

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

ENVIRONMENTAL SERVICES
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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 Z2019-10700157 (Diamond Shine Car Wash #2)

Date: August 19, 2019

SUMMARY

A request for a change in zoning has been made for an approximate 1.460-acre tract located on the city's north side. A change in zoning from “**C-3 GC-3 ERZD, MLOD-1, MLR-2**” to “**C-3 SUPERZD, GC-3, MLOD-1, MLR-2**” is being requested by Diamond Shine 2, LLC, and represented by the applicant, Jerry Arredondo, Arredondo Interests. The change in zoning has been requested to allow an automatic car wash facility. The property is currently classified as a Category 2.

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 760' south from the intersection of Bulverde Road and U.S. Highway 281 North. 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 GC-3 ERZD, MLOD-1, MLR-2**” to “**C-3 SUP GC-3 ERZD, MLOD-1, MLR-2**” and will allow for the development of an automatic car wash facility. The subject site is located within a highway to arterial nodal intersection which is subject to a maximum of 75% impervious cover. Currently, the 1.460-acres property is undeveloped with existing native trees.

2. Surrounding Land Uses:

To the north of the subject property borders Biller Millers Bar-B-Q and a Walgreens store. To the east lies undeveloped commercial property with Bulverde Road located beyond. Located on the western boundary is U.S. Highway 281 North with undeveloped commercial property located beyond. An existing telecommunication tower and an abandoned house lies south of the 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 August 8, 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 subject site was observed to be a vacant lot, approximately 1.46 acres in area. The property was observed to be vegetated with significant soil cover. A natural drainage crosses the site from west to east, however, the property is not within a floodplain. Stormwater occurring on the subject site would discharge to the east along the drainage towards an unnamed tributary to Elm Water Hole 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 on the western half of the property. The eastern half of the site were underlain by the Basal Nodular Member of the Kainer Formation.

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.

The Basal Nodular Member of the Kainer Formation is characterized by stratigraphically controlled permeability. This member is approximately 50 to 60 feet thick. This unit is considered to be part of the lower confining unit of the Edwards Aquifer.

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. The impervious cover shall not exceed 68% on the 1.460-acre site.
2. 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.
3. The use of biodegradable detergents shall be used.
4. The applicant shall take measures to recapture greater than 80% of water used in the car wash process.
5. 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".

6. 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.
7. Proper permits shall be obtained prior to the discharge of any wash water into the sanitary sewer system.
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.
10. 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.

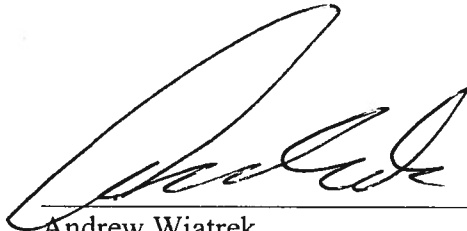
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System.
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. 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 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 approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
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.

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:

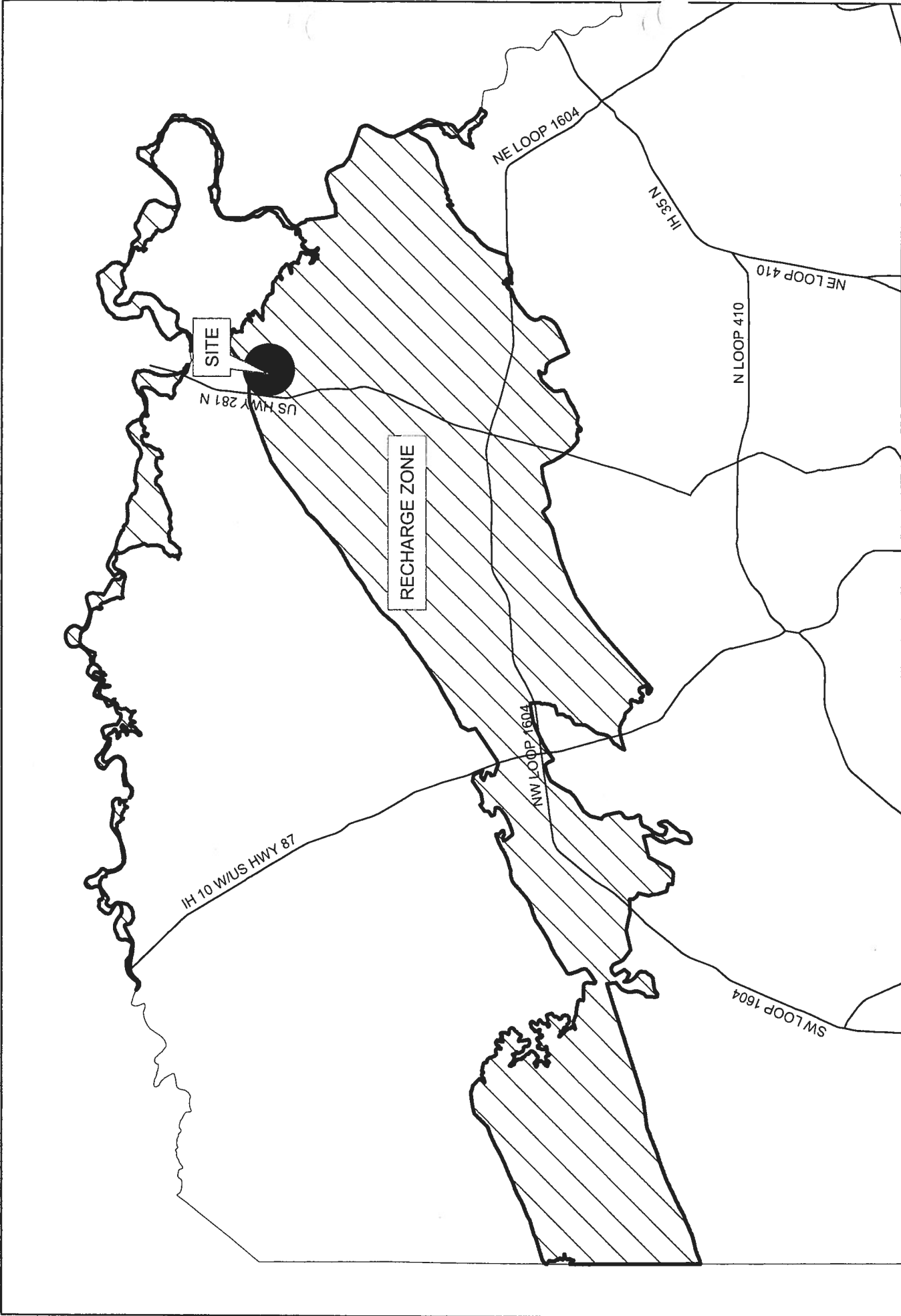


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

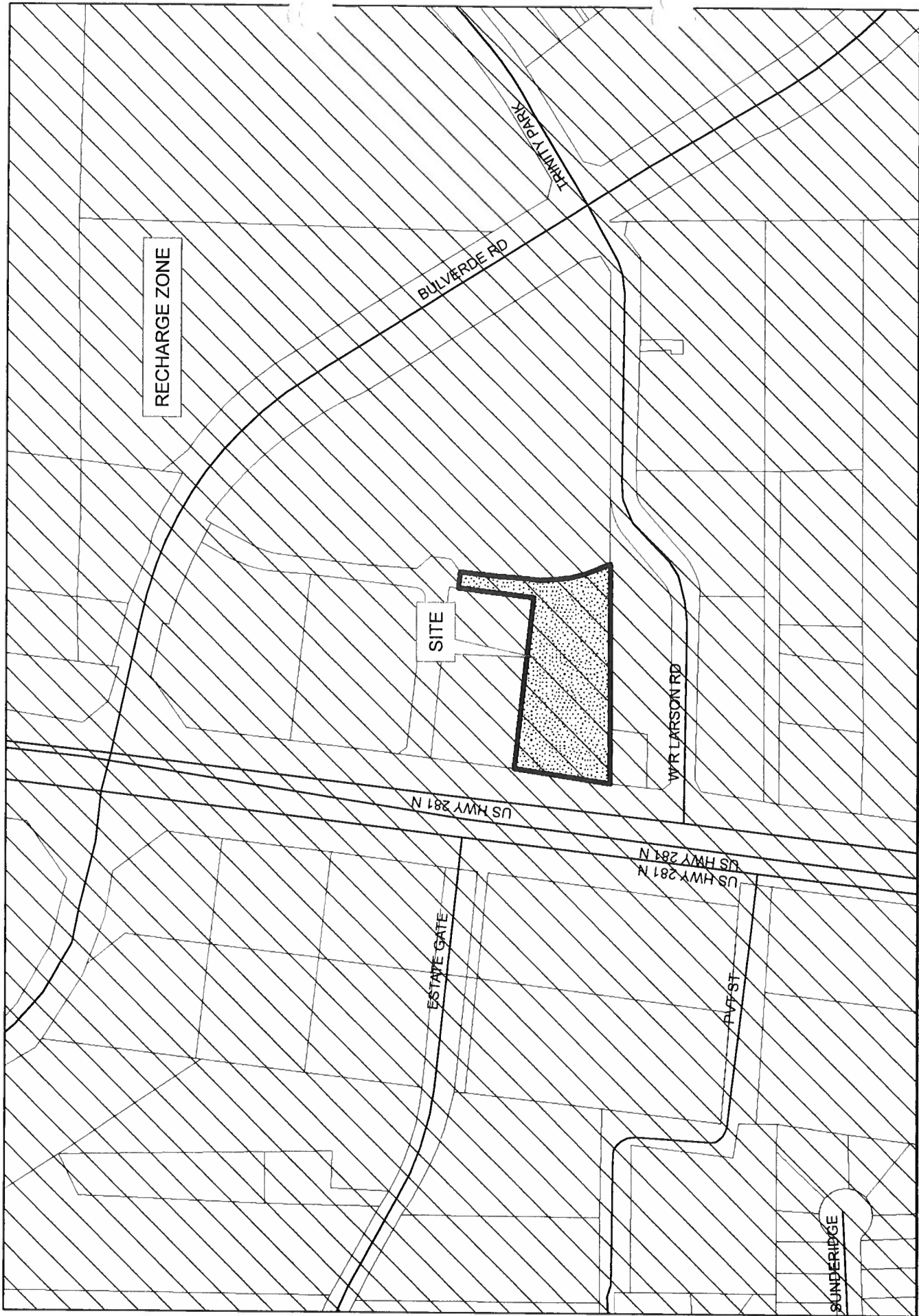


Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: DIAMOND SHINE #2 (FIGURE 1)
 ZONING CASE: Z2019-10700157
 MAP PAGE: 111, E8



ZONING FILE: DIAMOND SHINE #2 (FIGURE 2)
 ZONING CASE: Z2019-10700157
 MAP PAGE: 111, E8

