

**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 Z2020-10700128 (Suds Deluxe Car Wash)

Date: August 11, 2020

RECEIVED
AUG 11 AM 3:29
SAN ANTONIO WATER SYSTEM

SUMMARY

A request for a change in zoning has been made for an approximate 0.775-acre tract located on the city's north side. A change in zoning from “**C-3 MLOD-1 MLR-2 ERZD**” to “**C-3 S MLOD-1 MLR-2 ERZD**” is being requested and represented by the applicant, Shahan Bhaidani, CW Three SA, LLC. The change in zoning has been requested to allow an automated 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, near the northwest intersection of North Loop 1604 East and US 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 MLOD-1 MLR-2 ERZD**” to “**C-3 S MLOD-1 MLR-2 ERZD**” and will allow for the development of a carwash facility on 0.775-acres. Currently, a Sonic drive-in restaurant with associated parking is located on the subject site. The drive-in restaurant and associated parking were developed in 1999, with 84% impervious cover. The proposed project will consist of a drive-thru automated carwash tunnel and associated vacuum service bays.

The automatic carwash will reclaim and recycle 80% wash water, therefore, reducing operating costs and minimizing fresh water usage. Review of the site plan proposes two 1,500 gallon concrete vaulted dual compartment settling tanks. Wash water from the carwash cycle drains into the settling tanks separating suspended solids (sand, silt, & grit) and heavier particles from hydrocarbon oils and floatable chemicals. Hydrocarbon oils and solids recovered within the tanks are pumped out by a licensed hauler quarterly.

The carwash detergents made by Zip Vehicle Care Products, are water based and biodegradable. The storage room housing the detergents and wash equipment will have a floor drain leading into the settling tanks, as well.

The Velocity Water Works reclaim system filters water from the second tank by removing the finest particulates using cyclone separators prior to reuse in the wash cycle. The reclaiming system injects ozone to treat and prevent odors 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 adjoins a Sherman-Williams paint store with Best Western Plus hotel located beyond. To the east borders US Highway 281 North with Legacy shopping mall located beyond. Wal-Mart retail store lies west of the property, next door to a Costco Wholesale warehouse. Adjacent to the south is a Whataburger fast food restaurant alongside North Loop 1604 East.

3. Water Pollution Abatement Plan:

A WPAP file under the name Sonic Drive-In Restaurant & Retail Center had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on February 2, 1999. An existing off-site water quality basin associated with the WPAP, was found to be compliant at the time of our site evaluation.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on June 26, 2020, 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 commercial lot, currently developed as a fast food restaurant, approximately 0.775 acres in area. The surface area of the property has been previously disturbed and almost completely covered in concrete paving. Stormwater occurring on the site would discharge to the east and south towards 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 Leached and Collapsed Member of the Person Formation.

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. The full section thickness of this member is approximately 70 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. The existing 84% impervious cover shall not be increased in the 0.775-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.

RECEIVED
20 AUG 14 PM 3:29

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.


RECEIVED
20 AUG 14 PM 3:30
CITY OF SAN ANTONIO

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. 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:

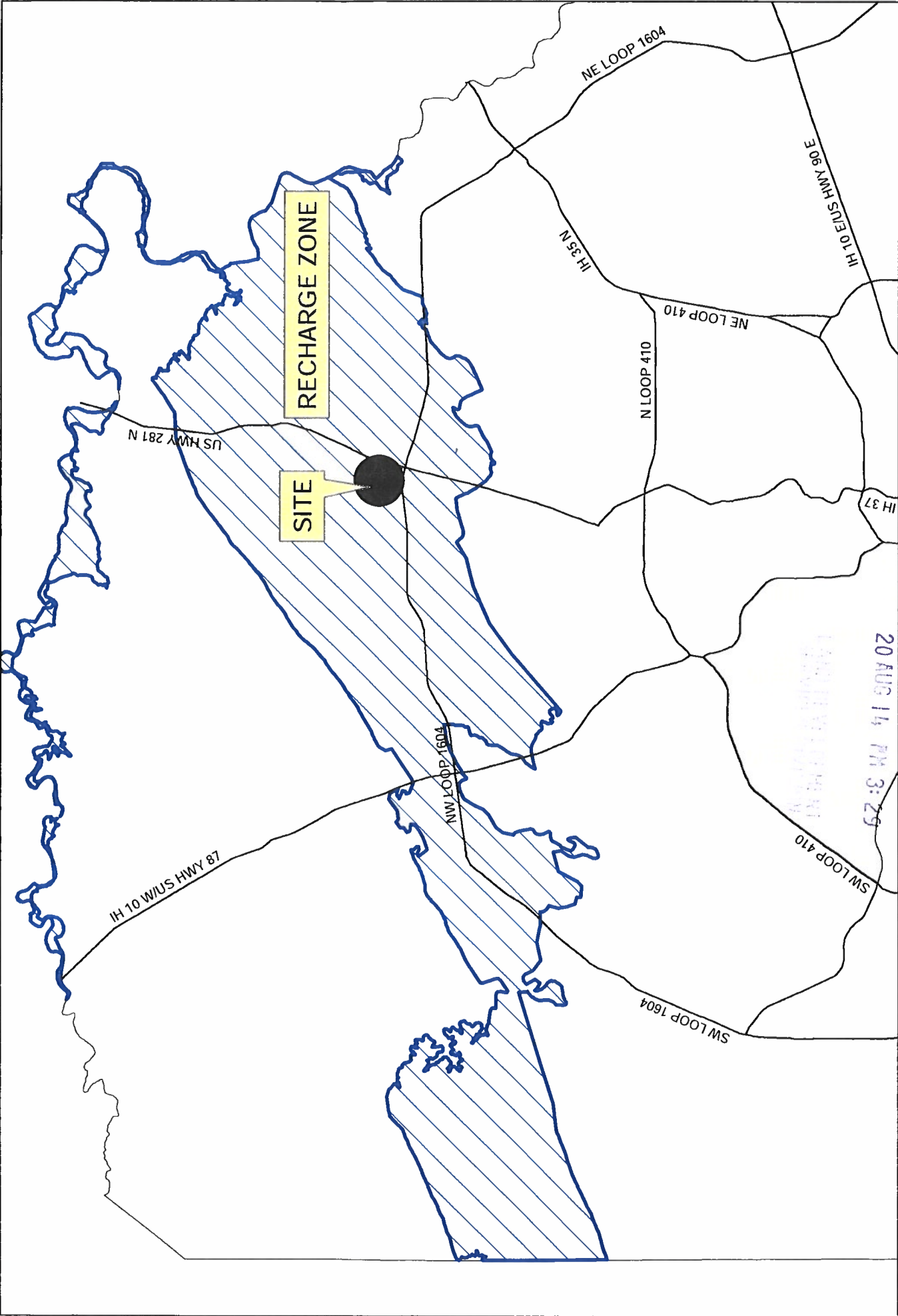


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

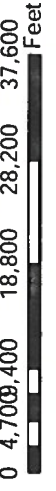


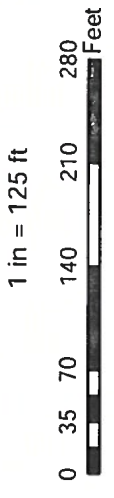
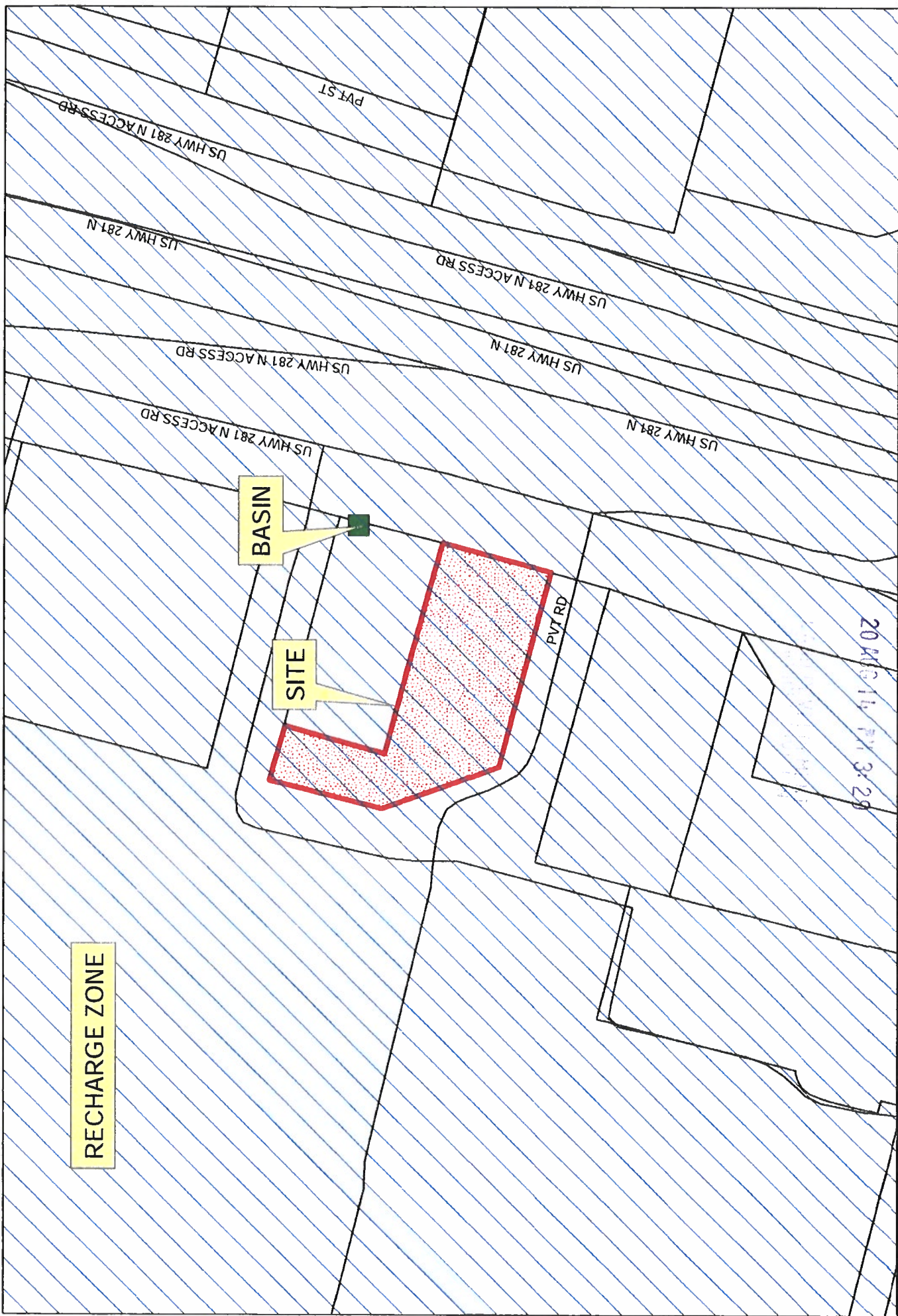
ZONING FILE: 18535 US HWY 281 N. CAR WASH (FIGURE 1)

ZONING CASE: Z2020-10700128

MAP PAGE: 151, C4

1 in = 16,667 ft





ZONING FILE: 18535 US HWY 281 N. CAR WASH (FIGURE 2)
 ZONING CASE: Z2020-10700128
 MAP PAGE: 151, C4