

DEVELOPMENT SERVICES
SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet
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DEVELOPMENT 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 Z2016112 (Marshall Road Car Wash)

Date: April 12, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 2.011-acre tract located on the city's north side. A change in zoning from “**C-2 CD ERZD MLOD to C-2 CD SUP ERZD MLOD**” is being requested by the applicant, Windmeer Enterprises, LLC, represented by Mitsuko E. Ramos, Government Relations Group of TX. The change in zoning has been requested to allow for a car wash 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 9, at 23202 U.S. Hwy. 281 North, approximately 1,091 ft. south of Marshall Rd. on U.S. Hwy. 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-2 CD ERZD MLOD to C-2 CD SUP ERZD MLOD**” and will allow for the development of a commercial car wash development. Currently, the property is undeveloped with an existing private road. The car wash will utilize a reclamation process to minimize water waste. The site plan includes a unique vault design that will allow large amounts of reuse water to be stored and a slow flow velocity within the settling chambers to allow solids to fall out and clean water to pass through. Any water containing

fine sediment post the initial pass through the reclamation process will be recaptured and reintroduced to the reclamation vault for additional settling to occur. An additional treatment process will occur post the reclamation vault by using a treatment process to further polish the water for reuse in the car wash operation. The vault will have protective measures to ensure that the quality of the water is monitored and that if certain parameters are outside of operational standards the system alarms and ceases to operate until maintenance occurs. The operation of the car wash relies on a high quality of reuse water and the proper maintenance of the reclamation equipment to operate.

2. Surrounding Land Uses:

A Sam's Club warehouse store bounds to the north. A detention pond lies east of the property. U.S. Hwy. 281 North borders west of the subject site with undeveloped property located beyond. To the south lies an undeveloped commercial lot with the Village at Stone Oak retail shops located beyond.

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 March 8, 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 one lot, currently cleared and graded, approximately 2.011 acres in area. A paved private road was observed to cross the western portion of the property.

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 West Elm 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 subject 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.

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 reduce the amount of offsite tracking of wash water and recapture such water for reuse.
5. The applicant shall take measures to recapture greater than 80% of water used in the car wash process.
6. The car wash shall minimize the amount of incoming fresh water to each wash cycle by implementing an additional treatment process to polish the water that will work in parallel to planned reclamation process.
7. 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".
8. 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.
9. Proper permits shall be obtained prior to the discharge of any wash water into the sanitary sewer system.
10. 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.
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 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.
12. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3549 no later than 48 hours prior to the commencement of construction at the site. If any significant

geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Aquifer Protection & Evaluation Section of SAWS at (210) 233-3522.

General Recommendations

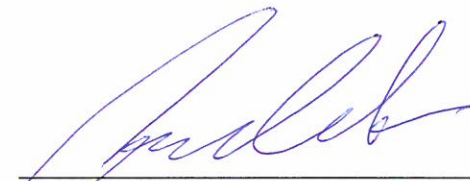
1. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
2. Prior to the release of any building permits, the following shall be submitted to the 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 or below grade basin is constructed on the property, the following is required:
 - A. 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.
 - B. 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.
 - C. 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.

- D. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section of the Resource Protection & Compliance Division at (210) 233-3549 prior to any discharge of water.
 - E. 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, unless a property is being rezoned or if there's a substantial alteration in landuse.

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:

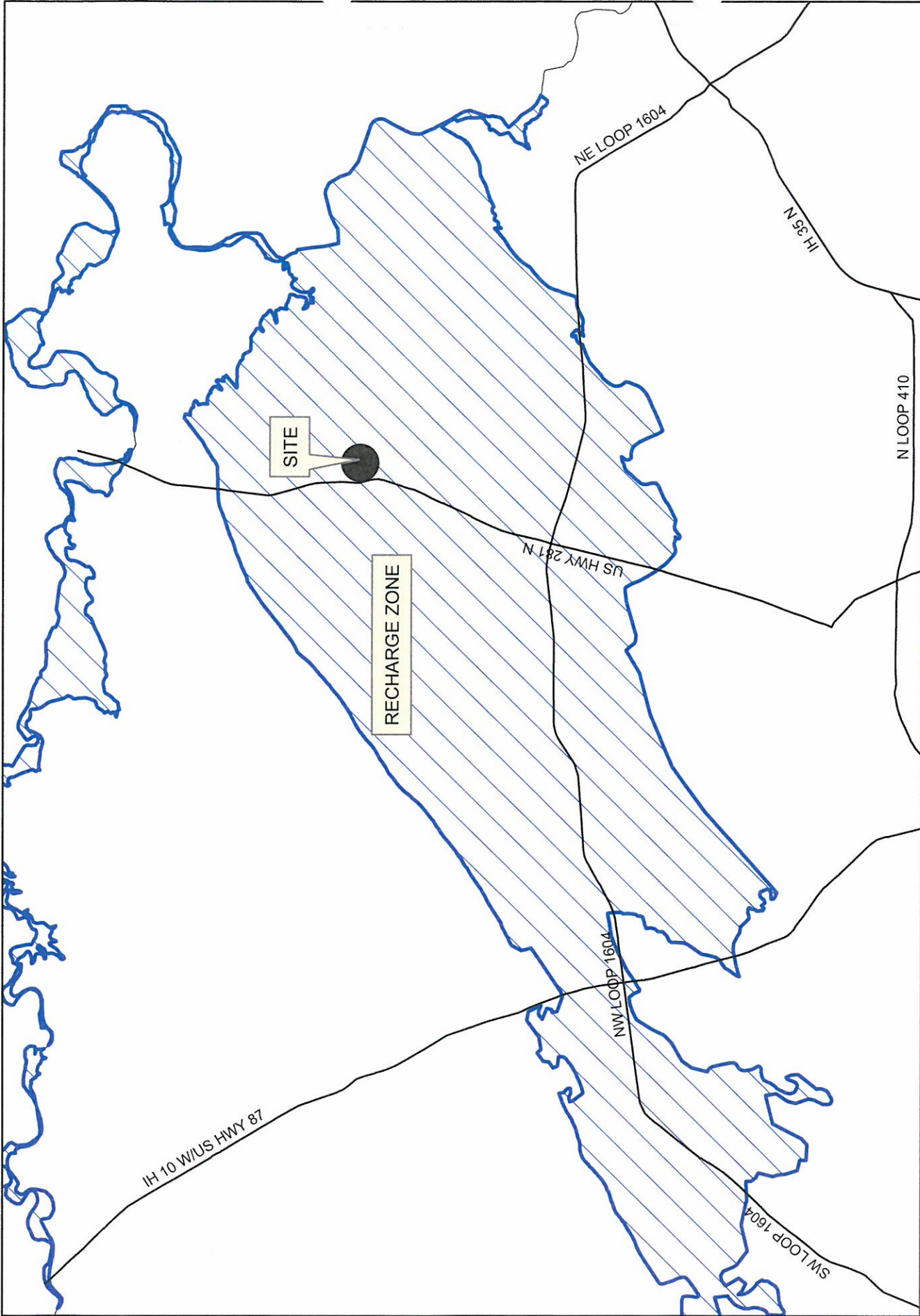


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MJB: MAE

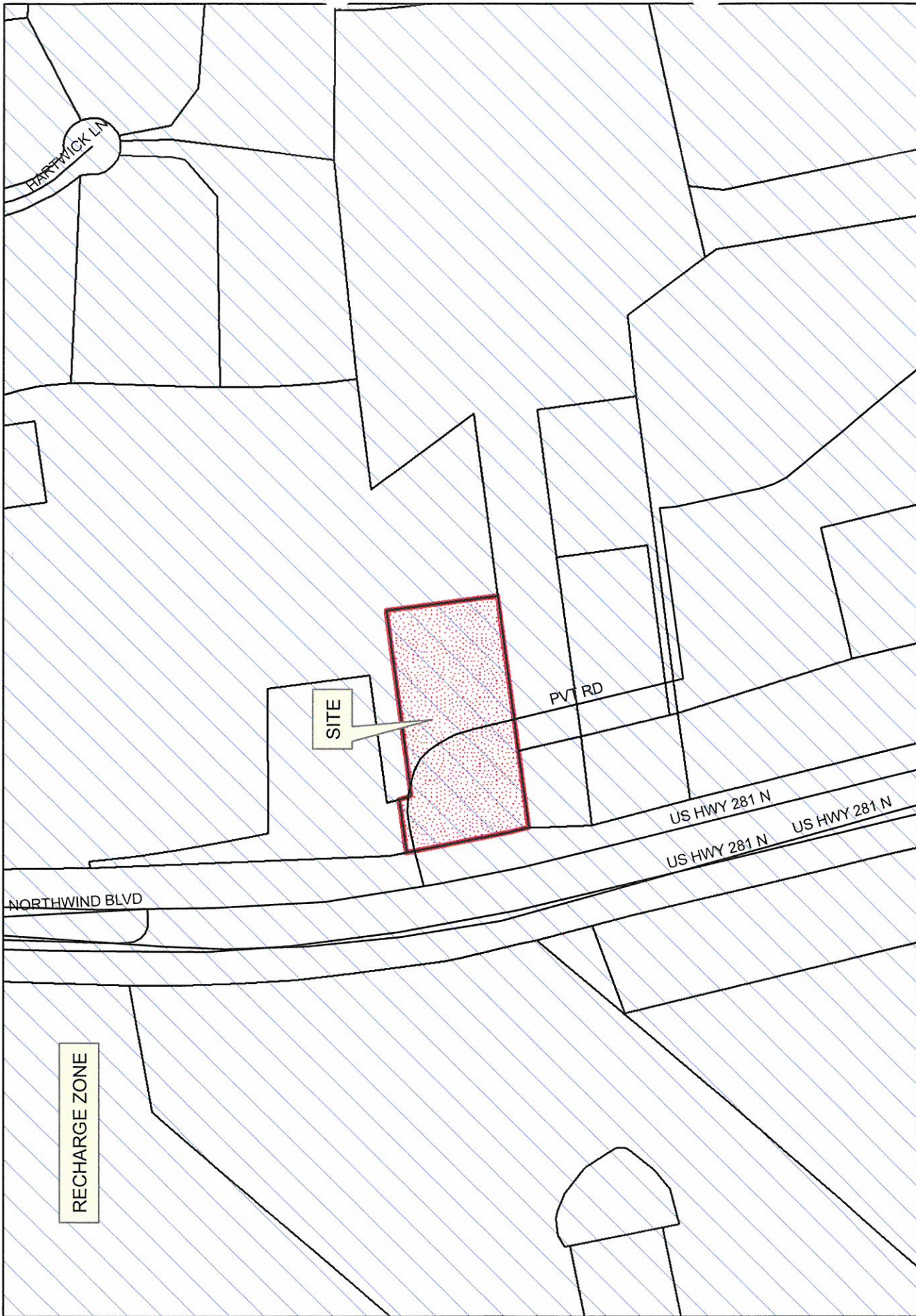


ZONING FILE: MARSHALL RD. CAR WASH (FIGURE 1)
ZONING CASE: Z2016112
MAP GRID: 131, F5

1 in = 12,500 ft



Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 3/8/2016



1 in = 239 ft



ZONING FILE: MARSHALL RD. CAR WASH (FIGURE 2)
ZONING CASE: Z2016112
MAP GRID: 131, F5

Map Prepared by SAWS, Aquifer Protection & Evaluation MAE 3/8/2016