DEVELOPMENT SERVICES
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SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

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 Z2015211 (Tesla Motors San Antonio)

Date: July 8, 2015

SUMMARY

A request for a change in zoning has been made for an approximate 3.653-acre tract located on the city's northwest side. A change in zoning from **"C-3 CD ERZD GC-1 MSAO-1 MLOD AHOD to C-3 S ERZD MLOD MSAO-1 AHOD"** is being requested by the applicant, Tesla Motors, by Christy Ortins. The change in zoning has been requested to allow for the development of a motor vehicle sales, tire sales and installation, battery replacement, and a carwash bay. 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 8, at 17100 Interstate Highway 10 West, at the northwest intersection of North Loop 1604 West and Interstate Highway 10 West. 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 CD ERZD GC-1 MSAO-1 MLOD AHOD to C-3 S ERZD MLOD MSAO-1 AHOD in an existing warehouse retail buildings and will allow for a motor vehicle sales, tire sales and installation, battery replacement software upgrades, and a

carwash bay. A site investigation was conducted on October 13, 2014 at the Tesla location in Austin to evaluate the onsite practices and software up-grades to the vehicles. At the time of the visit the shop was in compliance with the proposed restrictions and had very limited amounts of waste fluids onsite. Operations were limited to computer up-grades with minor brake and tire adjustments as well as battery replacements.

2. Surrounding Land Uses:

   A 54th Street Grill and Bar restaurant borders to the north of the subject property. The eastside of the subject property is bordered by a Hilton Garden Inn hotel. Interstate Highway 10 West bounds the western portion of the subject property. The Avana at the Rim Apartment Homes is located south of the subject property.

3. Water Pollution Abatement Plan:

   As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

   The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on June 8, 2015, 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 subject site was observed to be one lot, currently occupied by an existing warehouse complex, approximately 3.653 acres in area. The warehouse previously was occupied by the McCoy's Building Supply Center for 20 years until it was vacated in the early 2000's. The warehouse complex consists of two existing warehouses and a material stockpile containment structure on the western edge of the property, with nearly complete coverage of concrete paving throughout. No exposed bedrock was observed within the subject site.

   The grade of the property appears to slope to the south. Stormwater occurring on the subject site would drain to the south into Leon Creek.

   Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation throughout the site.

   The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert

nodules. The full section thickness of this member is approximately 110 to 130 feet thick. This member produces moderate amounts of water, and includes moderate porosity but intermediate or lower permeability, and has a moderate environmental sensitivity.

Staff did a review of previous assessments. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on 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. Minor amount of automotive fluids stored on site.

2. The total number and duration of time of automotive batteries to be stored on site.

3. An abandoned septic system was observed on the site and there is potential for contamination of the Edwards Aquifer.

4. The improper capture of detergents and chemicals used in the carwash 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. Impervious cover shall not exceed the existing impervious cover of 84.30% on site.

2. There shall be no waste automotive or new automotive fluid storage that exceeds a total of 40 gallons at any time on site.

3. Waste fluids must be disposed of properly as required under local, state, and federal laws. Waste liquids shall be disposed of, at a minimum, on an annual basis and waste manifests shall be kept on site for review by the regulating entities to ensure proper disposal of waste liquids as required by federal, state and local regulations.

4. There shall be no more than three (3) automotive batteries stored at any one time on the site, and no automotive battery shall remain on the site for more than ten (10) days. Delivery invoices and shipment records shall be maintained at the site for review by SAWS or other oversight agencies.

5. The existing septic system will have to be properly abandoned according to municipal and county regulations

6. The use of biodegradable detergents is strongly encouraged and recommended.

7. All wash water must be recycled or the proper permits obtained to allow for the discharge of wash water to the sanitary sewer system.

8. Sand interceptors shall be installed in the drainage systems of the carwash bay. The sizing criteria for a sand interceptor shall be in compliance with SAWS Industrial Waste and Conservation best management practices criteria, Municipal Plumbing Code, and International Plumbing Codes.

9. 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.

10. 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.

11. 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 form 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 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.

2. 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.

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.

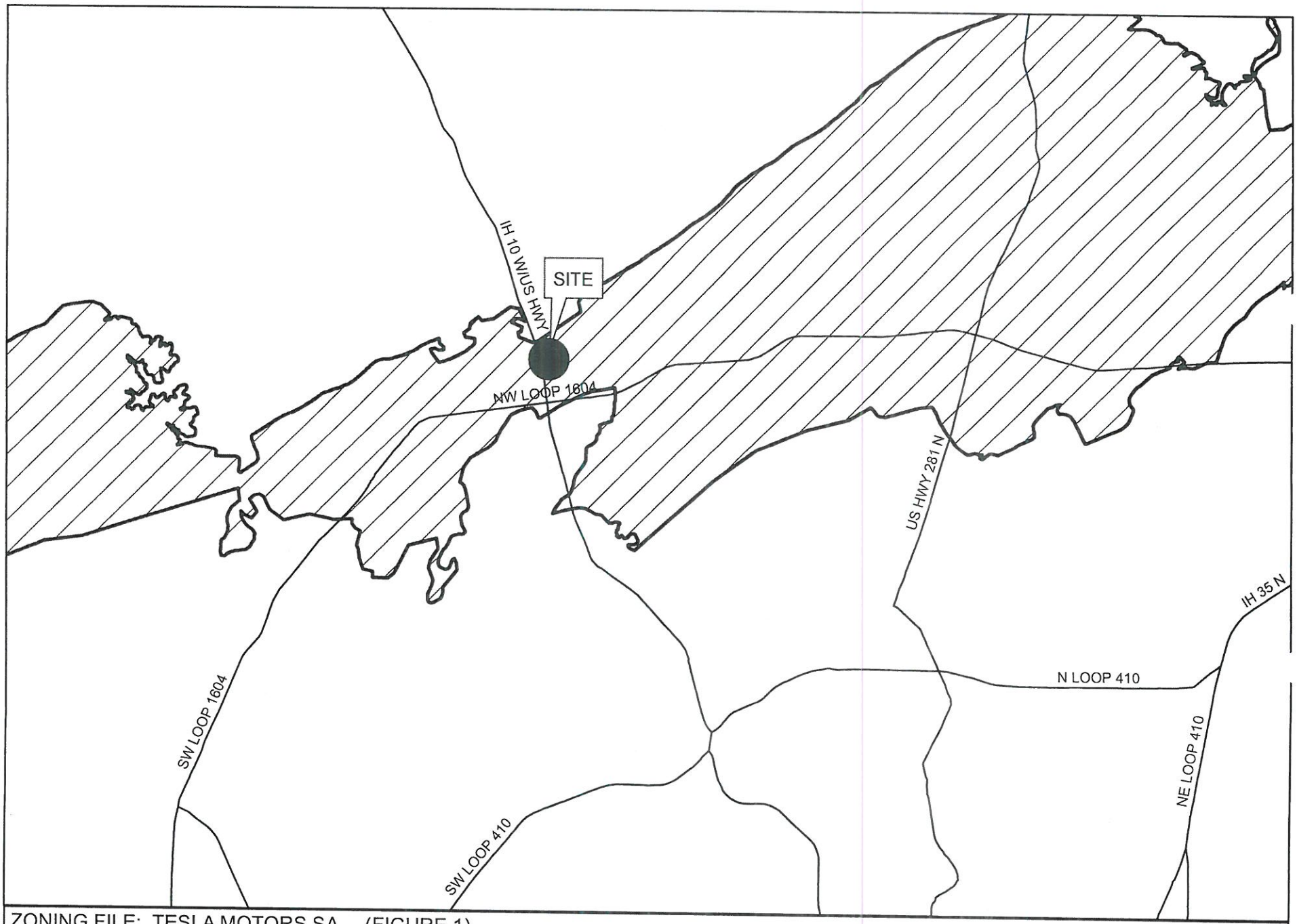
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

APPROVED:

Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



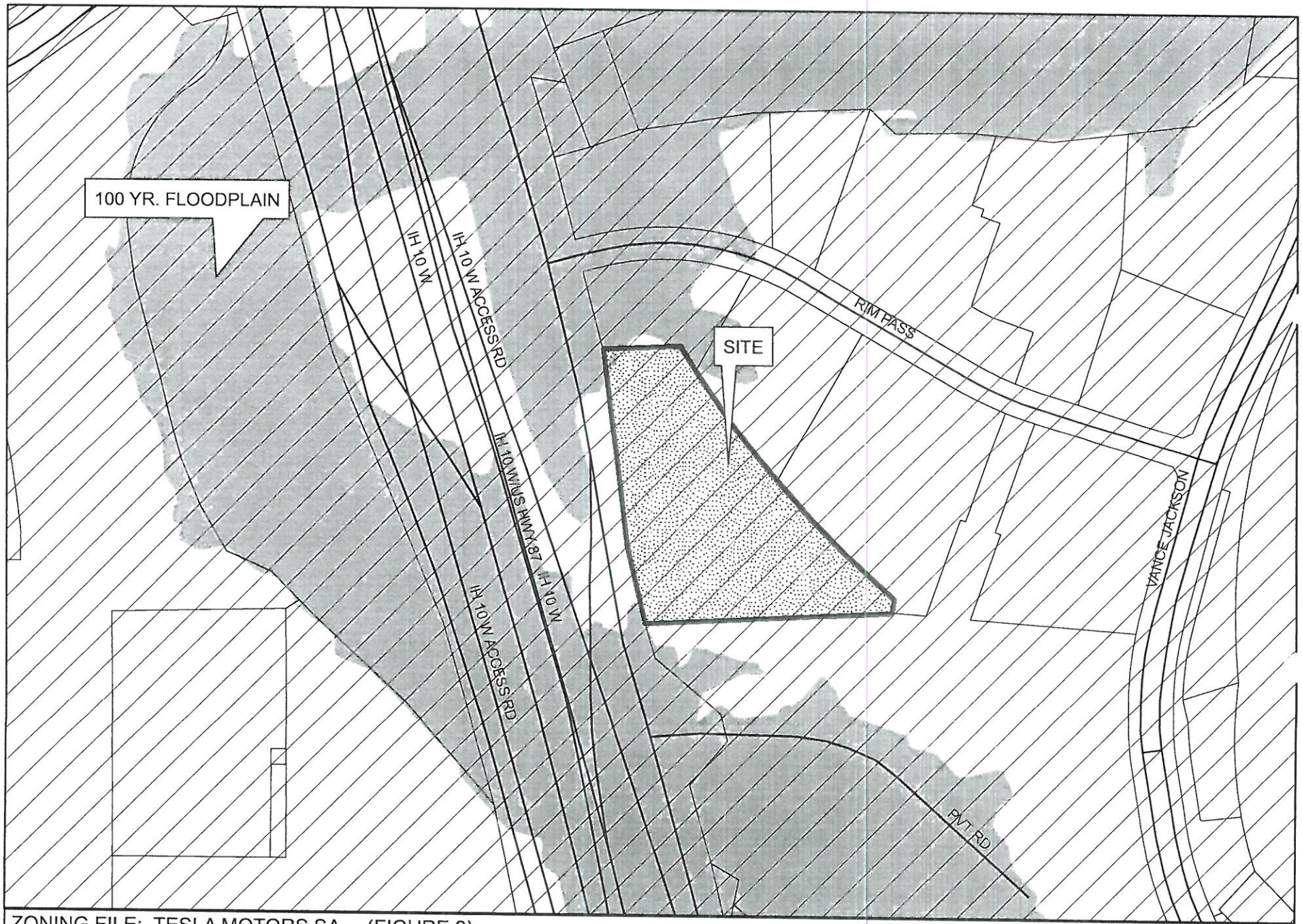
ZONING FILE: TESLA MOTORS SA (FIGURE 1)
ZONING CASE: Z2015211
MAP GRID: 148, D5

1 in = 12,500 ft

0 3,375 6,750 13,500 20,250 27,000 Feet

N

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 6/5/2015



ZONING FILE: TESLA MOTORS SA (FIGURE 2)
ZONING CASE: Z2015211
MAP GRID: 148, D5

1 in = 250 ft

0 65 130 260 390 520 Feet

N

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 6/5/2015