

ZONING CASE: Z2002-2405

City Council Change NO. 8

Requested Zoning Change

From: "PUD C-2ERZD" To "PUDC-2ERZD"

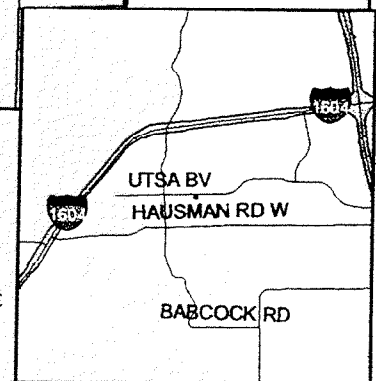
Date: FEBRUARY 13, 2003

Scale: 1" = 200'

Subject Property

200' Notification

T-16
p.513
F-7



CHDEC 3, 2002

CASE NO: Z2002240 S

Staff and Zoning Commission Recommendation - City Council

Date: February 13, 2003

Zoning Commission Meeting Date: January 07, 2003

Council District: 8

Ferguson Map: 513 F7

Appeal: No

Applicant: Owner

Daniel Burdin

Texas Home Improvement Inc.

Zoning Request: From "PUD C-2 ERZD" Planned Unit Development Commercial Edwards Recharge Zone District to "PUD C-2 ERZD S" Planned Unit Development Commercial Edwards Recharge Zone District with a Specific Use Authorization to permit a self-serve car wash.

Lot 1, Block 3, NCB 16633

Property Location: 7126 UTSA Blvd.

Proposal: To permit a self-serve car wash.

Neigh. Assoc. : None

Neighborhood Plan : No

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The property is currently vacant and fronts along UTSA Blvd., a major thoroughfare. The property is currently zoned "C-2" Commercial District and is surrounded by commercial zoning to the east, west and south. The request of "C-2 S" would be appropriate at this location and will not adversely affect the area.

Zoning Commission Recommendation

Approval.

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard A. Ramirez 207-5018

Z2002240 S

ZONING CASE NO. Z2002240 S January 7, 2003

Applicant: Daniel Burdin.

Zoning Request: PUD "C-2" ERZD Planned Unit Development Commercial Edwards Recharge Zone District to PUD "C-2" S ERZD Planned Unit Development commercial Edwards Recharge Zone District with a Specific Use Authorization to permit a self serve care wash.

Ken Cuman, 2145 N.W. Military Hwy., representing the owner, stated they are proposing to construct a self serve car wash.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 7 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Morell and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 1, Block 3, NCB 16633 at 7126 UTSA Boulevard.
2. There were 8 notices mailed, 0 returned in opposition and 7 returned in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Julia Mireles, Supervisor, Aquifer Protection and Evaluation Section, Karen Schubert, Planner III, Aquifer Protection & Evaluation Section, File.

Subject: Zoning Case No. 2002240 (Chaparral Carwash)

Date: December 9, 2002

SUMMARY

A request for a change in zoning has been made for an approximate 0.667-acre tract located near the southeast corner of UTSA Blvd. and Roadrunner Way on the city's northwest side. A change in zoning from "C-2" to "C-2 S ERZD", is being requested by the applicant, David Burdin and owner, Ms. Cynthia H. Little. The change in zoning will allow for the construction and operation of a self-serve carwash. No site specific category determination has been requested as of the date of this report.

NOTE: As of the date of this report, an official request for a category determination or an official request for a "substantial alteration" determination has not been received by the Resource Protection Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Resource Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

LOCATION

The subject tract is located in City Council District 8, near the southwest corner of UTSA Blvd and Roadrunner Way. The property is located on the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

The Aquifer Protection & Evaluation Section of the San Antonio Water System conducted an investigation of the referenced property to evaluate any environmental concerns present at the site. The subject property can be described as an undeveloped, cleared and leveled tract. The property is currently covered in a mixture of native grasses. The general direction of drainage is west towards Maverick Creek. South of the subject property is a commercial development containing a bookstore.

North of the property, across UTSA Blvd., is an apartment complex. The land on either side of the property is undeveloped. According to FEMA flood insurance rate map No. 48029C0234, the subject site is located outside the 100-year flood plain.

Currently the subject property does not hold a Water Pollution Abatement Plan (WPAP) approved by the Texas Commission on Environmental Quality (TCEQ). There was no Edwards formation exposed at the surface and no sensitive recharge features were observed during our site investigation.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this commercial development being constructed on the Edwards Aquifer Recharge Zone are:

1. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas which are then carried off in the first flush of stormwater run-off.
2. 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.
3. The proper construction of the sewer mains and service laterals to prevent wastewater from entering the subsurface.

ENVIRONMENTAL RECOMMENDATIONS

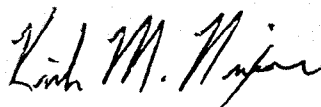
The following are recommendations to address the environmental concerns raised by the construction of this commercial development on the Edwards Aquifer Recharge Zone:

1. All wash water must be recycled or the proper permits obtained to allow for the discharge of wash water to the sanitary sewer system.
2. The owner should participate in the SAWS Commercial Car Wash Conservation program.
3. The following shall be submitted to the Resource Protection Division of the San Antonio Water System prior to the release of any building permits:
 - A. A WPAP 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 letter from the Texas Commission on Environmental Quality approving each WPAP,
 - D. A copy of the approved WPAP and
 - E. An Aquifer Protection Plan, if designated as category 2 or 3 property.
4. All stormwater run-off from the commercial development shall be directed to a water pollution abatement structure that shall be reviewed by the Resource Protection Division of the San Antonio Water System prior to the release of any building permits.
 5. After the water pollution abatement structure construction is complete and prior to the start of business, the owner shall notify the Resource Protection & Compliance Department at (210) 704-7305 to schedule a site inspection.
 6. If the water pollution abatement structure fails to drain properly, the owner shall notify the Resource Protection & Compliance Department at (210) 704-7305.
 7. All water pollution abatement structures shall be properly maintained and kept free of trash and debris.
 8. According to the provisions contained in the Edwards Rules 30 TAC, Section 213.5 (b)(5), the WPAP applicant is responsible for maintaining the permanent water pollution abatement structures and all other Best Management Practices (BMP's) after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing.
 9. The land uses within the commercial zoned areas 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 that site. If the land use is listed as prohibited, that land use will not be permitted on that site.
 10. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about BMP's of 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 recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.

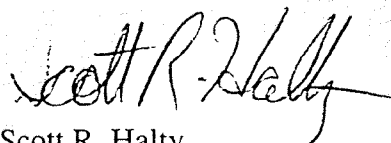
11. The owner/applicant of this development shall contact the San Antonio Water System at (210) 704-7259 to obtain information about commercial conservation programs and rebate opportunities.
12. The storage, handling, use and disposal of all hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
13. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
14. If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Aquifer Protection & Evaluation Section of the San Antonio Water System at (210) 704-7305.
15. The Resource Protection 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 investigation of the property and the proposed land use, staff recommends approval provided the applicant agrees to abide by all recommendations contained in this document.



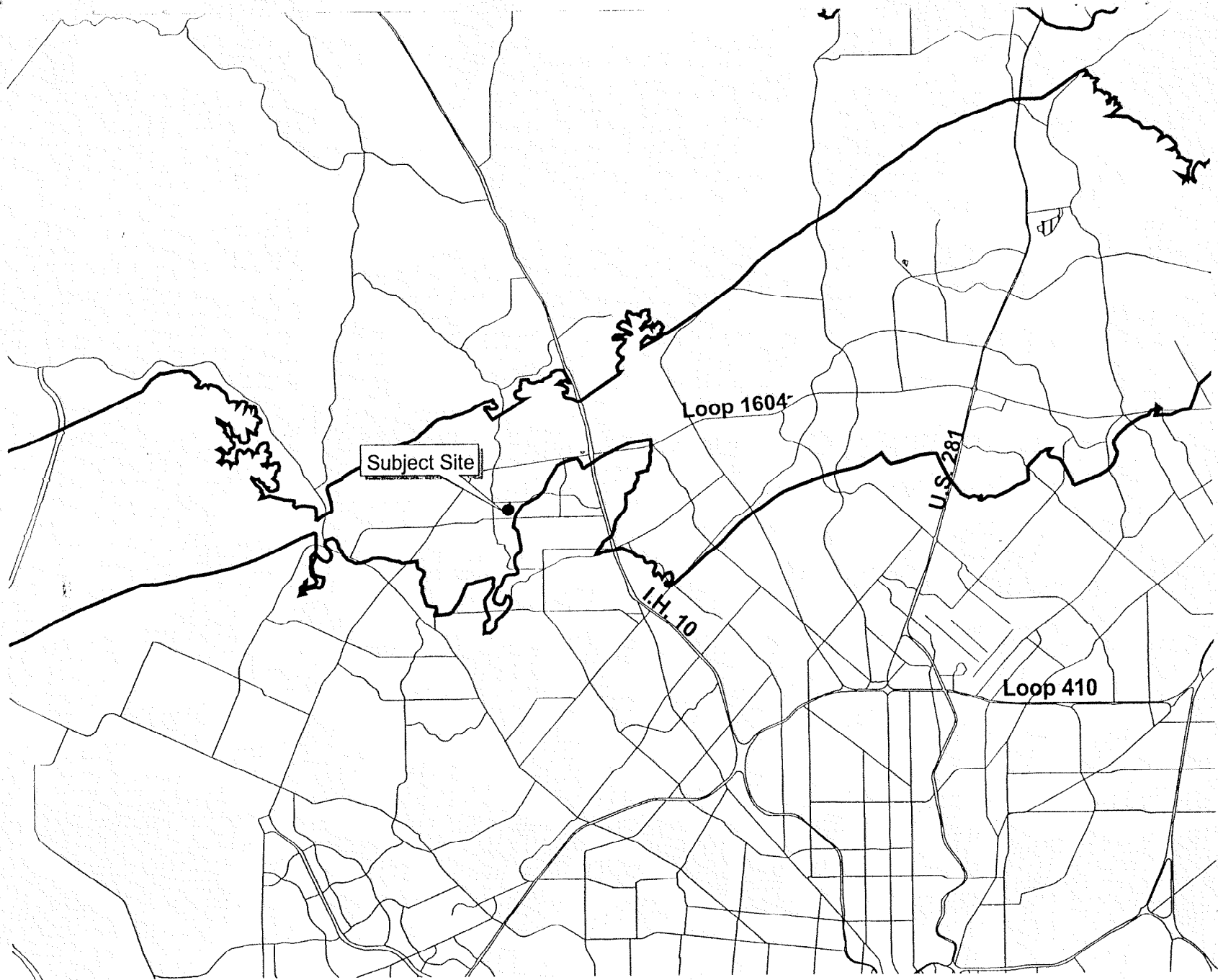
Kirk M. Nixon
Manager, Resource Protection Division

APPROVED:



Scott R. Halty
Director, Resource Protection & Compliance
Department

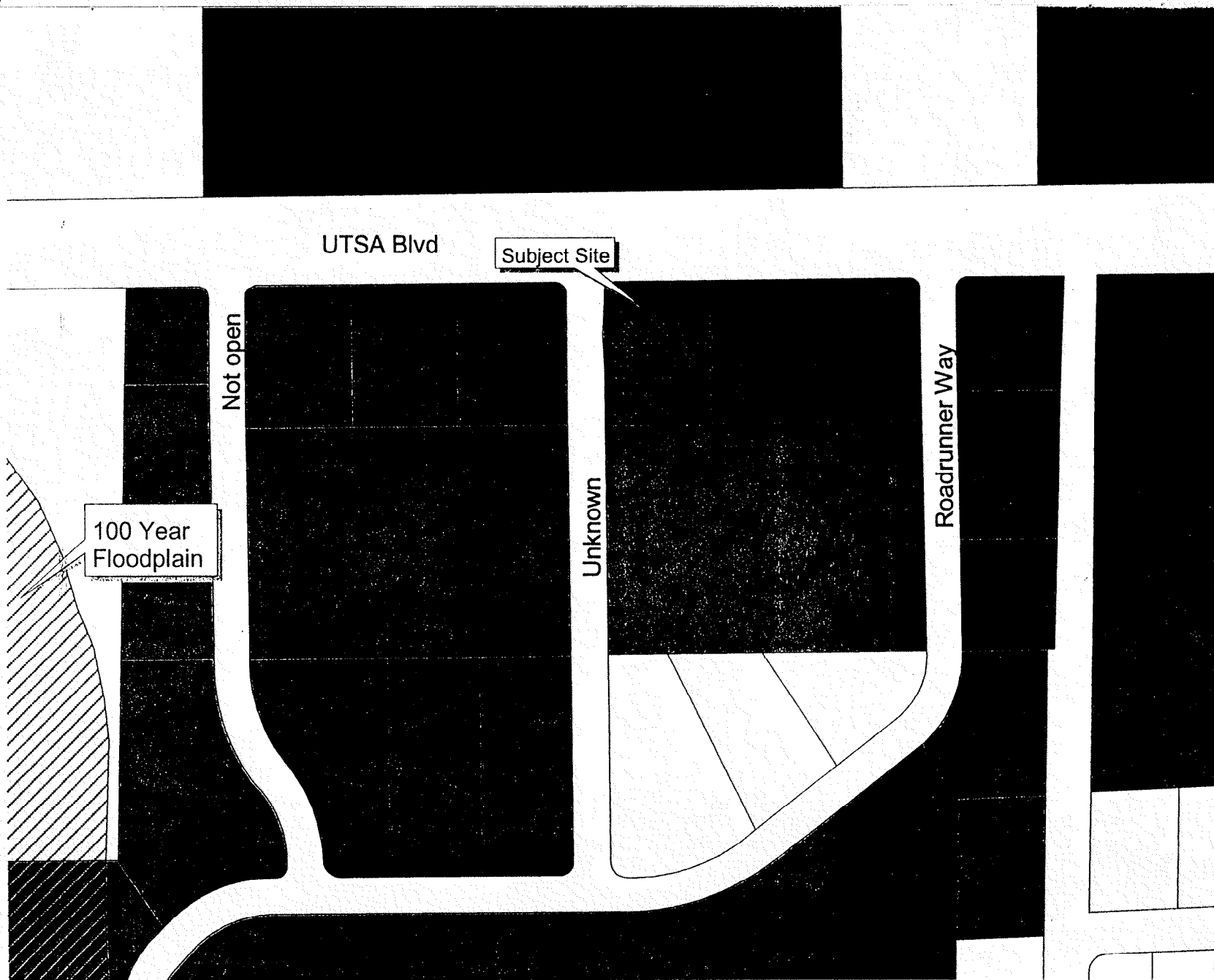
KMN:KJS



Chaparral Carwash
Z2002240 Figure 1






Map Prepared by Resource Protection & Compliance Department KJS 12/05/2002





Chaparral Carwash
Z2002240 **Figure 2**

Map Prepared by Resource Protection & Compliance Department KJS 12/05/2002

-  Undeveloped
-  Single Family
-  Multi-Family
-  Commercial
-  Commercial Tax Exempt

