

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

Z2018158
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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 Z2018158 (Bee Clean Car Wash #6)

Date: May 8, 2018

SUMMARY

A request for a change in zoning has been made for an approximate 1.314-acre tract located on the city's north side. A change in zoning from "**C-3 ERZD, MLOD, AHOD**" to "**C-3 S ERZD, MLOD, AHOD**" is being requested and represented by the applicant, Laurie Rothman, KLove Engineering, LLC. The change in zoning has been requested to allow a car wash 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 8, approximately 619' south from the intersection of Huebner Road and Northwest Military Highway. 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 ERZD, MLOD, AHOD**" to "**C-2 S ERZD, MLOD, AHOD**" and will allow for the development of a car wash facility on 1.314 acres. Currently, the property is undeveloped with some existing native trees.

2. Surrounding Land Uses:

To the north and west of the subject property lies vacant commercial lots located within the Olmos Creek retail center. To the east borders Northwest Military Highway with Oak Meadows neighborhood located beyond. Olmos Creek Drive borders on the south with a Circle K gas station located across the street.

3. Water Pollution Abatement Plan:

A WPAP file under the name Olmos Creek Park Phase II had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on January 28, 1997. An existing off-site water quality basin associated with the WPAP, was found to be compliant at the time of our site evaluation. According to our basin database, the basin has a history of being in compliance.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on April 19, 2018, 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, generally undeveloped, approximately 1.314 acres in area. The property was covered with fill material, and had been graded. A drainage ditch was observed along the eastern edge, fronting Northwest Military Highway. The site appeared to slope to the south and west. Stormwater occurring on the subject site would drain to the south and west into the adjacent drainage culvert, ultimately draining to Olmos Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Upper Confining Unit.

The Undivided Upper Confining Unit is characterized by the presence of massive limestone with very low porosity and permeability throughout the formation. The full section thickness of this member is approximately 30 feet thick. This unit includes the Del Rio Clay, Buda Limestone, and Eagle Ford Group, and is considered the upper margins 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 1.314-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 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".

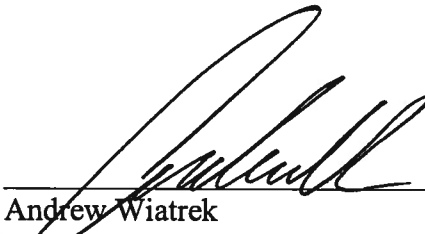
6. An interceptor(s) shall be installed in the drainage systems of the car wash bay where heavy solids or solids greater than ½ inch may be introduced into the sanitary sewer system. The sizing criteria/design approval for the interceptor shall be based on the requirements in Chapter 10 Article IX. - 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. 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.

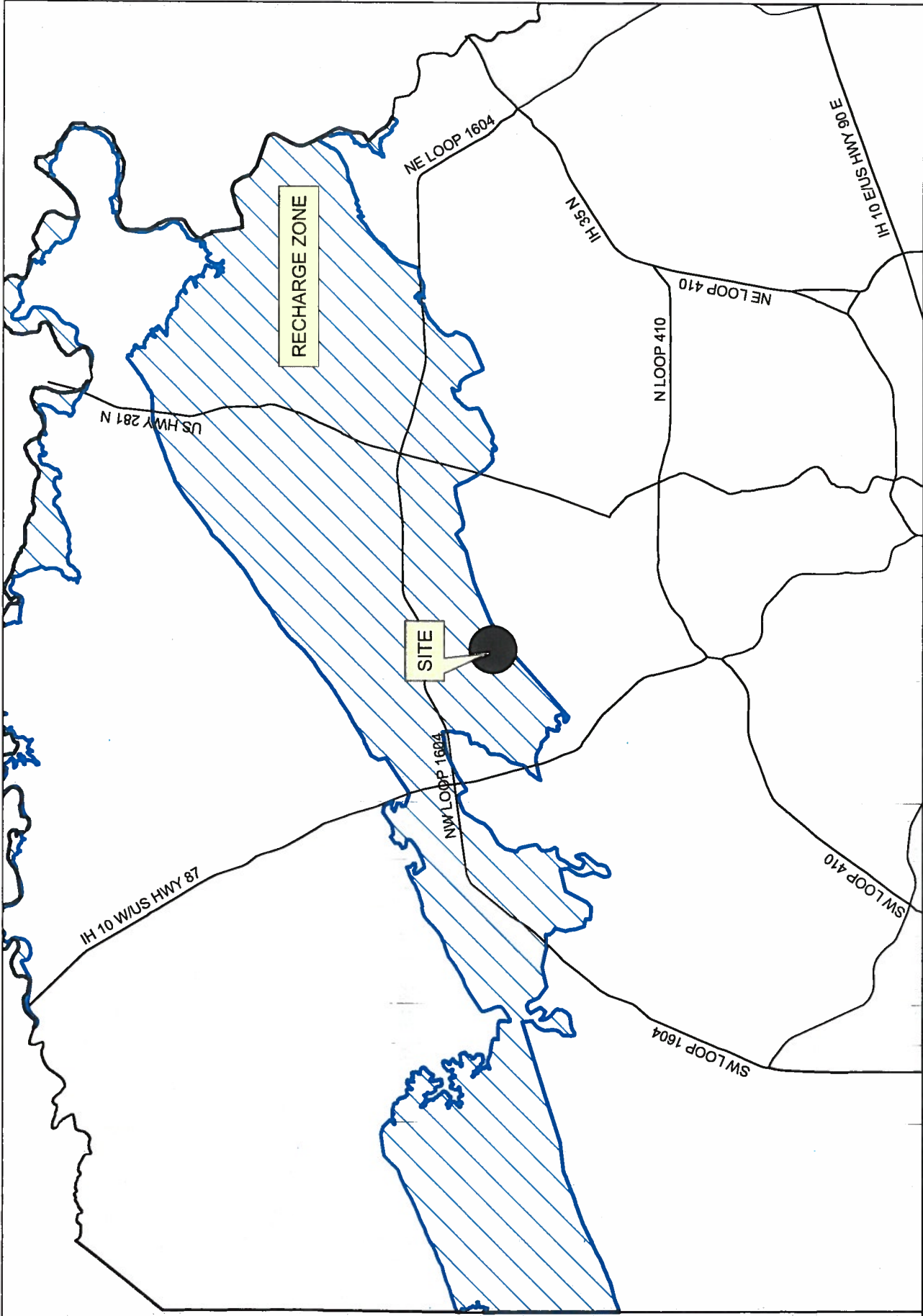
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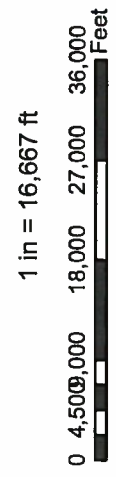
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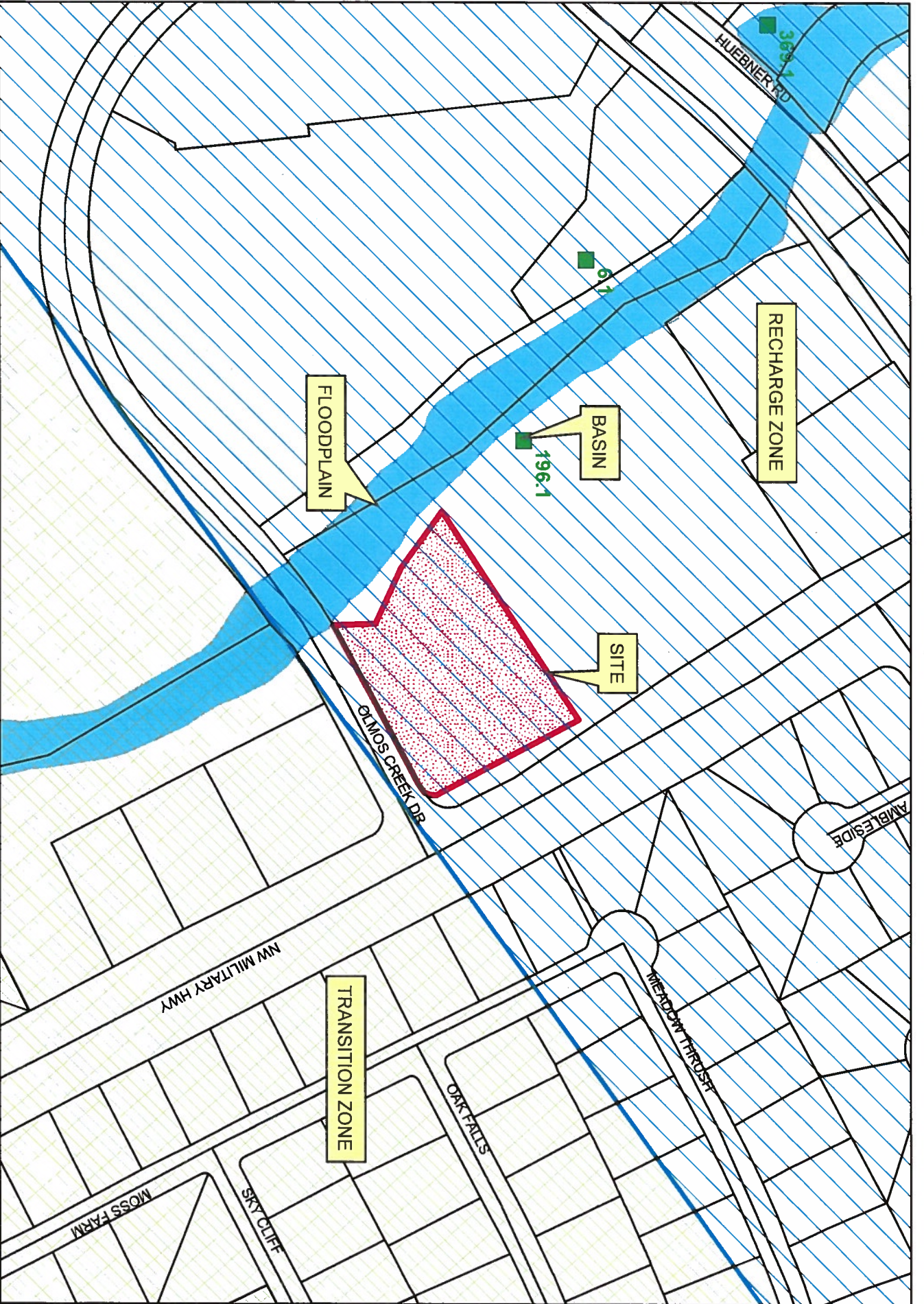
Scott R. Halty
Director
Resource Protection & Compliance Department

MTB:MAE



ZONING FILE: BEE CLEAN CAR WASH #6, OLMOS CREEK (FIGURE 1)
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MAP PAGE: 169, E2





ZONING FILE: BEE CLEAN CAR WASH #6, OLMOS CREEK (FIGURE 2)

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Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 4/17/2018