

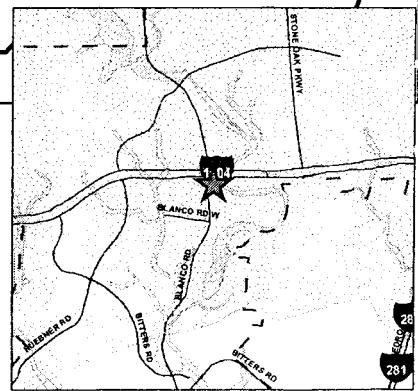
ZONING CASE: Z2006-001 S

City Council District No. 9
 Requested Zoning Change
 From "C-3 ERZD" To "C-3 ERZD" S
 Date: March 23, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\Dec_6_2005



CASE NO: Z2006001 S

Staff and Zoning Commission Recommendation - City Council

Date: March 23, 2006

Zoning Commission Meeting Date: February 21, 2006

Council District: 9

Ferguson Map: 516 C-2

Applicant:

Owner:

Texas Shine Express, LLC.

FC Properties One, LTD.

Zoning Request:

From "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-3 ERZD" S General Commercial Edwards Recharge Zone District with a Specific Use Permit for a Carwash

0.637 acres out of Lot 2 and Lot 3, Block 10, NCB 16329

Property Location:

18150 Blanco Road

Eastside of Blanco Road south of Loop 1604

Proposal:

Carwash (Texas Shine Carwash)

Neighborhood Association None

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required. The 0.637-acres is currently zoned C-3. The current zoning would have generated approximately 26 vehicle trips per hour at the maximum hour. The property is proposed to be zoned C-3 with special permit for a car wash. The proposed car wash development is projected to generate 65 hourly vehicle trips, an increase of 39 trips per hour.

Staff Recommendation:

Approval

The subject property is currently undeveloped and located on Blanco Road a major thoroughfare. The subject property is adjacent to "C-3 ERZD" General Commercial Edwards Recharge Zone District to the north (vacant), "C-3 ERZD" General Commercial Edwards Recharge Zone District to the south (McDonald's) "R-6 ERZD" S Residential Single-Family Edwards Recharge Zone District (Sonterra Golf Course) to the east and "C-2 ERZD" Commercial Edwards Recharge Zone District across Blanco Road to the west (Shopping Center). No change is proposed to the base zoning of "C-3 ERZD" General Commercial Edwards Recharge Zone District. The applicant is requesting the S designation because the use of a carwash is not permitted over the ERZD without a Specific Use Permit. A carwash is permitted by right in the "C-3" General Commercial District.

1. SAWS recommends approval of the proposed land use.
2. The property is classified as a Category 1 property.
3. SAWS recommends that the impervious cover on the site shall not exceed 65%

Zoning Commission Recommendation:

Approval with SAWS recommendations

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006001 S

ZONING CASE NO. Z2006001 S – February 21, 2006

Applicant: Texas Shine Express, LLC

Zoning Request: "C-3" ERZD General Commercial Edwards Recharge Zone District
and "C-3" S ERZD General Commercial Edwards Recharge Zone
District with a Specific Use Permit for a Carwash.

Jerry Arredondo, 9901 IH 10 W., representing the applicant, stated the purpose of this Specific Use Permit is to allow for a car wash on the subject property. He stated they met with SAWS representative with regards to this project and they have agreed to abide by all SAWS recommendations.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 McAden and seconded by Commissioner Martinez to recommend approval.

1. Property is located on 0.676 acres out of Lot 2 and Lot 3, Block 10, NCB 16329 at 18150 Blanco Road.
2. There were 11 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Avila, Robbins, Rodriguez, Gadberry, Sherrill, McAden, Martinez,
Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet JAN 26 PM 3:57

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 I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2006001 (Texas Shine Express Blanco Car Wash)

Date: January 26, 2006

SUMMARY

A request for a change in zoning has been made for an approximate 0.676-acre tract located on the city's north side. A change in zoning from "C-3" ERZD to "C-3" SU ERZD is being requested by the applicant, Mr. Douglas P. Schoenenberger. The change in zoning has been requested to allow for the construction of a car wash. The property is classified as Category 1 property.

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, near the southeast corner of Loop 1604 and Blanco Road. 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" SU ERZD and will allow for the proposed construction of a self service (four bays) and automatic car wash (three bays). Currently the site is a vacant lot that has been graded and is covered with fill.

2. Surrounding Land Uses:

Loop 1604 and Blanco Road is located to the west and north of the property. McDonalds is located to the south of the property. A golf course and Panther Springs Creek is located to the east.

3. Water Pollution Abatement Plan:

The Sonterra South Commercial Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on September 4, 1997. There were a total of three geologic features. Feature S-1 is rated as not sensitive. Features S-2 and S-3 are both sinkholes and are rated as being sensitive. Per the WPAP and approval by TCEQ, geologic features S-2 and S-3 have been sealed with fill material.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted an evaluation, on December 22, 2005, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Mr. Gregory James, P.G., was present during the site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Dolomitic Member of the Edwards Aquifer. This could not be confirmed during the site evaluation due to coverage by alluvium and fill material.

Permeability within the Dolomitic Member is generally associated with structural features. Some matrix permeability is possible, but this is also usually associated with structural features such as bedding planes. The Dolomitic Member is generally 110 to 130 feet thick in full section.

A dry creek bed is located approximately 100 feet to the east of the project boundary. The hydraulic gradient for this project trends in the direction of this creek bed.

No significant features were observed on the project site.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. All wash water should be contained within the car wash process area and gray water should not be allowed to drain off site.
2. A floodplain lies down gradient from the site, along the eastern portion, where recharge may occur.

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 site.
2. All areas and/or car wash bays shall have sumps.
3. All wash water must be recycled or the proper permits obtained to allow for the discharge of wash water to the sanitary sewer system.
4. As a secondary safety measure the water quality basin will act to capture the runoff.
5. The car wash shall recycle 120 GPM of all wash-water.
6. Sand interceptors shall be installed in the drainage systems of the following establishments: garages, car washes, service stations, or any place of business where heavy solids or solids greater than ½ inch may be introduced into then sanitary sewer system. The sizing criteria for a sand interceptor shall be based on the required GPM X 12-minute retention times to obtain the tank size in gallon capacity or as amended in the Unified Plumbing Code.¹

¹ Unified Plumbing Code, 2003

7. The owner should participate in the volunteer SAWS Commercial Car Wash Conservation Program that requires a participant to recycle at least 50% of all used water.
8. 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 Resource Protection Division 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 Resource Protection Division of SAWS.
9. 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.
10. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Development within the floodplain and floodplain buffer zones must be in accordance with Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone in the Floodplain Preservation Area(s).
2. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
3. 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.

Zoning Commission Members

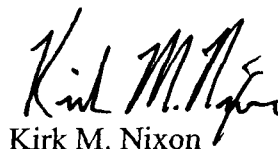
Z2006001 (Texas Shine Express Blanco Car Wash)

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4. 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 (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 WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
5. The storage, handling, use and disposal of all over the counter 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.
6. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
7. 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.

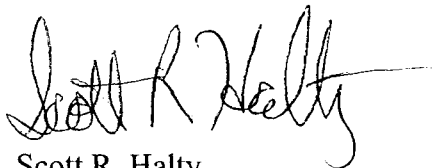
8. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site 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.



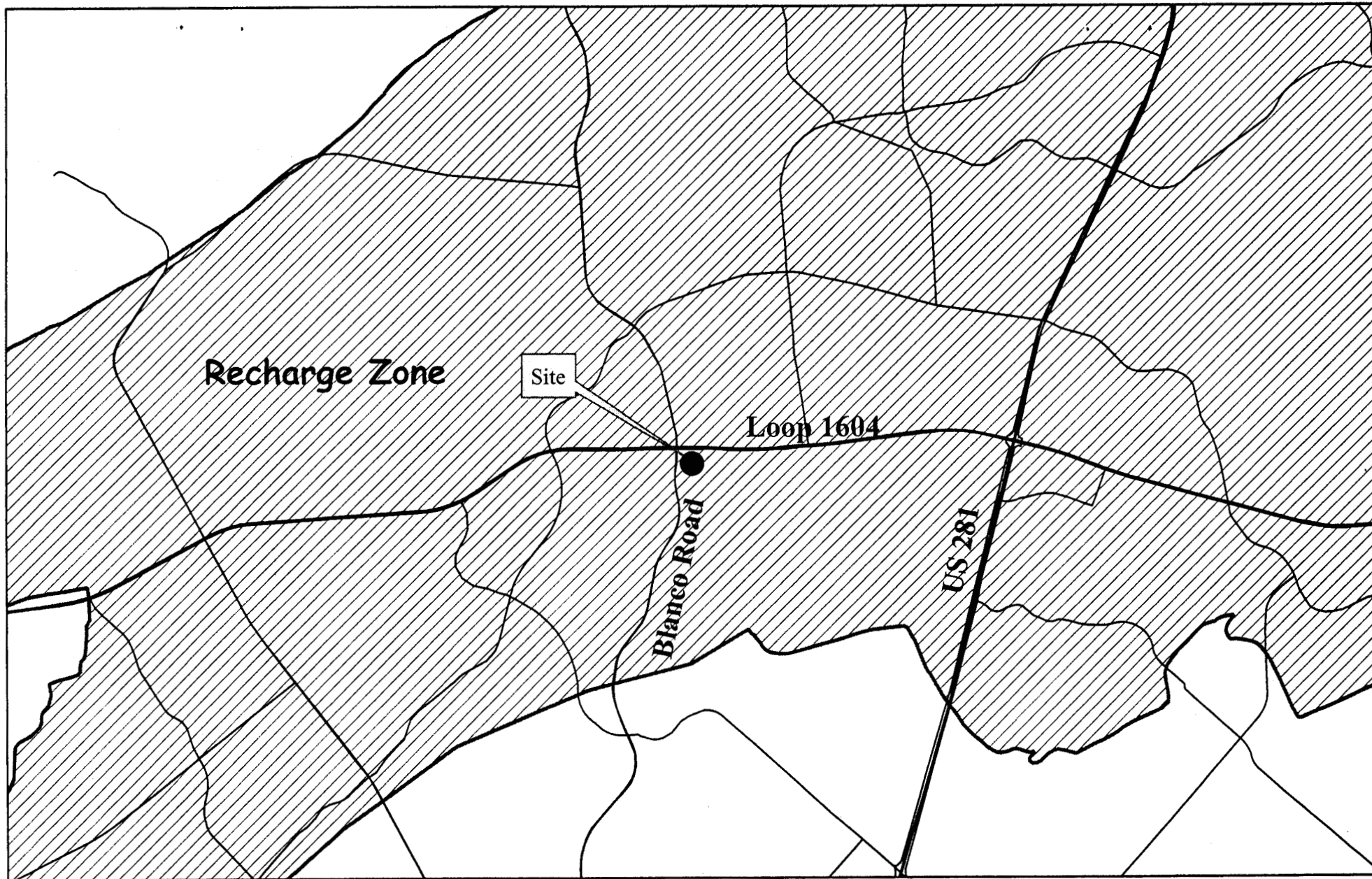
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



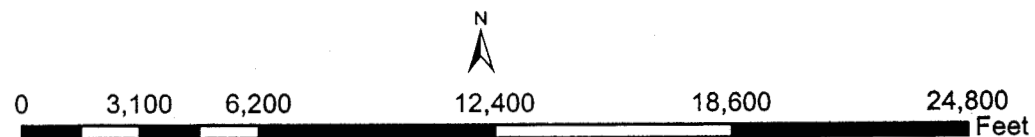
Zoning Case No. Z2006001 Figure 1

Texas Shine Express Blanco Car Wash

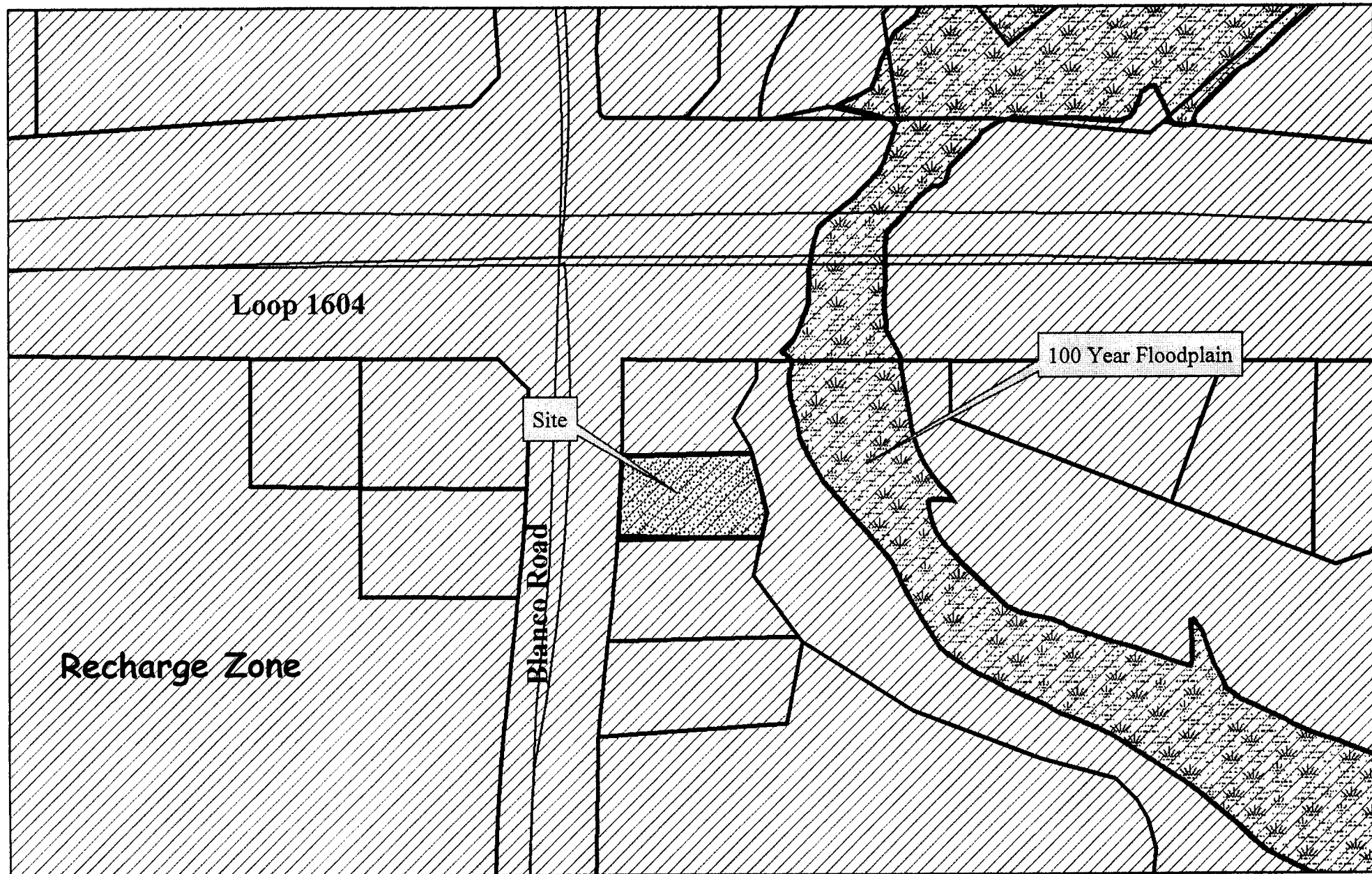
Map Page 516 C2

X=2124950 Y=13768746

Map Prepared by Aquifer Protection and Evaluation MJB 1/4/2006



1:60,612



Zoning Case No. Z2006001 Figure 2

Texas Shine Express Blanco Car Wash

Map Page 516 C2

X=2124950 Y=13768746

Map Prepared by Aquifer Protection and Evaluation MJB 1/4/2006

