

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 Z2022-10700144 (Thousand Oaks Car Wash)

Date: August 26, 2022

SUMMARY

A request for a change in zoning has been made for an approximate 2.533-acre tract located on the city's northeast side. A change in zoning from “C-2 & O-2 ERZD” to “C-2 S ERZD” is being requested by the applicant, Rapid Express Car Wash, and represented by Ashley Farrimond of Killen, Griffin & Farrimond, PLLC. The change in zoning has been requested to allow an automated carwash facility. 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 in City Council District 9, approximately 1,870 feet east of the Thousand Oaks Rd and US Hwy. 281 North 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-2 & O-2 ERZD” to “C-2 S ERZD” and will allow for the development of an automated carwash facility on a 2.533-acre lot. Currently, the site is undeveloped and vegetated in native grasses with few trees located on-site. 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 four 1,500-gallon concrete vaulted dual compartment settling tanks. Wash water from the carwash cycle drains into the settling tanks and the oil water separator 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 equipment room storing the detergents and housing the wash equipment will have floor drains leading into the settling tanks, as well. Floor drains will allow any possible spills or leaks to flow into the settling tanks for containment.

The water reclaims system filters gray 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:

North of the subject property borders Kentwood Manor neighborhood. To the east lies Broken Oaks townhomes. Thousand Oaks Drive and Hillcrest at Thousand Oaks apartments bounds to the south. Thousand Oaks Garden Office Center lies to the west of the site.

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 May 27, 2022, 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 single lot, currently undeveloped and vacant, approximately 2.533 acres in area. The site was observed to be bounded on the northeast by a CPS high tension powerline easement with single family residential properties beyond, on the northwest by a commercial retail strip shopping center, on the southwest by Thousand Oaks Drive with multi-family residential properties beyond, and on the southeast by a commercial property. The site was observed to include the eastern most edge of existing asphalt parking of the commercial property adjacent to the west. The property was observed to be lightly to moderately vegetated with ground level vegetation and few trees.

The subject site was observed to be covered in fill material, consisting of rock, concrete rubble, dirt and gravel. The fill material was observed to have raised the overall elevation of the property by approximately three to five feet, and was observed to slope sharply down on the northeastern boundary along the CPS easement, by approximately three to five feet in places. An asphalt pad was observed in the northwestern portion of the property. A manhole and an AT&T utility box were observed within the center of the site. A small area of deposited rocks, boulders, and concrete rubble was observed around the trunk of a tree in the middle of subject site.

Very limited bedrock exposure was observed throughout the subject site, due to modification from past construction activities, in addition to the placement of significant quantities of crushed limestone fill material. Some isolated apparent float rock was observed scattered throughout the subject site, however due to the large amount of fill material, it is not possible to definitively identify the source of this float rock. A fault was mapped immediately north of the site; however, no surface expression of this fault was observed within the property.

The site appears to slope to the north and northeast. Stormwater occurring on the subject site would discharge to the north and northeast toward an unnamed tributary to Lorence Creek.

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 of the Edwards Aquifer.

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 can be considered a relatively permeable and environmentally sensitive section of the Edwards Aquifer.

Using the Soil Survey of Bexar County, compiled by the United States Department of Agriculture, it was determined that the soil profile of the subject site included the Crawford and Bexar stony soils (Cb).

The Crawford and Bexar stony soils are generally stony clay, moderately deep over limestone, with up to 40% chert and limestone fragments, approximately 14 to 22 inches thick. Due to the placement of approximately three to five feet of fill materials, the depth of native soil on the subject site could not be determined.

No sensitive geologic features were observed on site or noted on file.

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 2.533-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 in the wash cycle.
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.

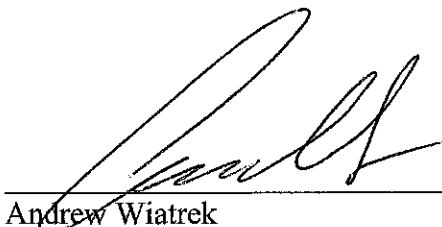
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section 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:
 - A. A copy of the Water Pollution Abatement Plan 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 approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved 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.

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:

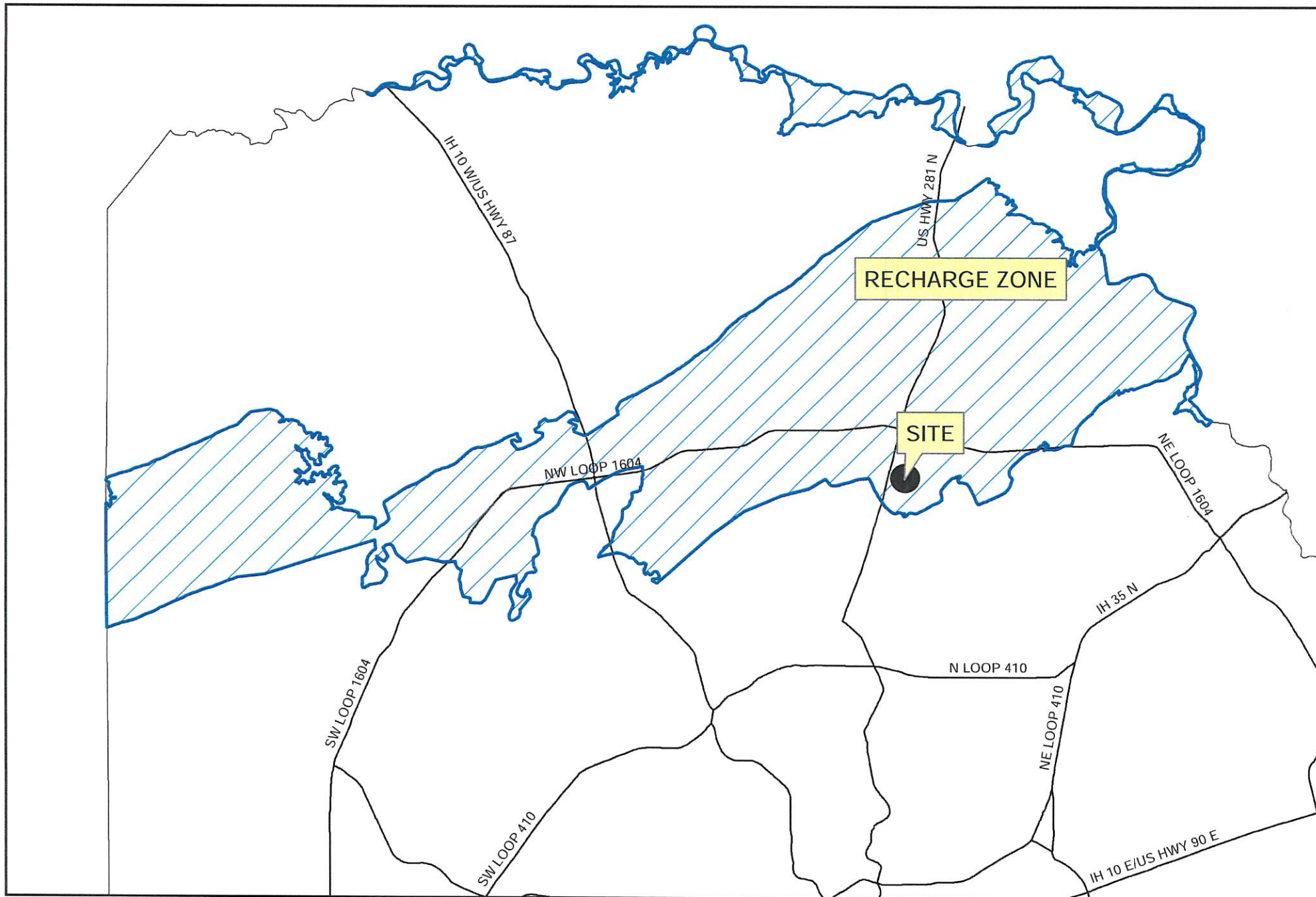


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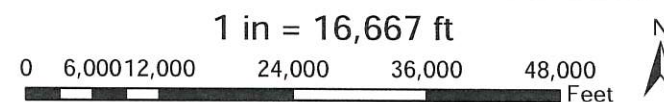
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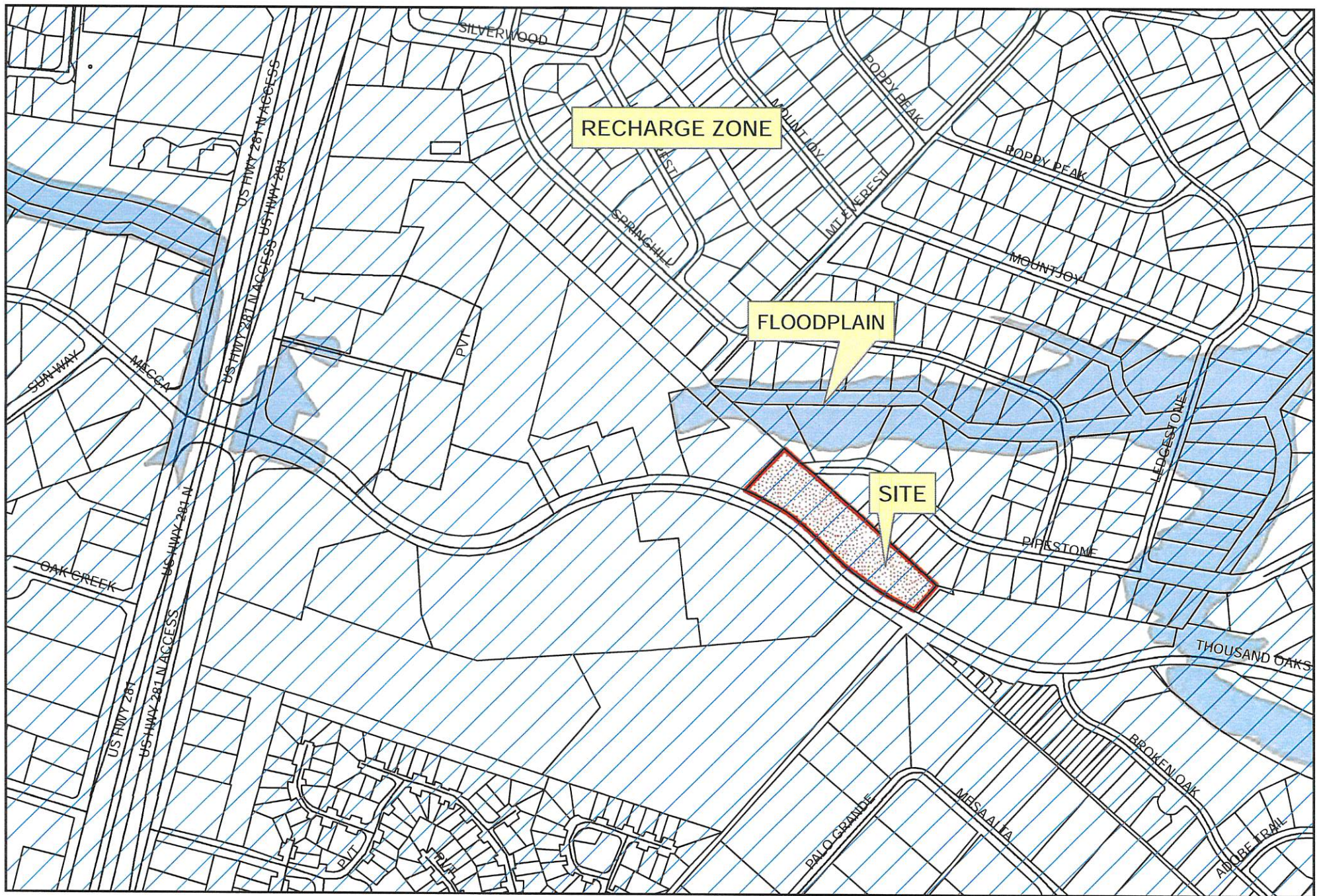
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ZONING CASE: THOUSAND OAKS CAR WASH (FIGURE 1)
ZONING FILE: Z2022-10700144

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 5/25/2022





ZONING CASE: THOUSAND OAKS CAR WASH (FIGURE 2)
ZONING FILE: Z2022-10700144

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 5/25/2022

