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**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 Z2015300 (Carvana Auto Sales)

LAND DEVELOPMENT
SERVICES DIVISION

Date: November 12, 2015

SUMMARY

A request for a change in zoning has been made for an approximate 2.97-acre tract located on the city's north west side. A change in zoning from "MPCD ERZD GC-1 MLOD AHOD to MPCD S ERZD GC-1 MLOD AHOD" is being requested by the applicant, Ernie Garcia, Carvana CEO, represented by James McKnight, Brown & Ortiz. The change in zoning has been requested to allow an auto sales development. 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 5333 West Loop 1604 North, approximately 1,117 feet north east of the intersection of West Loop 1604 North and IH-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 "MPCD ERZD GC-1 MLOD AHOD to MPCD S ERZD GC-1 MLOD AHOD" and will allow for the development of an eight story auto sales building on 2.97 acres. Currently, the property is cleared with limited vegetation and undeveloped.

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2. Surrounding Land Uses:

West Loop 1604 North highway borders to the south of the subject property. Vacant undeveloped property surround the eastern, western, and northern portions of the subject property. IH-10 West lies beyond to the west and commercial development lies beyond to the north.

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 September 30, 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 property was observed to be one lot, currently undeveloped approximately 2.97 acres in area. The subject site was observed to be lightly vegetated with moderate exposed bedrock.

The site appeared to slope to the south and southwest. Stormwater occurring on the subject site would drain to the south and southwest into an unnamed tributary to Leon Creek.

A Geologic Assessment was previously conducted for the subject site. No sensitive geologic features were identified within the property project boundaries. However, an inferred fault was mapped within the subject site but is not considered sensitive. No surface expression of this fault was observed on the subject site.

Using 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 Person Formation throughout the site.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. This Member is known to have fabric related porosity. The full section thickness of this member is approximately 70 to 90 feet thick.

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ENVIRONMENTAL CONCERNS

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

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. The impervious cover shall not exceed 65% on the site.
2. For the subject site of this zoning case, if a below grade basin is constructed on site, the treatment chambers shall be accessible at all times of the day for visual inspection of the entire treatment portion of the basin at the final grade surface level . The inspection shall not be impeded by obstructions or equipment that limit the ability for an inspector to visually inspect the condition of the treatment devices.
3. The basin owner is required to submit to the SAWS Aquifer Protection and Evaluation staff, an annual maintenance and monitoring report. To be reviewed by the SAWS staff for compliance, maintenance, and operational measures outlined in the TCEQ Technical Guidance Manual (TGM).
4. No automotive maintenance shall be allowed on site such as oil changes, tire repairs, or battery replacements.
5. No additional storage of automotive fluids, elevator lift hydraulic fluid nor vehicle batteries shall be allowed on site, other than the fluids contained within vehicles and operating equipment on site.
6. 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

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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.

7. 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.
8. 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. 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,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. 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 SAWS at (210) 233-3522 to schedule a site inspection.

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- B. After basin construction is complete and prior to the start of business, the owner will notify the Aquifer Protection and Evaluation Section at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to the Aquifer Protection and Evaluation Section of SAWS.
 - C. If the basin fails to drain properly, the owner will notify the Aquifer Protection & Evaluation Section at (210) 233-3522 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 Aquifer Protection & Evaluation Section of SAWS.
4. 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.

Ordinance 81491 Category 1 is not restricted to impervious cover limitations.

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:



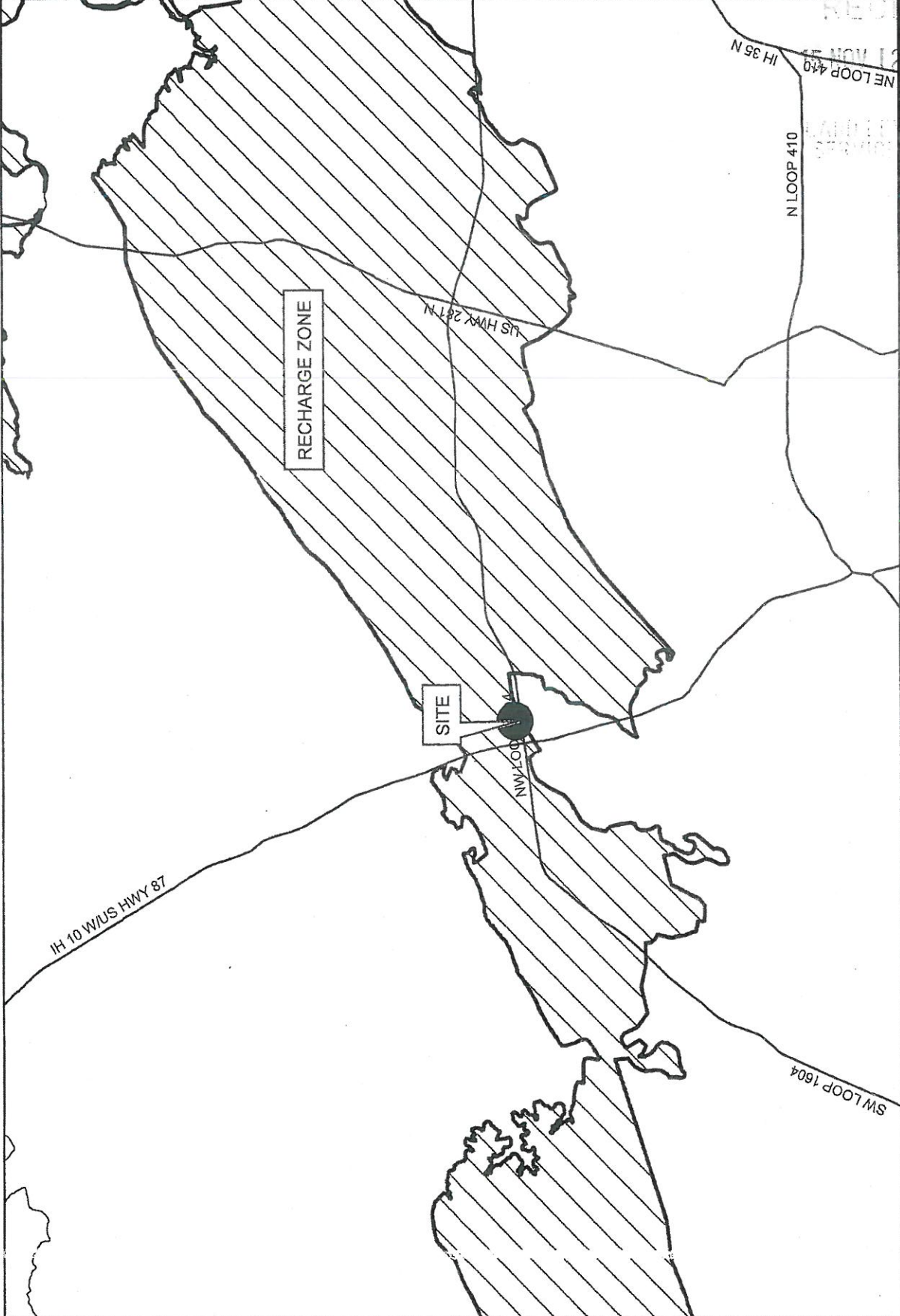
Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

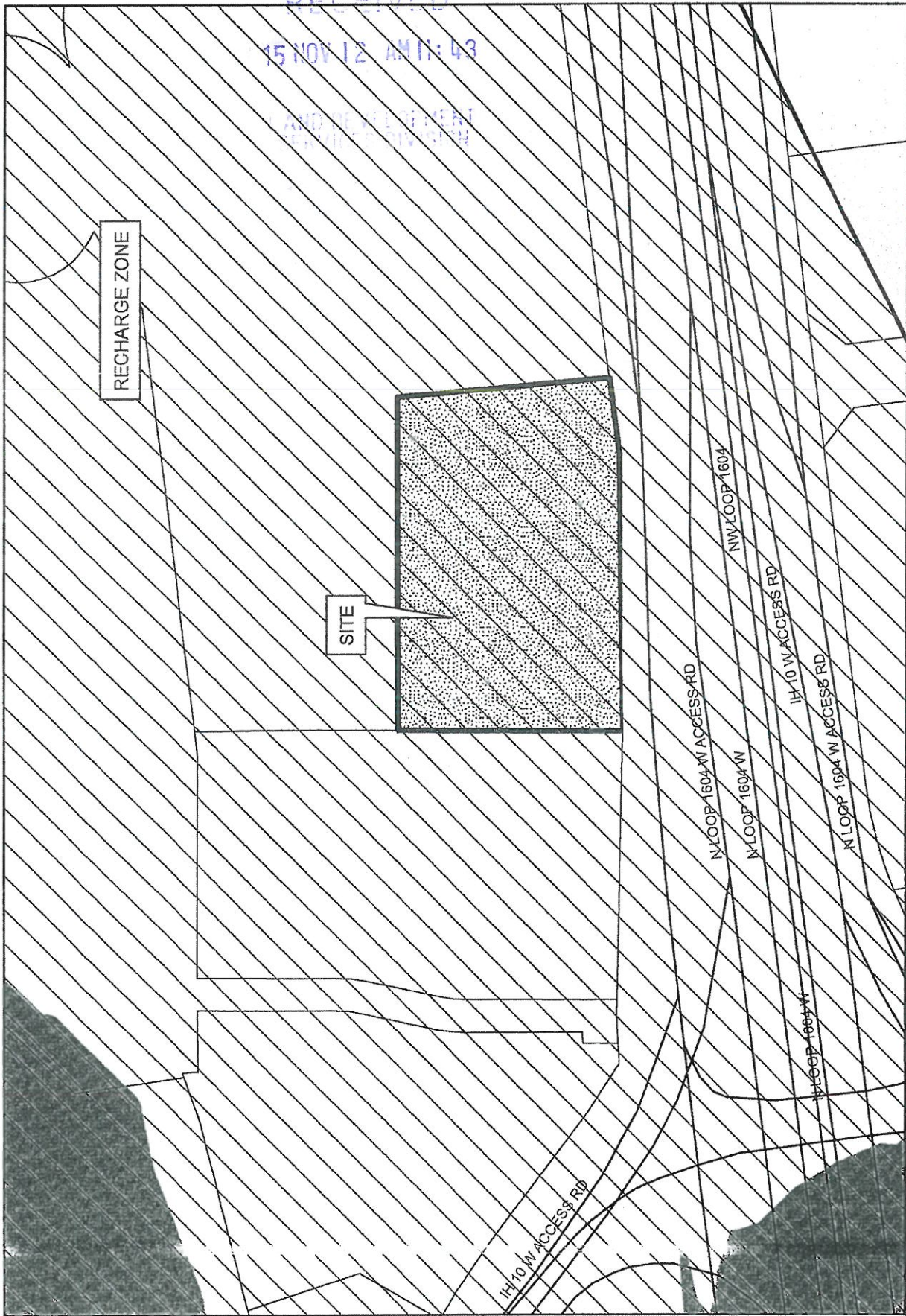
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 34: 12
 N
 NE LOOP 410
 IH 35 N
 1 in = 12,500 ft
 0 3,356,700 13,400 20,100 26,800 Feet
 ZONING FILE: CARVANA (FIGURE 1)
 ZONING CASE: Z2015300
 MAP GRID: 148, E7
 Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 9/22/2015

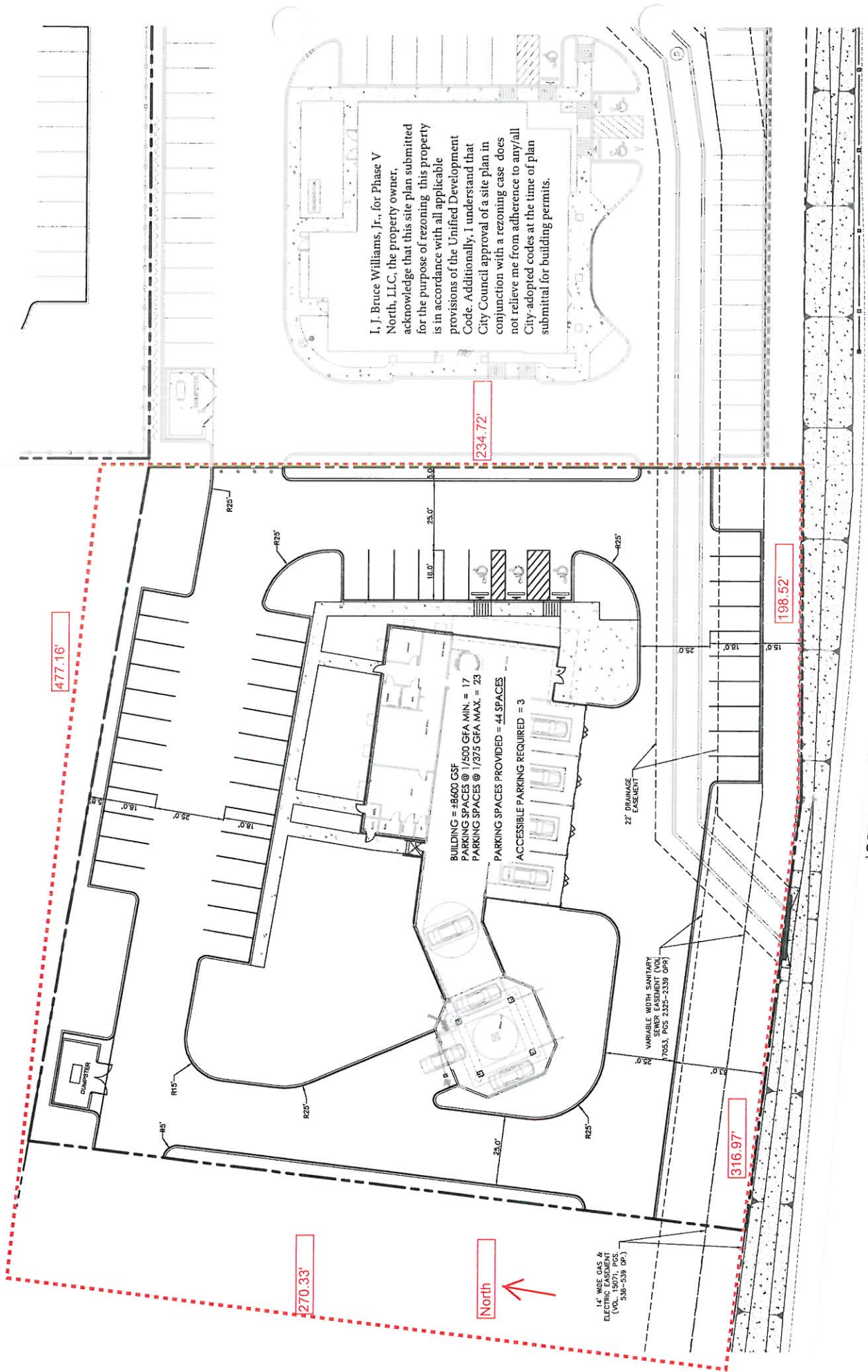
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ZONING FILE: CARVANA (FIGURE 2)
ZONING CASE: Z2015300
MAP GRID: 148, E7

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 9/22/2015



I, J. Bruce Williams, Jr., for Phase V North, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted codes at the time of plan submittal for building permits.

BUILDING = 8600 GSF
 PARKING SPACES @ 1/500 GFA MIN. = 17
 PARKING SPACES @ 1/375 GFA MAX. = 23
 PARKING SPACES PROVIDED = 44 SPACES
 ACCESSIBLE PARKING REQUIRED = 3

12" WIDE GAS & ELECTRIC SERVICE (VOL. 15071, POS. 538-539 OP.)

VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 15071, POS. 2325-2339 OP.)

22' DRAINAGE EASEMENT

477.16'

270.33'

North

234.72'

316.97'

198.52'

LOOP 1604

Date: Sep 05, 2015, 9:12am User ID: jbrwitz
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