



# CASE NO: Z2003050

## Staff and Zoning Commission Recommendation - City Council

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**Date:** May 08, 2003

**Zoning Commission Meeting Date:** April 15, 2003

**Council District:** 9

**Ferguson Map:** 516 B-7

**Appeal:** No

**Applicant:** Owner

City of San Antonio

Multiple Property Owners

**Zoning Request:** From "R-6" Residential Single-Family District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "RE" Residential Estate District and "RE ERZD" Residential Estate Edwards Recharge Zone District

**Property Location:** Blanco Road and Cadillac Drive

As per exhibit map

**Proposal:** Maintain the character of the neighborhood.

**Neighborhood Association:** Cadillac Drive Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. Those properties along Cadillac Drive are currently zoned "R-6". Most of the lots exceed one (1) acre in size. In order to maintain the character of the neighborhood, a rezoning is recommended to change the zoning to "RE" Residential Estate District. The "RE" District limits the property to single family dwellings with a minimum lot size of one (1) acre. This will ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding area.

**Zoning Commission Recommendation:**

Approval.

**CASE MANAGER :** Richard Ramirez 207-5018

<u>VOTE</u>	
FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2003050**

**ZONING CASE NO. Z2003050** April 15, 2003

Applicant: City of San Antonio

Zoning Request: "R-6" Residential Single Family District and "R-6" ERZD Restrictive Single-Family Edwards Recharge Zone District to "RE" Residential Estate District and "RE" ERZD Residential Estate Edwards Recharge Zone District.

City staff represented this case.

Staff stated there were 208 notices mailed out to the surrounding property owners, 4 returned in opposition and 33 returned in favor and no response from Cadillac Drive Neighborhood Association.

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 Grau to recommend approval.

1. Property is located on Blanco Road and Cadillac Drive.
2. There were 208 notices mailed, 4 returned in opposition and 33 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Mehringer**

**NAYS: None**

### **THE MOTION CARRIED**

### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL

INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Mayor and Council Members

FROM: Councilman, Carroll Schubert, District 9

COPIES TO: Terry Brechtel, City Manager; Florencio Pena, Director of Development Services; Norma Rodriguez, City Clerk; Andrew Martin, City Attorney; Gayle McDaniel, Assistant to City Council; File

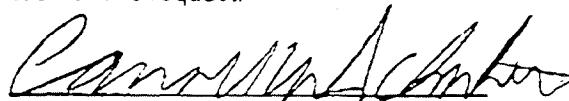
SUBJECT: REZONING OF PROPERTIES WITHIN THE CADILLAC DRIVE NEIGHBORHOOD ASSOCIATION

DATE: February 27, 2003

Your support is requested to direct the Department of Development staff to take appropriate steps in bringing forward to the Zoning Commission for their recommendation and to the City Council for final action, the rezoning of approximately 70 residential properties within District 9, as per exhibit map. It is the goal of the City to rezone those properties that are incompatible with the current zoning.

Those properties along Cadillac Drive are currently zoned "R-6" Single Family Residential. "R-6" zoning limits the property to single family dwellings with a minimum lot size of 6,000 square feet. However, most of the lots in the neighborhood exceed one (1) acre in size. In order to maintain the character of the neighborhood, it is requested that the property be rezoned to an "RE" Residential Estate District. The "RE" District limits the property to single family dwellings with a minimum lot size of one (1) acre. This will ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding area.

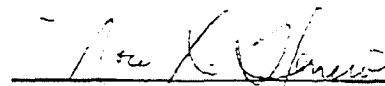
Thank you for your consideration of this request.



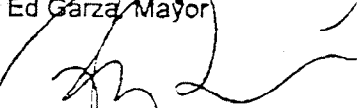
Carroll W. Schubert  
Councilman District 9



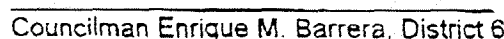
Ed Garza, Mayor



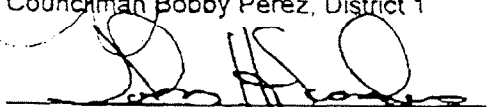
Councilwoman Nora X. Herrera, District 5



Councilman Bobby Perez, District 1



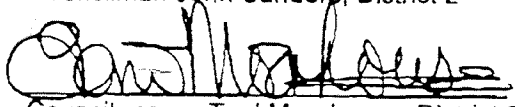
Councilman Enrique M. Barrera, District 6



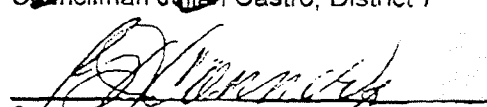
Councilman John Sanders, District 2



Councilman Julian Castro, District 7



Councilwoman Toni Moorhouse, District 3



Councilwoman Bonnie Conner, District 8



Councilman Enrique "Kike" Martin, District 4



Councilman David Carpenter, District 10

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CITY OF SAN ANTONIO  
CITY CLERK

2003 FEB 27 PM 2:23

**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

RECEIVED

03 APR 14 PM 12:51

LAND DEVELOPMENT  
SERVICES DIVISION

**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, PE, Karen Schubert, Planner III, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2003050 (Cadillac Drive)

**Date:** April 10, 2003

**SUMMARY**

A request for a change in zoning has been made for approximately 70 residential lots on Cadillac Drive. Eleven of the lots lie, at least partially, within the Edwards Recharge Zone District. These lots include 15190, 15010, 15250, 15341, 15345 and 15349 Cadillac Drive and 15337, 15357, 15385 and 15475 La Salle Street. A change in zoning from "R-6 ERZD" to "RE ERZD" is being requested by the City of San Antonio. The change in zoning has been requested to ensure that the character of the neighborhood is maintained.

**LOCATION**

The subject property is located in City Council District 9, along Cadillac Drive and La Salle Drive. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

15345 Cadillac Drive is currently under residential construction and is heavily overgrown. 15349 Cadillac Drive is currently undeveloped, covered in a mix of native grasses and trees. All of the remaining subject properties are developed residential lots. Several unsuccessful attempts were made to gain access to 15341 Cadillac Drive, therefore we cannot comment on the condition or geology of this particular property.

2. Surrounding Land Uses:

The surrounding land uses are all residential.

3. Geologic Features:

The Resource Protection Division of the San Antonio Water System conducted an investigation on April 9, 2003 of the referenced properties to assess the geologic conditions and evaluate any environmental concerns present at the site. Based on Hydrogeologic maps, the subject site is located on the Cyclic and Marine Members of the Edwards Formation. Due to the presence of soils no outcrops of this formation was observed. No significant recharge features were noted during our site investigation, however one feature of indeterminate significance was observed on the western side of 15345 Cadillac Drive near the property boundary. The feature appears to be a solution cavity or closed depression that has been partially filled with large rocks. Investigation of the feature was complicated by heavy overgrowth and significant amounts of dumped material, including large limestone rocks, broken concrete and gravels. Field investigation suggests a low potential for recharge from this feature due to limited capture area and lack of evidence of significant flow into the feature.

4. Point and Non-Point Sources:

Most of the properties are served by on-site sewage facilities, while remaining properties are serviced by an organized sewage collection system.

5. Water Pollution Abatement Plan:

No Water Pollution Abatement Plan has been submitted. The subject properties will be required to adhere to the federal, state and local rules and regulations upon development or redevelopment.

**ENVIRONMENTAL CONCERNS**

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

1. Geologic Concerns:

- A. An indeterminate, possibly sensitive feature located on 15345 Cadillac Drive.

2. Standard Pollution/Abatement Concerns:

- A. 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.
- B. 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.

- C. The proper construction, maintenance, and operation of the on-site sewage facilities (septic tanks).

## ENVIRONMENTAL RECOMMENDATIONS

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

1. If in the future, 15345 Cadillac Drive is further developed into a more intensive land use, prior to release of the building permit, additional investigation into the feature found on the western side of the property is required. The feature shall be investigated further and any appropriate protective measures must be approved by the Resource Protection Division.
2. 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 at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 704-7305.
3. 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.
4. The land uses within the 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 special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
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. 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 Best Management Practices (BMP) 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 Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.

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. Any new lot development shall be required to connect to the organized sewage collection system where available.
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.

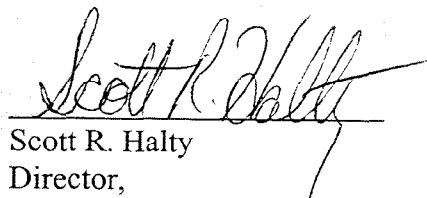
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends approval as long as the applicant agrees to abide by all recommendations contained in this document.

Sincerely,



Kirk M. Nixon  
Manager  
Resource Protection Division

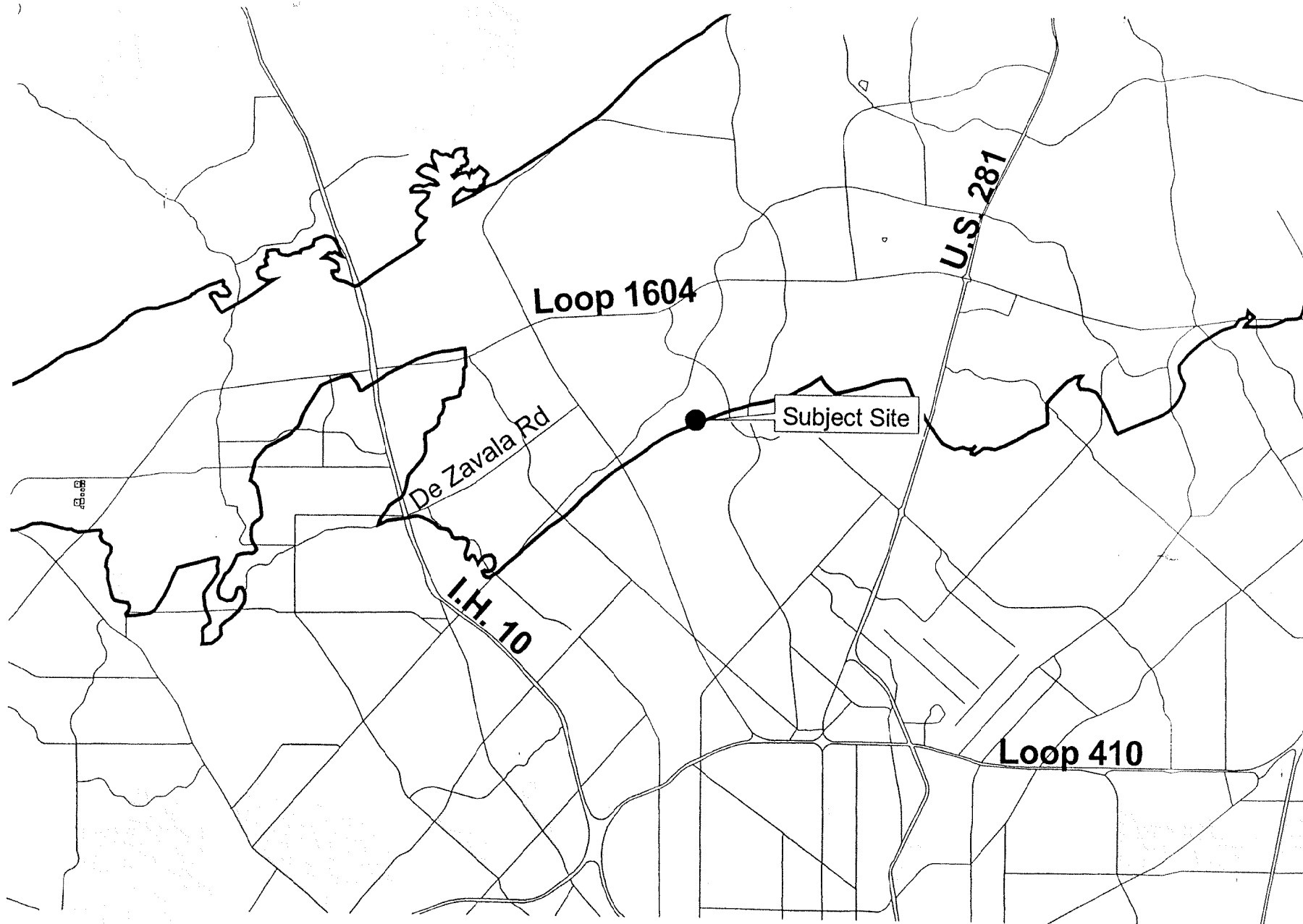
APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:KJS





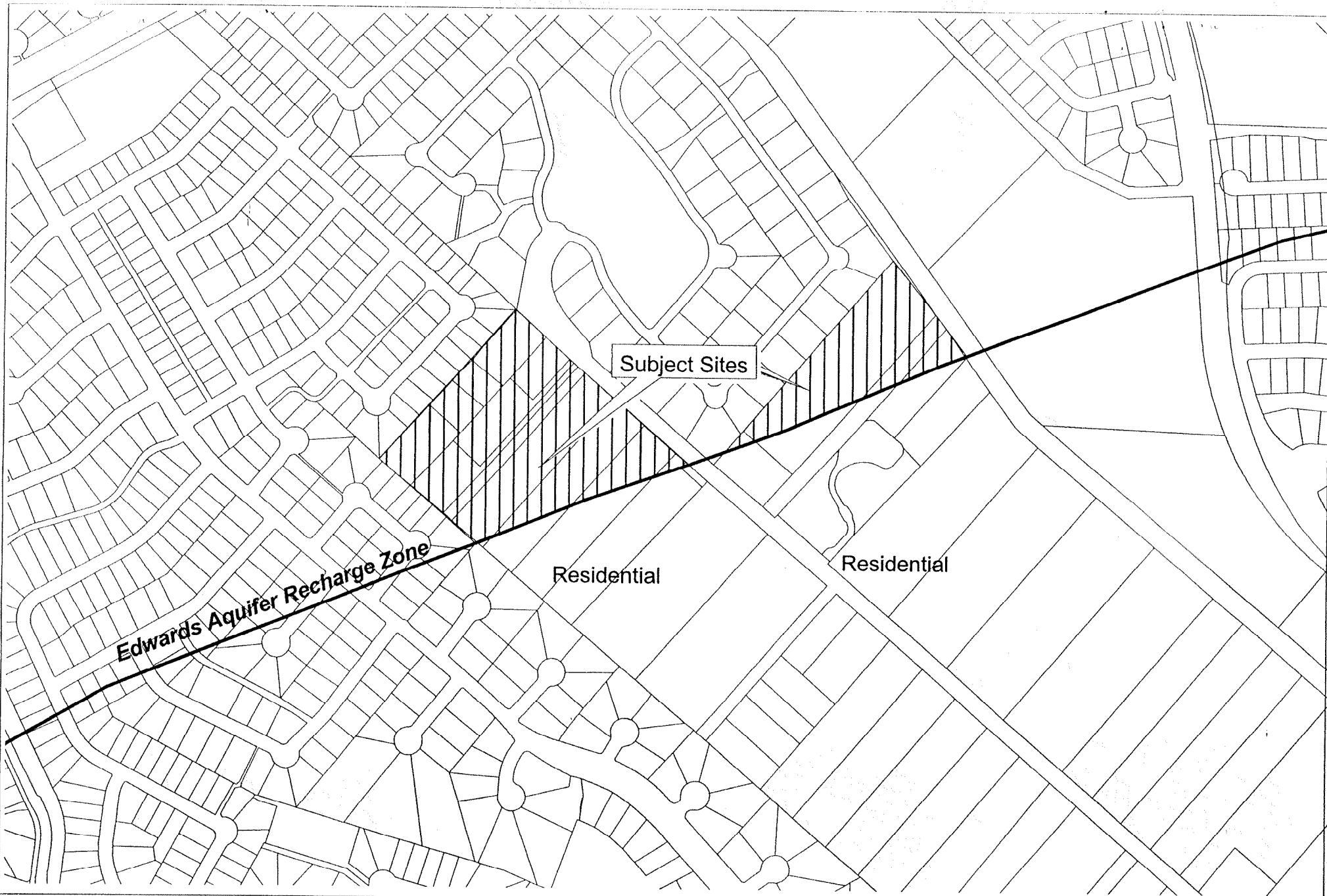
## Cadillac Drive

Z2003050

Figure 1

Map Prepared by Resource Protection & Compliance Department KJS 4/10/2003





**Cadillac Drive**

**Z2003050**

**Figure 2**

Map Prepared by Resource Protection & Compliance Department KJS 4/10/2003

