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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 Z2016076 (TPC Parkway Carwash)

Date: February 9, 2016

SUMMARY

A request for a change in zoning has been made for an approximate 0.88-acre tract located on the city's north side. A change in zoning from "**C-2 ERZD to C-2 SUP ERZD**" is being requested by the applicant, Gorda Clay, LLC, represented by Ashley Farrimond, Kaufman & Killen, Inc. The change in zoning has been requested to allow a carwash development. 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, at 3103 TPC Parkway, approximately 525 ft. west of Bulverde Rd. on TPC Parkway. 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 to C-2 SUP ERZD**" and will allow for the development of a commercial carwash development. Currently, the property is primarily undeveloped with an existing storm water quality basin on site.

2. Surrounding Land Uses:

The Stone Oak Commons retail strip bounds north and east of the subject property with Rainbow Station daycare located beyond to the north. Undeveloped property lies west of the property with a Sonic Drive-In restaurant located beyond. TPC Parkway lies to the south with Claudia Taylor "Lady Bird" Johnson High School located beyond.

3. Water Pollution Abatement Plan:

A WPAP file under the name Capital Foresight at Stone Oak had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on June 25, 2008.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on January 11, 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, cleared and graded, approximately 0.88 acres in area. An Aqualogic water quality basin and an adjacent drainage structure was observed on the site.

The site appeared to slope to the south and southeast. Stormwater occurring on the subject site would drain into the Aqualogic basin for treatment before draining south and southeast into an unnamed tributary to Elm Waterhole 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 carwash process.
2. The improper storage and use of detergents and chemicals associated with the carwash 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 wash water shall be contained within the carwash process area and gray water shall not be allowed to drain off site.
3. All areas and/or carwash bays shall have sumps with grit traps. The grit traps shall be serviced quarterly to insure proper operation and prevent bypass or overflow.
4. The use of biodegradable detergents shall be used.
5. The capture of 80% of all water in the carwash process, this ensures the operator is minimizing the amount incoming fresh water to each wash and the amount of water being discharged from the wash while still providing quality water to the wash so that the water can be re-used.

6. Sand interceptors shall be installed in the drainage systems of the carwashes where heavy solids or solids greater than ½ inch may be introduced into the sanitary sewer system. The sizing criteria for a sand interceptor shall be based on the required GPM X 12-minute retention times to obtain the tank size in gallon capacity or as amended in the Unified Plumbing Code.
7. All wash water must be recycled or the proper permits obtained to allow for the discharge of wash water to the sanitary sewer system.
8. As a secondary safety measure the existing Aqualogic basin will act to capture the runoff.
9. The applicant agrees to abide by the Aqualogic basin maintenance obligations set forth in the plan. If the maintenance contract is not renewed and the Aqualogic system is removed, the applicant is responsible for submitting a plan to modify the water quality basin 90 days before the contract expires. The plan must meet TCEQ requirements current at the time the modification plan is submitted.
10. 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.
11. 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.
12. 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.
13. 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.

14. 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. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division 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 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.
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 2 Impervious Cover Restrictions:

- Single-family residential: 30% impervious cover
- Multi-family residential: 50% impervious cover
- Commercial: 65% impervious cover

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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

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