

**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 Z2025-10700011 (WCW Blanco II Carwash)

Date: April 15, 2025

SUMMARY

A request for a change in zoning has been made for an approximate 1-acre lot located on the city's northside. A change in zoning from **"C-3 PUD MLOD-1 MLR-1 ERZD AHOD & C-3R PUD MLOD-1 MLR-1 ERZD AHOD"** to **"PUD C-2 NA S MLOD-1 MLR-1 ERZD AHOD"** is being requested by the applicant 17539 Blanco, LLC, and represented by James Griffin of Killen, Griffin, & Farrimond, PLLC. The change in zoning has been requested to allow an automated 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 9, approximately 2,200-feet south of North Loop 1604 West and Blanco Road intersection. 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 PUD MLOD-1 MLR-1 ERZD AHOD & C-3R PUD MLOD-1 MLR-1 ERZD AHOD"** to **"PUD C-2 NA S MLOD-1 MLR-1 ERZD AHOD"** and will allow for the development of an automated car wash facility on a 1-acre lot. Currently, the site is an out-of-business Pizza Hut establishment. 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 minimizing freshwater usage and reducing operating costs. Review of the project proposes three 2,500-gallon concrete vaulted dual compartment settling tanks. Wash water from the carwash cycle drains into the settling tanks and into a 1,500-gallon sand/oil interceptor tank: 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 being used are water based and biodegradable. The storage room housing the detergents and wash equipment will have floor drains leading into the settling tanks, as well.

ShockWater Re-Gen V water recovery and reuse treatment system filters water from the second tank by removing the finest particulates using cyclone separators prior to reuse in the wash cycle. The reclaim 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:

West Blanco Road and a furniture retail business is located north of the site. To the east borders Blanco Road with Canyon Creek Estates neighborhood located beyond. Commercial office businesses bound west of the subject site. Canyon Creek Bluffs neighborhood sits south of the site.

3. Water Pollution Abatement Plan:

A WPAP filed under the name Pizza Hut had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on July 11, 1997. An existing on-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 February 10, 2025, 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 occupied by a retail restaurant and paved parking, approximately 1.00 acres in area. The subject property was observed to be bounded on the north by West Blanco with a retail restaurant beyond, on the east by Blanco Road with single family residential properties beyond, on the south by single family residential properties, and on the west by commercial and industrial properties. The subject site was observed to be constructed with a retail Pizza Hut restaurant with associated paved parking, driveways, and a water quality basin along the western edge of the property.

Areas primarily along the eastern road frontage of the property and along the western end surrounding the water quality basin, were observed to have been landscaped. A pair of sanitary sewer manholes were observed along the northern edge of the building. Little to no bedrock exposure was observed throughout the subject site due to prior disturbance, construction activity and landscaping.

The site appears to slope to the south and west. Stormwater occurring on the subject site would discharge to the south and west toward an unnamed tributary to Panther Springs Creek.

A Geological Assessment conducted in 1997 identified a previously plugged and abandoned water well on the subject site. The location of this previous well appears to be within the footprint of the building, or immediately adjacent to the west within the existing parking lot. No visible indication of a well or well casing was observed on the subject site.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. This member produces water and is considered a relatively permeable and environmentally sensitive section of the Edwards Aquifer.

No significant outcrops of bedrock exposure within the subject site were observed to confirm the presence of the Cyclic and Marine Member.

The subject site was observed to be developed as a retail restaurant. No sensitive geologic features were observed.

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-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 on-site to ensure 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.

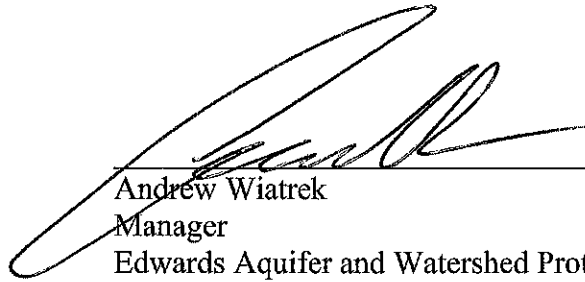
9. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property 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.
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:
 - A. A copy of a Water Pollution Abatement Plan modification shall be submitted for the development 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 Water Pollution Abatement Plan modification.

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.

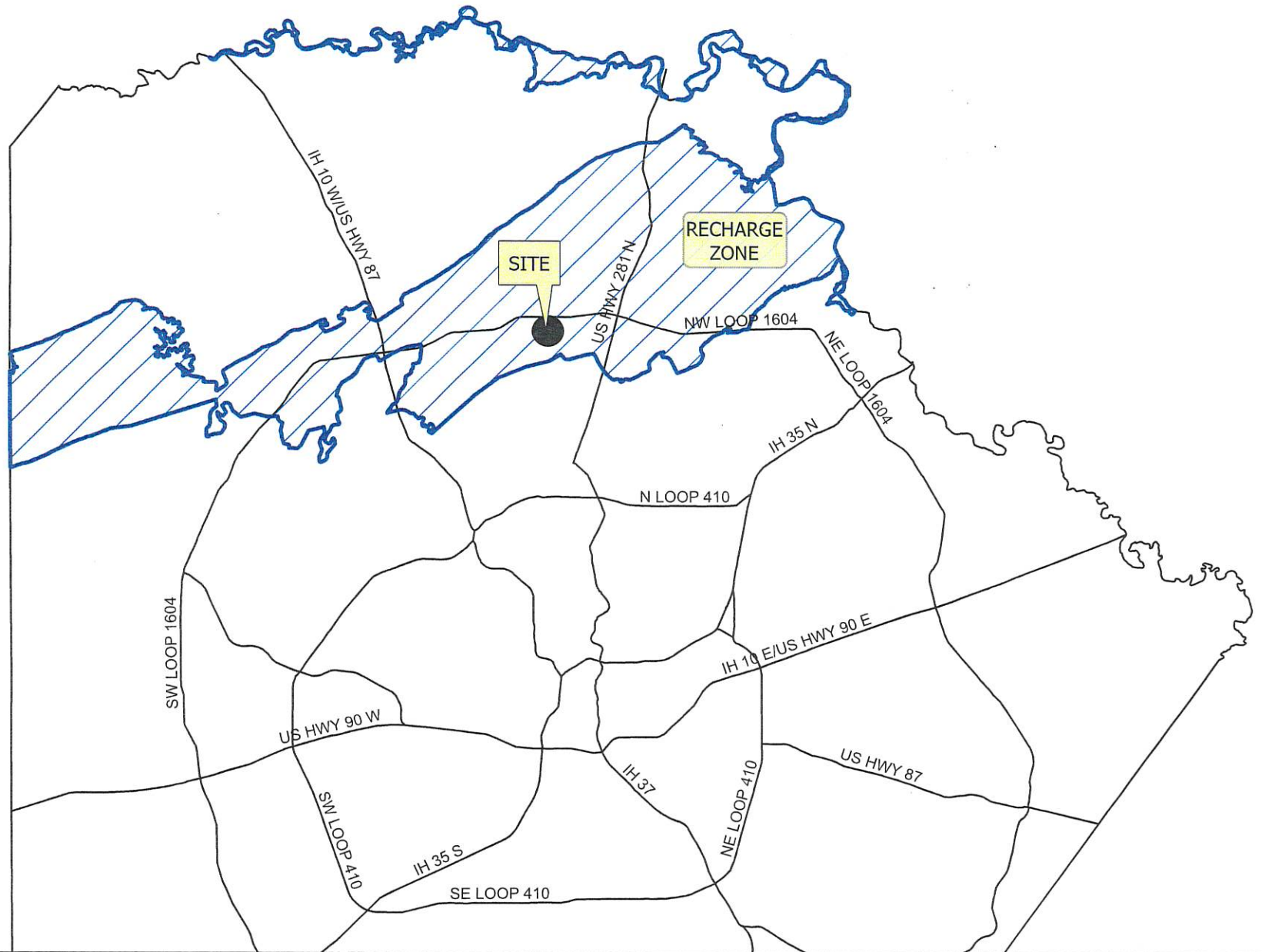
APPROVED:



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Scott R. Halty
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MJB:MAE



ZONING FILE: Z2025-10700111 (FIGURE 1)
ZONING CASE: WCW BLANCO II CARWASH

Map prepared by SAWS Resource Protection & Compliance Dept. MAE 2-7-2025

1 inch equals 25,168 feet

0 15,000 30,000 60,000
US Feet





ZONING FILE: Z2025-10700111 (FIGURE 2)

ZONING CASE: WCW BLANCO II CARWASH

Map prepared by SAWS Resource Protection & Compliance Dept. MAE 2-7-2025

1 inch equals 287 feet

0 210 420 840 US Feet

