

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 Z2017010 (Sonny's Carwash – Stone Oak Parkway)

Date: November 30, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 2.603-acre tract located on the city's north side. A change in zoning from “**C-2 ERZD MLOD to C-2 S ERZD MLOD**” is being requested by the applicant, Sadan Pant, VASB Group, Inc., represented by Patrick W. Christensen, Attorney at Law. The change in zoning has been requested to allow a carwash facility. 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 580' west on Stone Oak Parkway at the intersection of Evans Road. 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 ERZD MLOD to C-2 S ERZD MLOD**” and will allow for the development of a carwash facility on 2.603 acres. Currently, the property is cleared of vegetation.

2. Surrounding Land Uses:

Stone Oak Parkway borders to the north of the site with undeveloped property beyond. A Starbucks café lies to the east with Evans Road located beyond. The Ridge at Stone Oaks subdivision borders to the south. Undeveloped commercial property lies to the west.

3. Water Pollution Abatement Plan:

A WPAP file under the name Stone Creek Village had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on January 12, 2015.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on November 7, 2016, 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 disturbed and modified lot, approximately 2.603 acres in area. The site was previously graded, and a paved driveway constructed along the western and northern limits. A fault was mapped along the southeastern corner of the subject site. No surface expression of this fault was observed.

The site appears to slope to the south and east. Stormwater occurring on the subject site would drain along the adjacent ephemeral drainage into an unnamed tributary to Mud 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.

The Basal Nodular Member of the Kainer Formation is characterized by stratigraphically controlled permeability with significant conduit flow at the surface. 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 65% on the 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 WaterSaver 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 WaterSaver Car Wash Program and become a "Recognized WaterSaver 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. 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 if a WPAP Modification is required:
 - A. A copy of the Water Pollution Abatement Plan Modification 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 modification approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved modified 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.
 - 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.

Zoning Commission Members


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Ordinance 81491 Category 1 is not restricted to impervious cover limitations, unless a property is being rezoned or if there's a substantial alteration in land use.

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.

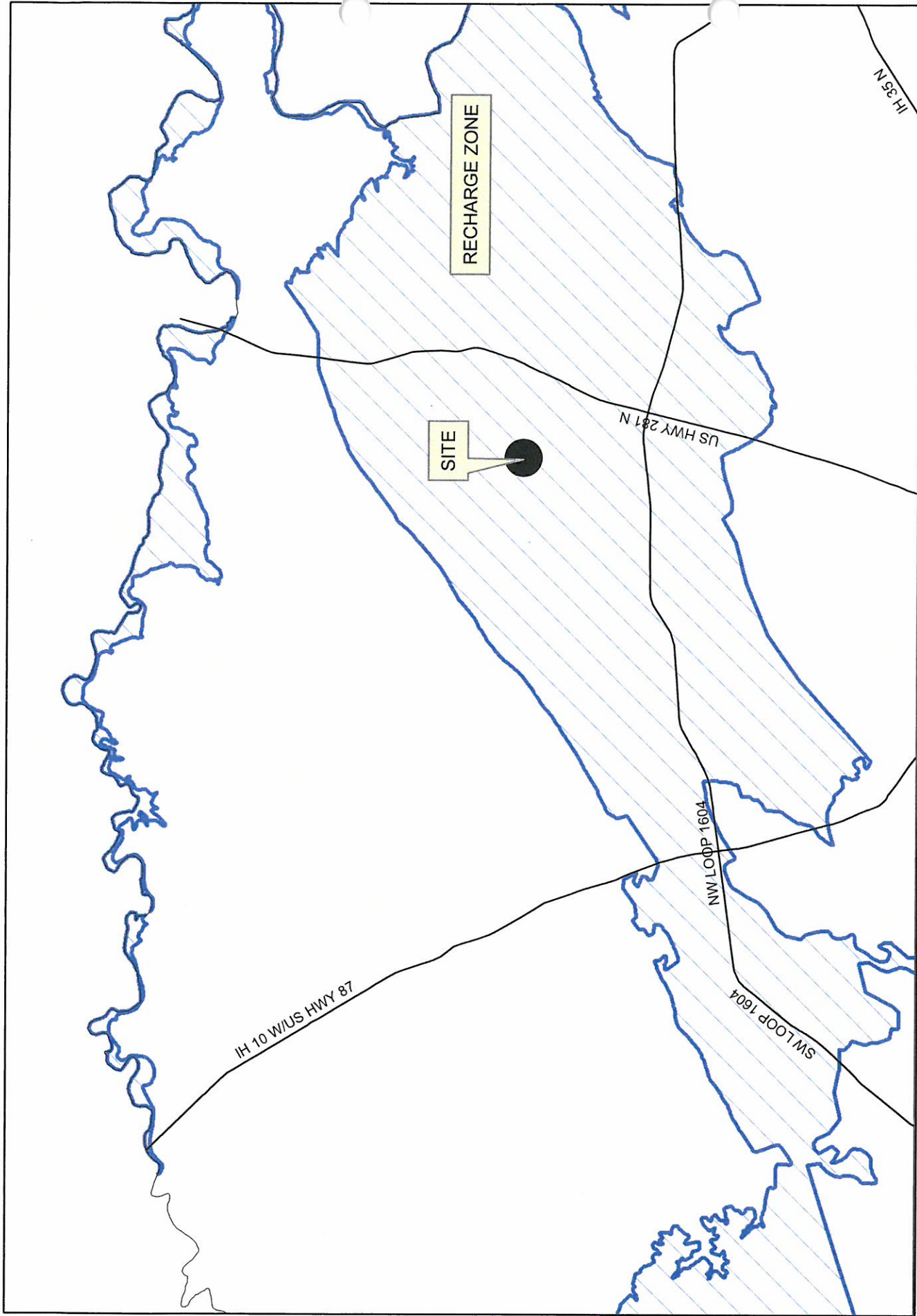
APPROVED:



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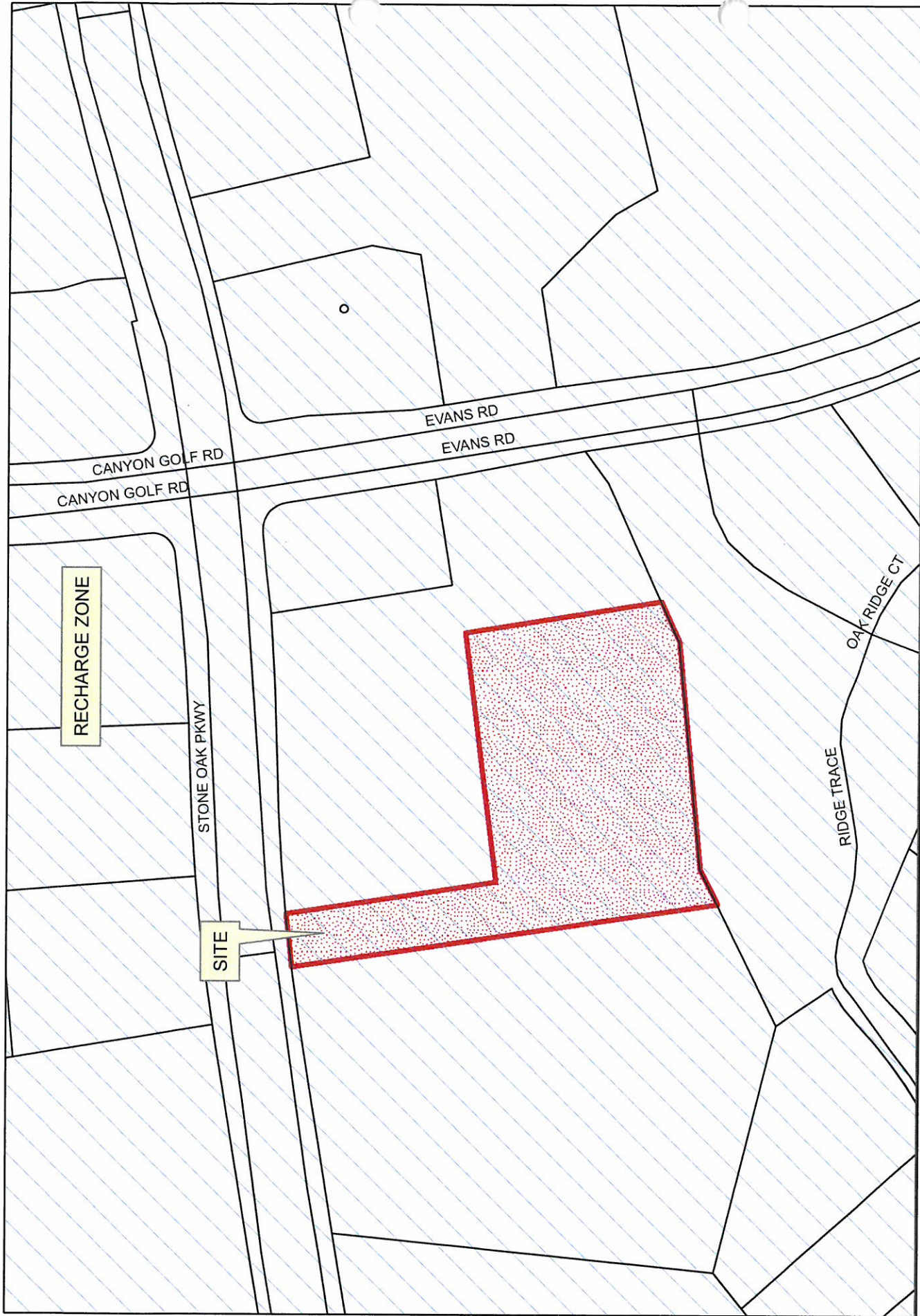


ZONING FILE: SUNNY'S CARWASH-STONE OAK PKWY. (FIGURE 1)

ZONING CASE: Z2017010

MAP GRID: 131, A7

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 11/1/2016



ZONING FILE: SUNNY'S CARWASH-STONE OAK PKWY. (FIGURE 2)
ZONING CASE: Z2017010
MAP GRID: 131, A7