

**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 Z2021-10700292 (Parkwood Place Self-Service Laundromat)

**Date:** December 14, 2021

**SUMMARY**

A request for a change in zoning has been made for an approximate 0.099-acres or 4,298 square feet located on the city's north side. A change in zoning from “C-3 ERZD” to “C-3 S ERZD” is being requested and represented by the applicant, Lori Rose-Alvarez, Rohde Realty, Inc. The change in zoning has been requested to allow a self-service laundromat.

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 10, near the northwest intersection of Thousand Oaks Drive and Henderson Pass. 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” to “C-3 S ERZD” to allow a self-service laundromat on a 0.099-acre shopping center. Currently, the site is an existing 4,298 square foot business suite in the Parkwood Place shopping center. The shopping center was built in 1983 and is located at 2235 Thousand Oaks Drive. The proposed project will consist of washer and dryer machines with clothes folding station.

2. Surrounding Land Uses:

Thousand Oaks Family YMCA lies north of the subject site. Henderson Pass Road and Thousand Oaks elementary school sits to the east with Thousand Oaks Drive and Mil Encinos business park to the west. A Circle K gas station lies to the south.

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 the commencement of future construction.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on November 23, 2021, 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 is located within an existing shopping center and was observed to be a 4,298-square foot business suite. An existing 51,776-square foot shopping center with associated parking area was observed on-site. The surrounding area was asphalted with pockets of turfed parking islands; however, no surface expression of rock was observed.

No portion of the property lies within a floodplain. Stormwater occurring on the site would discharge to the west and south to an unnamed tributary to Lorence Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the site is underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer. No visual expression of this member was observed on-site.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. The full section thickness of this member is approximately 70 to 90 feet thick.

No sensitive geologic features were observed on-site, nor identified on file.

The environmental concerns associated with this rezoning being allowed on the Edwards Aquifer Recharge Zone are:

### **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 rezoning request on the Edwards Aquifer Recharge Zone:

#### **Site Specific Recommendations**

1. The proposed project will not increase the existing 4,298-square foot impervious cover or 0.099-acre business suite.
2. 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.
3. 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 Recommendation**

1. 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:

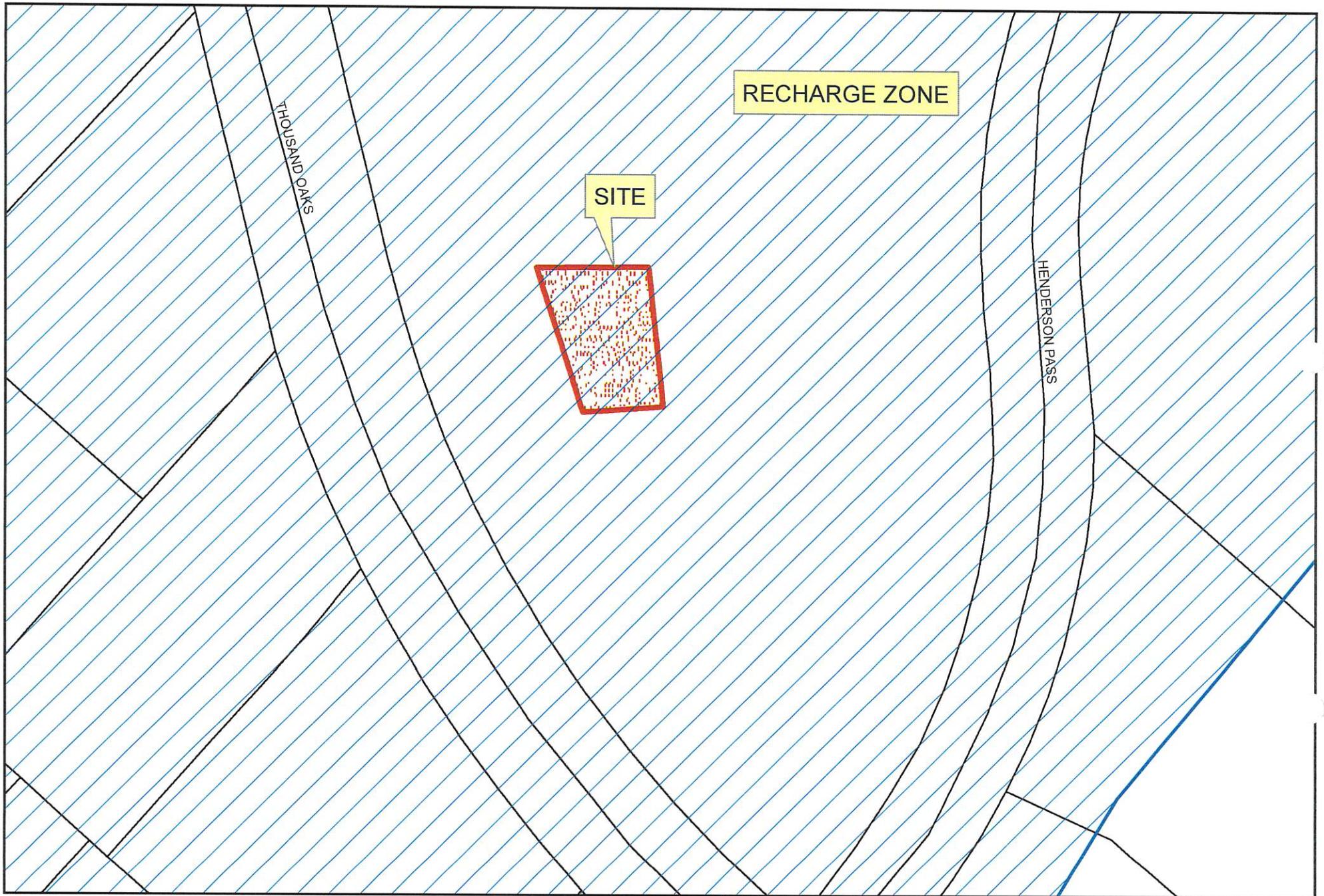


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Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division



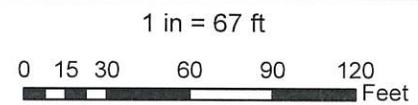
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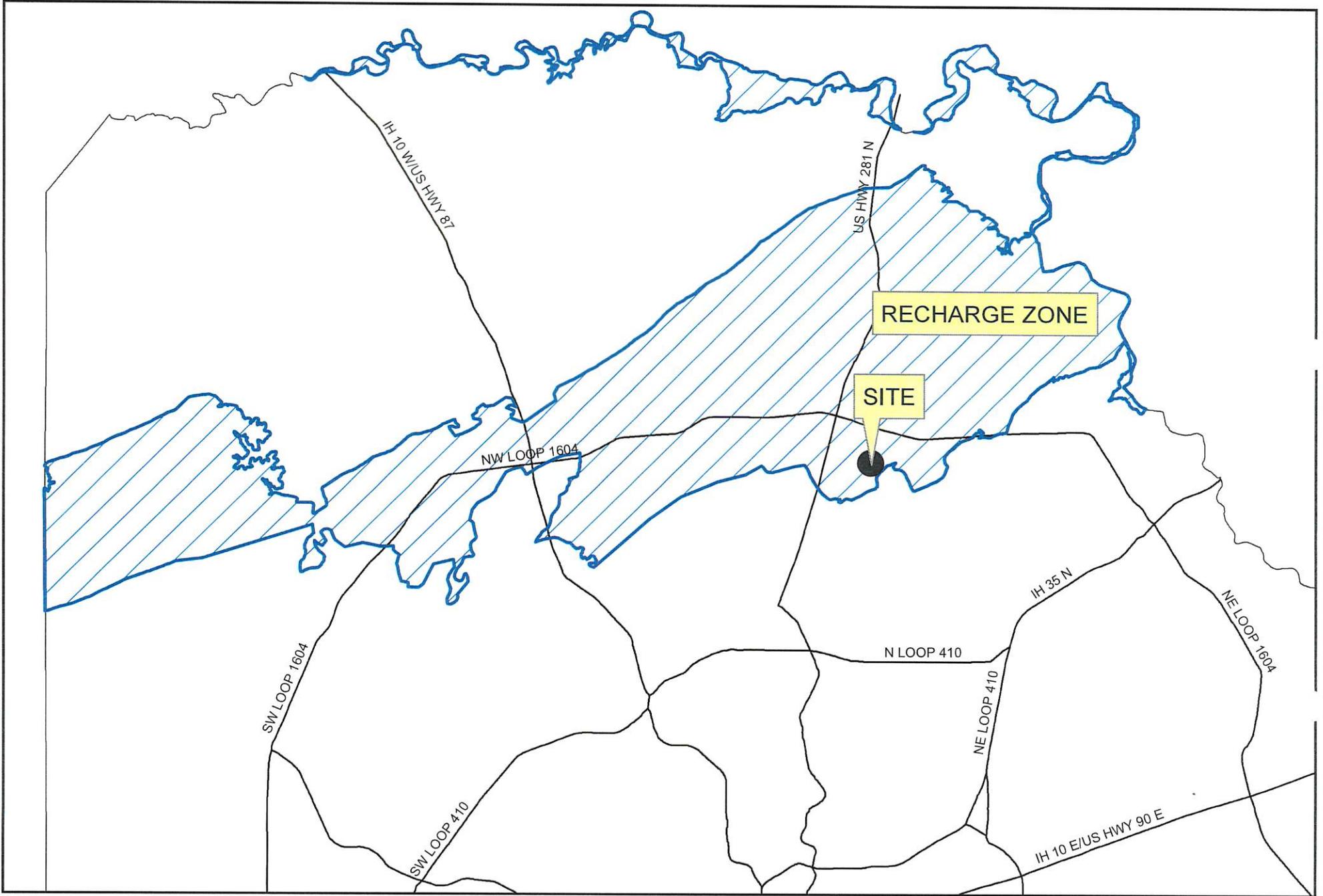
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ZONING CASE: PARKWOOD PLACE LAUNDROMAT (FIGURE 2)  
ZONING FILE: Z2021-10700292

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 11/15/2021





ZONING CASE: PARKWOOD PLACE LAUNDROMAT (FIGURE 1)

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