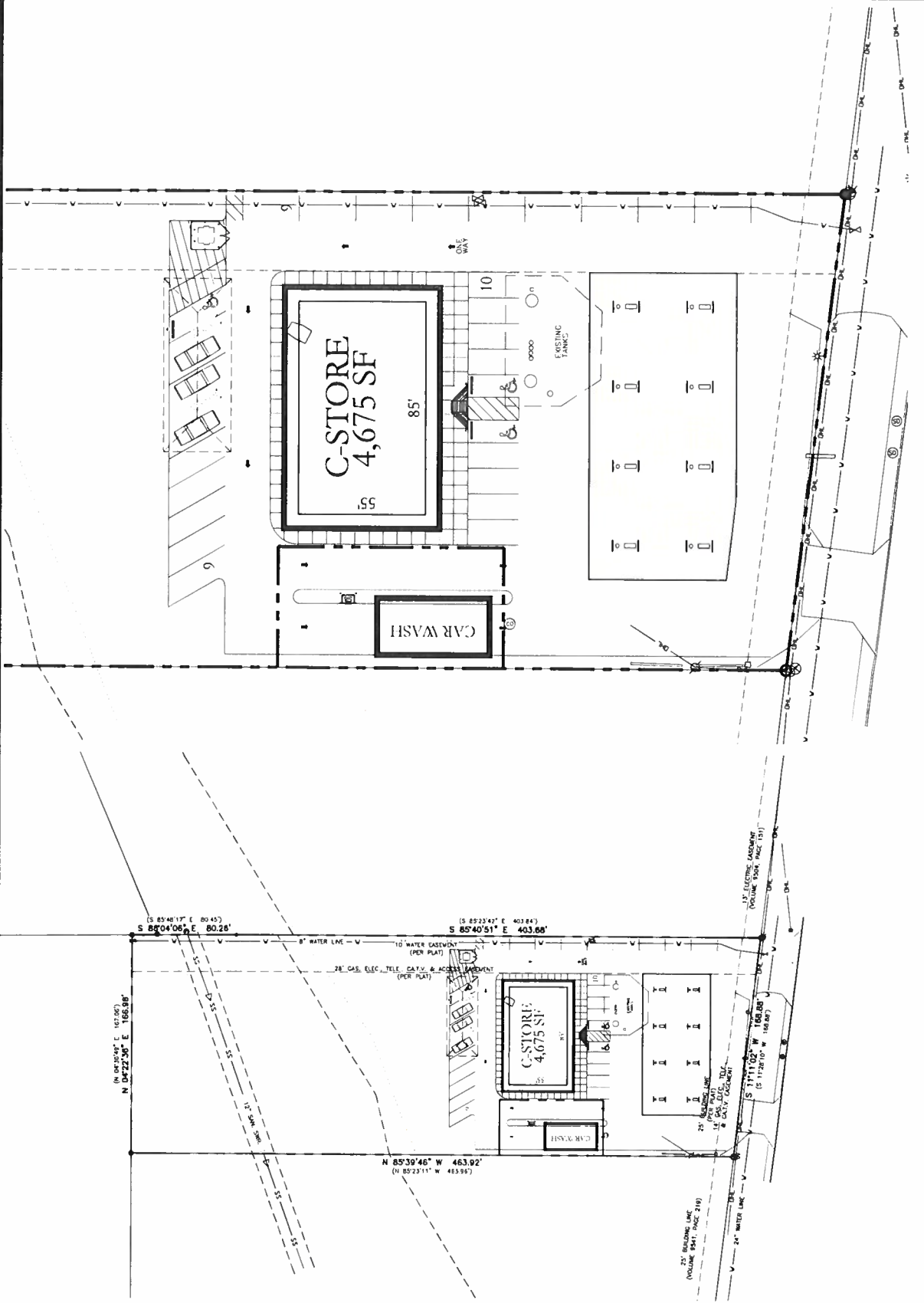
1 in = 67 ft



ZONING FILE: BLANCO EXPRESS CAR WASH (FIGURE 2)  
ZONING CASE: Z2019-10700324  
MAP PAGE: 150, D7







**Exhibit 3**

**ENLARGED**



**CONCEPTUAL SITE DEVELOPMENT PLAN**

SCALE: N.T.S.

**NOTE:**

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADINGS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

**SP1-110819**

**OVERALL**