



# CASE NO: Z2004270

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 13, 2005

**Zoning Commission Meeting Date:** December 21, 2004

**Appeal:**

**Council District:** 9

**Ferguson Map:** 517 E2

**Applicant:** Gamez Family Partnership, Ltd.      **Owner:** Gamez Family Partnership, Ltd.

**Zoning Request:** From R-6 ERZD Residential Single-Family Edwards Recharge Zone District to C-2NA  
ERZD Commercial Edwards Recharge Zone Nonalcoholic Sales District

**Property Location:** 6.8317 acres out of NCB 15671 and CB 4952  
18851 Redland Road

Property generally located south of Redland Road, east of Hwy 281, and north of Loop  
1604 North

**Proposal:** To relocate computer networking company

**Neighborhood Association:** Redland Ridge (within 200 feet)

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval.

The property is irregularly shaped and is surrounded mostly by commercial development and zoning. However, there are portions adjacent to residential development and zoning. C-2 zoning is appropriate considering the intensity of zoning and uses on the adjoining tracts and in the general area. There is some concern regarding the adjacent residential properties but a Type B (15 foot) vegetative buffer and 6 foot privacy fence will be required and should provide adequate protection. Because the property has minimal frontage on Redland Road and is located over the Recharge Zone, it does not lend itself to the more intense C-2 uses.

**Zoning Commission Recommendation:**

**VOTE**

**FOR** 6

**AGAINST** 0

**ABSTAIN** 1

**RECUSAL** 1

**CASE MANAGER :** Trish Wallace 207-0215

**Z2004270**

**ZONING CASE NO. Z2004270** – December 21, 2004

**Commissioner Dutmer has been recused for this zoning case.**

Applicant: Gamez Family Partnership, Ltd.

Zoning Request: "R-6" ERZD Residential Single Family Edwards Recharge Zone  
District to "C-2NA" ERZD Commercial Edwards Recharge Zone  
Nonalcoholic Sales District.

Mike Rizzo, 136 Mary Trail, representing the applicant, stated they are proposing to operate a computer company on the subject property. He stated there is an existing 2,200 square foot home that is currently being used as a church. He further stated they would do slight modification to better fit their needs. He further stated he has been in contact with Mr. Alles and has agreed to continue to work with him in trying to get the impervious cover from 65% to 50% prior to going to City Council.

**OPPOSE**

Richard Alles, 1809 Blanco Road, representing AGUA, stated he is concerned that up zoning this land would increase the development intensity. He further stated he is willing to continue to work with Mr. Rizzo on the impervious cover issue.

Staff stated there were 39 notices mailed out to the surrounding property owners, 4 returned in opposition and 5 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 Peel and seconded by Commissioner Avila to recommend approval.

1. Property is located on the 6.8317 acres out of NCB 15671 and CB 4952 at 18851 Redland Road.
2. There were 39 notices mailed, 4 returned in opposition and 5 in favor.
3. Staff recommends approval.

**Z2004270**

**AYES: Robbins, Cardenas-Gamez, Dixon, McAden, Avila, Stribling, Peel**

**NAYS: None**

**RECUSED: Dutmer**

**ABSTAIN: Sherrill**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**SAN ANTONIO WATER SYSTEM**  
**Interdepartment Correspondence Sheet** 04 DEC -8 AM 11:35

**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, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2004270 (Redland Road Computer Offices)

**Date:** December 7, 2004

**SUMMARY**

A request for a change in zoning has been made for an approximate 6.8-acre tract located on the city's north side. A change in zoning from "R-6 ERZD" to "C-3 NA ERZD" is being requested by the applicant, Mark Rizzo. The change in zoning has been requested to allow for the property to be utilized for commercial offices. The applicant intends to use the existing structures on the property as offices for his computer business.

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 Aquifer Protection & Evaluation Section. 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 Aquifer 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".

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

**LOCATION**

The subject property is located in City Council District 9, along the south side of Redland Road, north of Gold Canyon. The property is within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

## **SITE EVALUATION**

### **1. Development Description:**

The proposed change is from 'R-6 ERZD' to 'C-3 NA ERZD' and will allow for the owner to utilize the property for commercial business. Three residences and several barns are currently on the property. One of the existing residences will be remodeled for use as an office. No additional construction has been proposed by the applicant.

### **2. Surrounding Land Uses:**

Strip-Center type offices are located immediately to the east of the subject property. An equipment rental company is located to the west of the site. A single-family residential subdivision abuts the property along the southwest property line. A church exists to the north. The remaining surrounding properties consist of residential lots and undeveloped areas.

### **3. Geologic Features:**

The Resource Protection Division of the San Antonio Water System conducted an investigation on December 2, 2004 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. Three residences were located on the site along with several barns. Two horses were being housed in one of the barns. One well is currently used to supply water for all of the property. A possible abandoned well was also located on the property but positive identification was not possible due to the deteriorated nature of the site. The proximity of a power source (utility pole with meter) next to the site is indicative of a previous well location. Two septic systems are in use on the property. SAWS staff geologist, Mr. Gregory James P.G., evaluated the geology on the site during our site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Edwards Limestone. This could not be verified by field observation due to coverage by alluvium, and vegetation. This formation is known to possess the potential for lateral caverns. Therefore, it is possible that during excavation and development karst features may be found. No sensitive features were observed during our site evaluation. According to FEMA flood insurance maps, the property is not within the 100-year floodplain.

4. Water Pollution Abatement Plan (WPAP):

As of the date of this report a Water Pollution Abatement Plan 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 construction.

**ENVIRONMENTAL CONCERNS**

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

1. 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 facility (septic tank).

**ENVIRONMENTAL RECOMMENDATIONS**

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

- 1. If the active well becomes abandoned, it must be properly plugged according to the City Code Chapter 34 Division 2 Section 574 by a registered well driller.
- 2. The second possible well located on the property must be investigated to determine if it is a well. If so, the well must be properly plugged according to the City Code Chapter 34 Division 2 Section 574 by a registered well driller.
- 3. Any septic system located on the site must be properly abandoned according to Bexar County rules and regulations if and when they are no longer in use.
- 4. The applicant shall notify the Construction Compliance Section of the San Antonio Water System at (210) 704-1158 no later than 48 hours prior to the commencement of construction at the site.

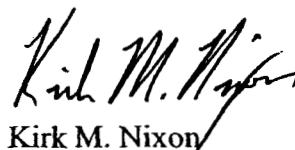
5. Should the applicant decide to expand the existing building, two borings must be drilled to determine subsurface conditions. The Resource Protection Division of SAWS must approve the location of the borings.
6. All persons leasing a storage building or facility shall be informed, in the lease agreement, that storage of chemicals and/or hazardous materials is not permitted. Staff from the Aquifer Protection and Evaluation Section of the San Antonio Water System reserves the right to randomly inspect, without notice, any or all facilities to ensure compliance.
7. The owner or agent shall provide a copy of the standard lease agreement to the Aquifer Protection and Evaluation Section of the San Antonio Water System for their approval.
8. 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 TCEQ at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 704-7305.
9. All Category 2 properties must be developed in accordance with all provisions stated in the Aquifer Protection Ordinance No. 81491. These provisions include restrictions on impervious cover, restrictions on the sealing of sensitive features and development restrictions in floodplains and floodplain buffer zones.
10. 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.
11. All stormwater run-off from the development shall be directed to a stormwater abatement system that shall be approved by the Aquifer Protection & Evaluation Division of the San Antonio Water System prior to the release of any building permits.
12. All water pollution abatement structures shall be properly maintained and kept free of trash and debris.
13. 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 SAWS at (210) 704-7305 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) 704-7305 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) 704-1158 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.
14. 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 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.
15. 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.
16. 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.

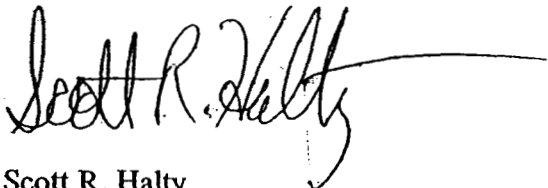
17. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about Best Management Practices (BMP) of pesticide and fertilizer 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.
18. The City of San Antonio shall inspect all future construction of any sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
19. 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 provided that 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



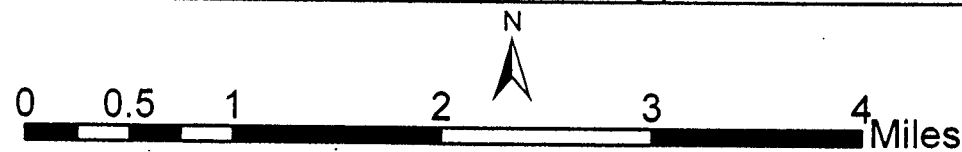
**Zoning Case Z2004270    Figure 1**

**Redland Road Computer Offices**

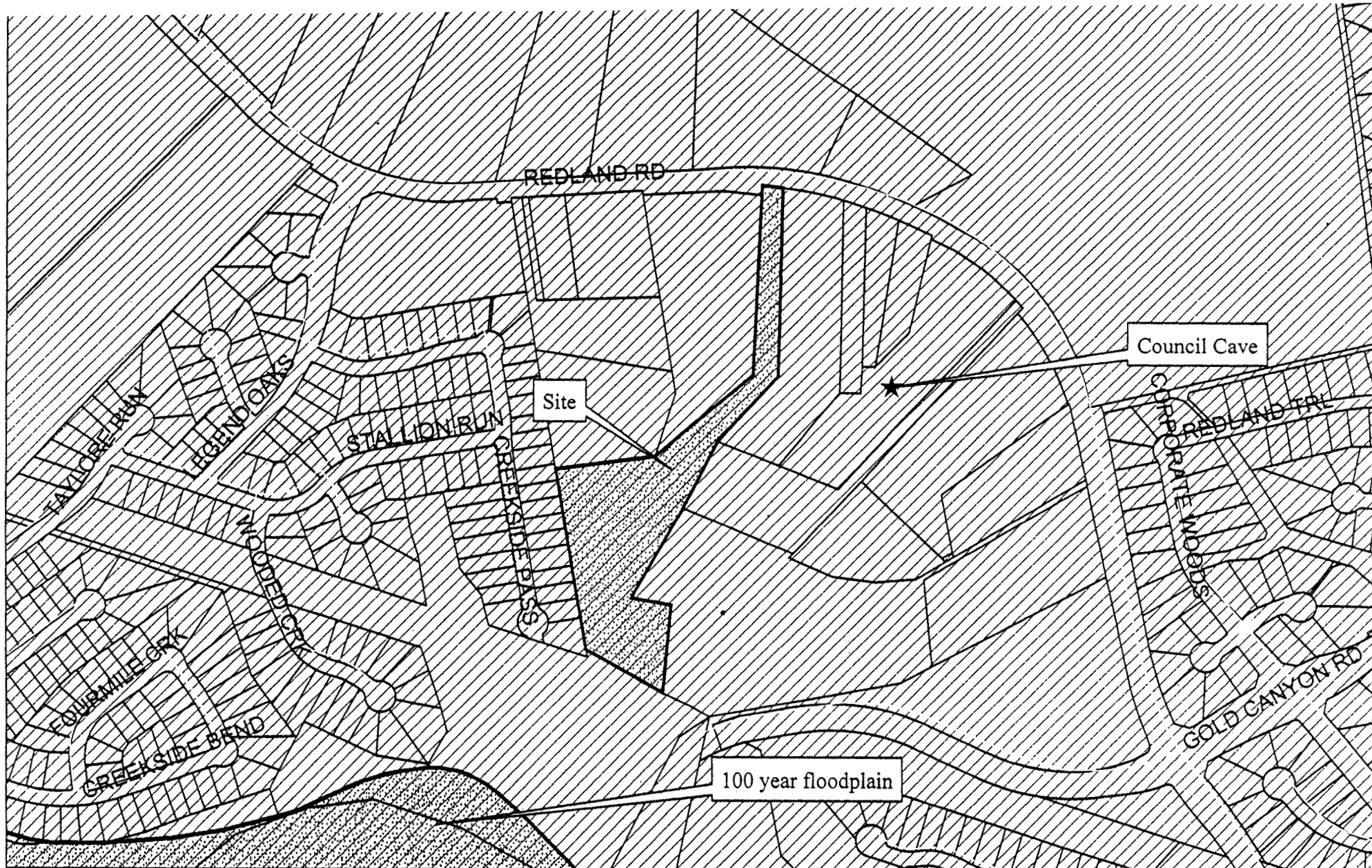
**Map Page 517 E2**

**X=2142656    Y=13770854**

**Map Prepared by Aquifer Protection and Evaluation KJS 12/1/2004**



**1:58,031**



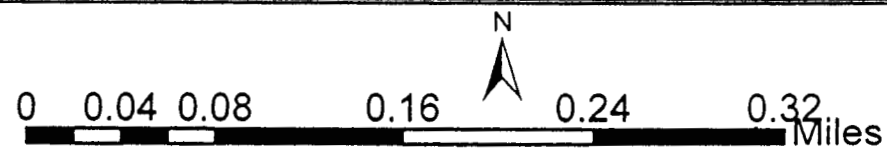
Zoning Case Z2004270 Figure 2

Redland Road Computer Offices

Map Page 517 E2

X=2143792 Y=13771216

Map Prepared by Aquifer Protection and Evaluation KJS 12/1/2004



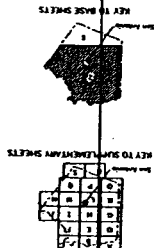
1:5,129

# Attachment 1

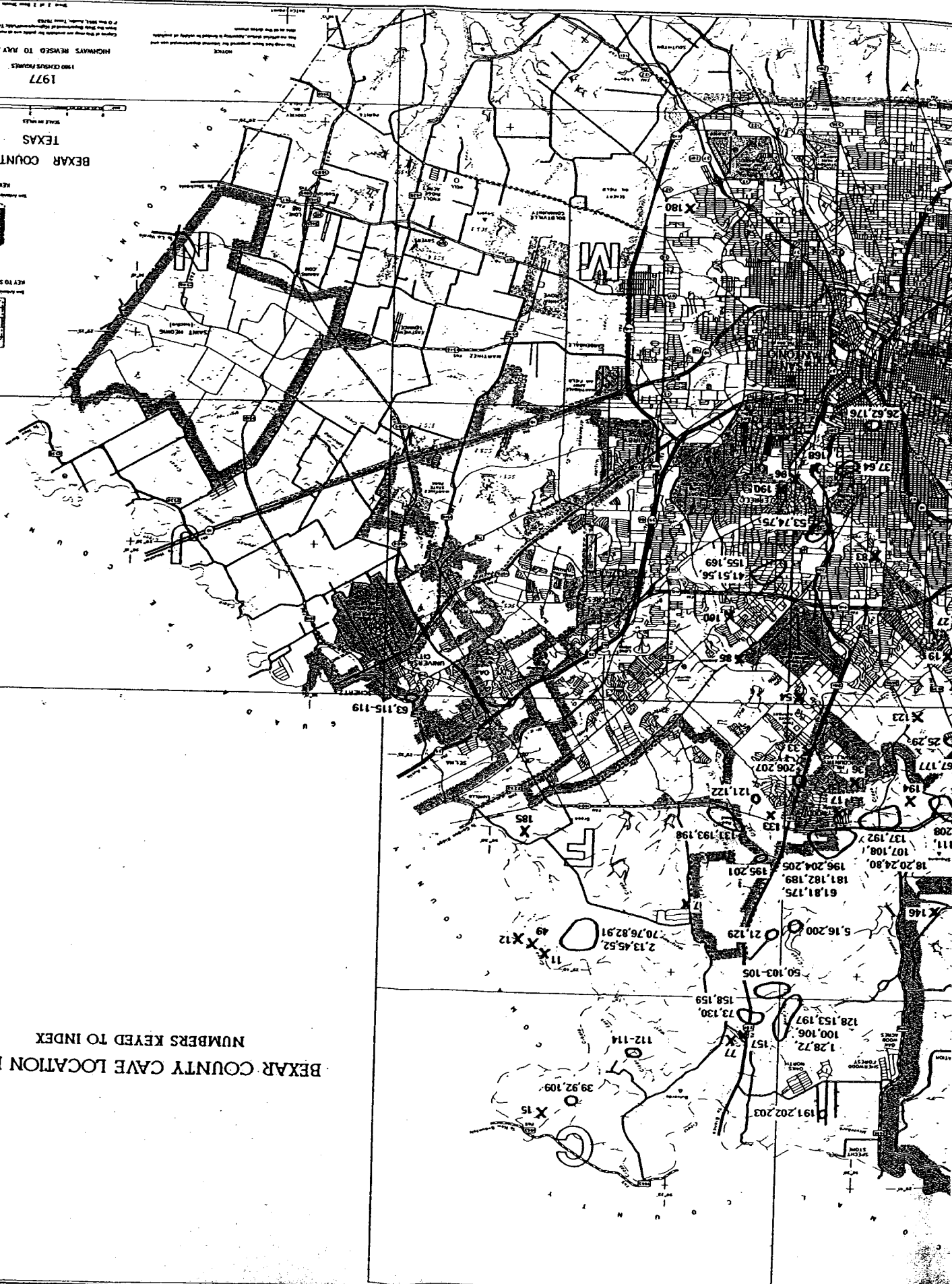
This map has been prepared by the United States Geological Survey and is published by the Department of the Interior, Geological Survey, Washington, D.C. 20548. It is published as a part of the 1:250,000 scale series of maps of the United States. The map is published as a part of the 1:250,000 scale series of maps of the United States. The map is published as a part of the 1:250,000 scale series of maps of the United States.

1977

BEAR COUNTY  
TEXAS



BEAR COUNTY CAVE LOCATION MAP  
NUMBERS KEYS TO INDEX



In the western part of the cave, along the route from the entrance to the watercrawl, NE-SW joints guide passage development. This area has been developed and modified by aggressive stormwater runoff entering through the large sink. In sharp contrast, the middle and eastern portion of the cave has developed from the confluence of many small groundwater courses. These mud-floored passages and rooms are probably older than the western portion of the cave. They are developed along northwest-southeast fractures which probably predate the northeast-southwest fractures of the Balcones fault system. The western portion of the cave was probably a minor infeasible to the local base level to which the eastern portion of the cave drained. The western passages were later enlarged and modified by vadose water, while the enlarging entrance sink pirated water from the older eastern passages. Corkscrew Cave is developed in the recharge zone of the Edwards (Balcones Fault Zone) Aquifer. It is one of the few caves in Bexar County that provides human access to the local water table. In this case the water level averages 21 m below the floor of nearby Cibolo Creek (a major stream valley which is usually dry because it loses its water as recharge into the Edwards Aquifer). No research has determined if the recharge water from the cave is maintained in conduit flow or if it disperses into small fractures when under phreatic conditions. Based on the low success rate of drilling productive water wells in that region, the assumption that re-

charge in the Corkscrew Cave area enters and maintains itself as conduit flow is not unreasonable. The consequences of such a flow regime should be carefully weighed in considering problems of water quality for the regional groundwater supply.

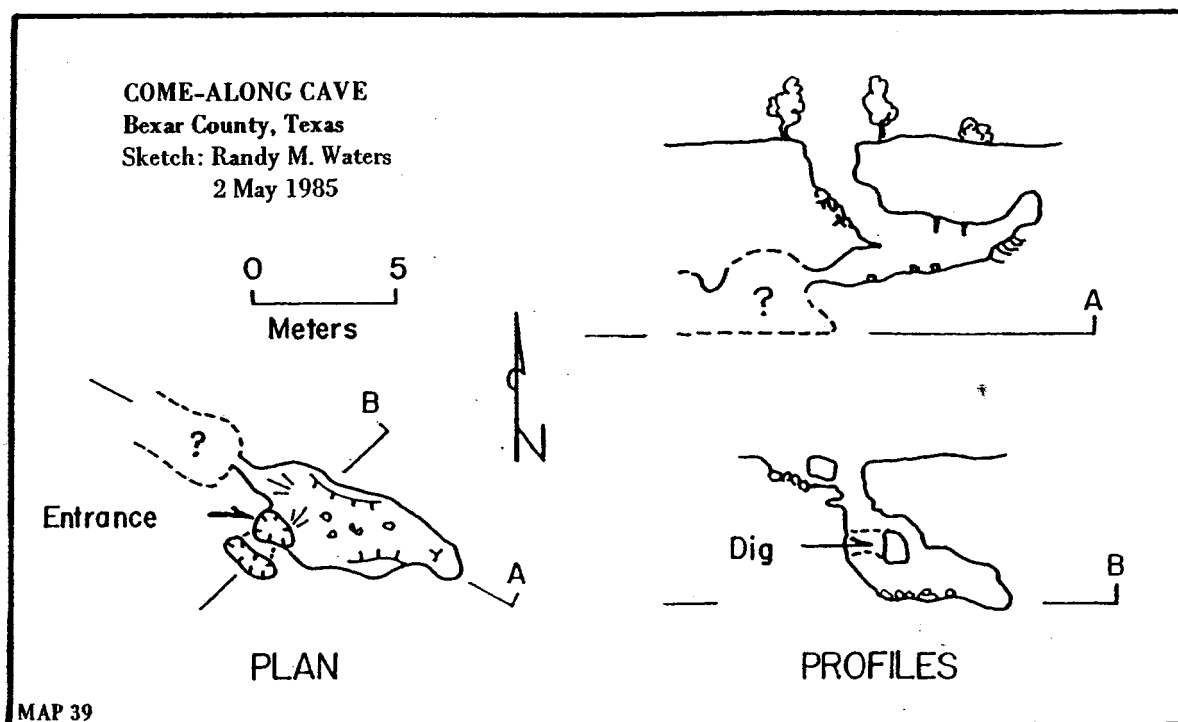
**Technique:** A 20 m rope or cable ladder is needed for the entrance pits, and another 15 m of rope or ladder is needed for the 9.1 m drop into the 10.7 m high room. Much of the cave is muddy, wet, and offers a fine variety of walking, crawling, and climbing experiences. No one has attempted to push the watercrawl with diving gear. Because of the sump's small dimensions and the overabundance of mud, a dive would probably not be fruitful.

**Bibliography:** Anonymous (1963c:16; 1965b:102; 1965c:122; 1966a:162; 1966c:127; 1967b:75-76; 1968d:147-148; 1968f:85; 1969a:25; 1973d:4; 1973q:11); Druding (1966:162); Fleming (1973b:223; 1975:14); Litsinger (1973a:18-19); Miller (1975:25); O'Neill (1973b:158); Owens (1966:10; 1967:14); Passmore (1977:17); Pate (n.d.:32); Reddell (1961b:1); Reddell and Knox (1962:3-4, 11); Reddell and Russell (1962a:5); Reddell and Smith (1966:3); Streng (1974:58); Teates (n.d.:38); Veni (1978a:5; 1978e:4; 1978f:6; 1985).

#### CO UNCIL CAVE (BCS #131)

**Location:** Bulverde 7.5' (508, 285)

**Description:** The 5 m diameter trash-filled entrance sinkhole of Council Cave has been completely filled

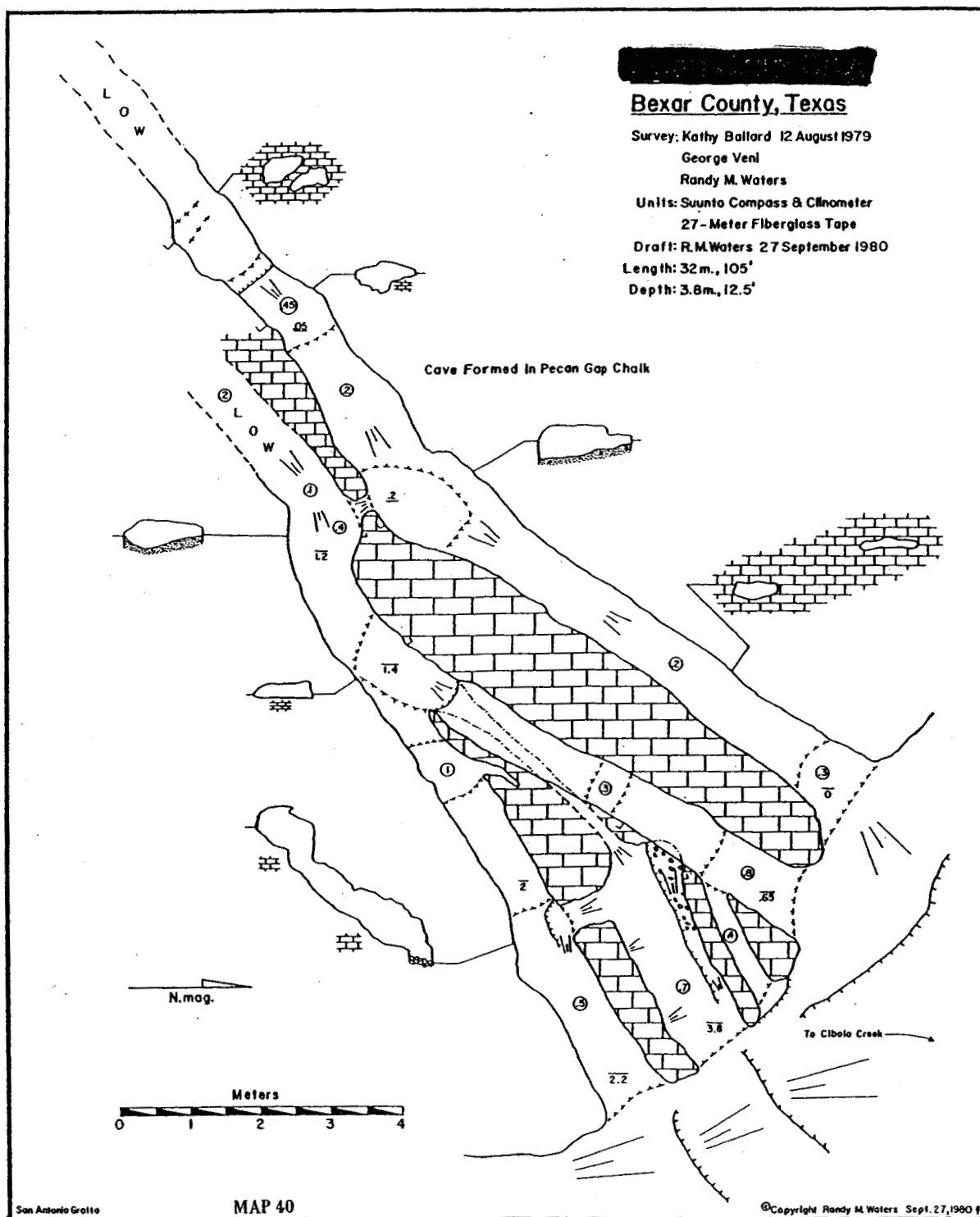


MAP 39

with dirt and rocks. A small hole in the now-covered trash pile led into the cave. The wall indicated on the sketch map, separating the small entrance area from the "Council Chamber" (a half-moon-shaped room approximately 11 m long, 4 m wide, and 0.3 to 1.5 m high), was actually trash. Along the west wall of the

Council Chamber was an adjoining small room, 4 m by 2.5 m by 1.5 m high. (See Map 42.)

History: It is not known who used the sinkhole as a trash dump. Land developers found the cave in late 1979 and excavated enough trash to gain access. Chuck Stuehm received permission to explore and





made the only known exploration on 2 December 1979 with Dottie and Teeni Kern, Gary A. Poole, George Veni, and Randy M. Waters. The comfortable soft dirt floor seated a discussion of speleo-politics which inspired the cave's name.

**Biology:** Spiders, cave crickets (*Ceuthophilus* sp.), and beetles were observed.

**Geology:** The west wall of the small room, off the Council Chamber, is a recemented paleo-breccia whose collapse is not evident on the surface. As a one-time uncontrolled refuse dump in a sinkhole of the Edwards (Balcones Fault Zone) Aquifer recharge zone, Council Cave represents a potential source of contamination for the regional groundwater supply. A drainage pipe to the subsurface maintains some access to the cave for stormwater runoff collected from the roof and grounds of a nearby business.

**Bibliography:** Veni (1985).

#### CRANE BAT CAVE (BCS #14)

**Alternate name:** Crane's Cave

**Location:** Van Raub 7.5' (049, 228)

**Description:** A 2.5 m deep elongate sink leads into a room 22 m long, 1 to 5 m high, and 5 to 7 m wide. Crawlways extend into the breakdown- and guano-covered floor but do not lead into any true solution passages. At the west end of the room is an opening to a second smaller room 8 m long, 3 m wide, and 1.6 m high. It is rumored that in early 1977 this area suffered some collapse, the extent of which is not

known. Five meters from the entrance is a skylight that is too small to enter. Some small speleothems are present in the cave. (See Map 43.)

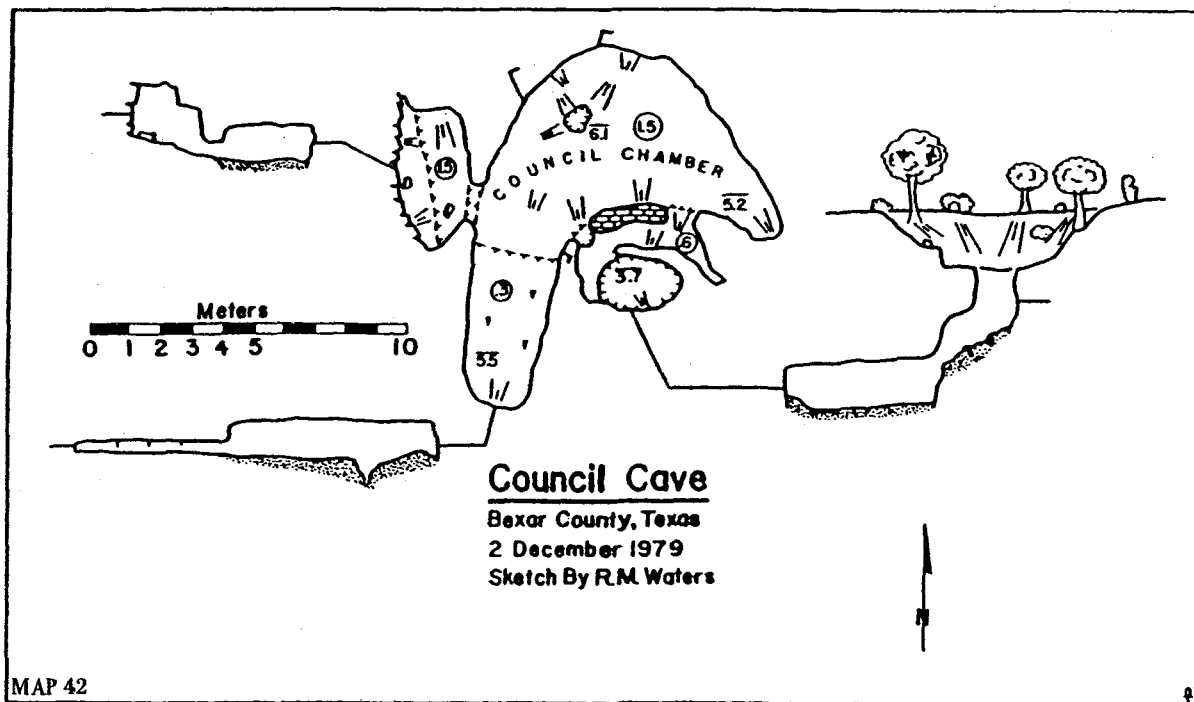
**History:** Carl Crane made the first reported entry into the cave in 1919. In later years, Greg Crane also explored the cave. Not until about 1960 did cavers first visit the cave when St. Mary's University Speleological Society took the Jefferson High School Science Club (San Antonio) to the cave. On 22 November 1964 the cave was surveyed by James Jasek, Dick Scherrer, and Ron Winfrey. A resurvey took place in 1982 by Duane Canny, Steve Gutting, and other members of the Alamo Chapter of the National Speleological Society, but a new map has not yet been drafted.

**Biology:** The small bat population inhabiting the cave is probably *Myotis velifer incautus*. Other observed fauna includes spiders, harvestmen (prob. *Leiobunum townsendii*), and cave crickets (*Ceuthophilus* sp.).

**Geology:** Located on a hilltop, the cave is developed along a predominant east-west joint trend in the upper Glen Rose Formation.

**Technique:** Caution should be observed in the area of potentially unstable breakdown.

**Bibliography:** Anonymous (1969a:25; 1973j:9; 1973q:11); Austin (1977:12); Passmore (1975c:28); Reddell (1961b:1); Reddell and Knox (1962:3-4, 12); Reddell and Russell (1962a:5); Reddell and Smith (1966:3); Veni (1978a:5; 1983:98).



## Attachment 2



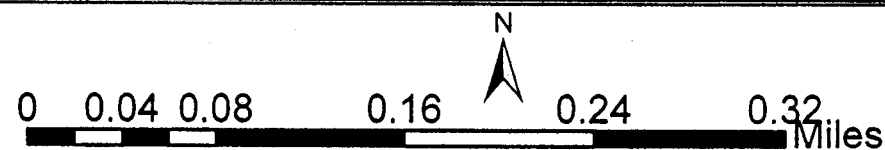
**Zoning Case Z2004270**

**Veni's Feature Map (Longhorn Quad)**

**Map Page 517 E2**

**X=2143792 Y=13771216**

**Map Prepared by Aquifer Protection and Evaluation KJS 12/1/2004**



**1:5,129**

Under Review for approval

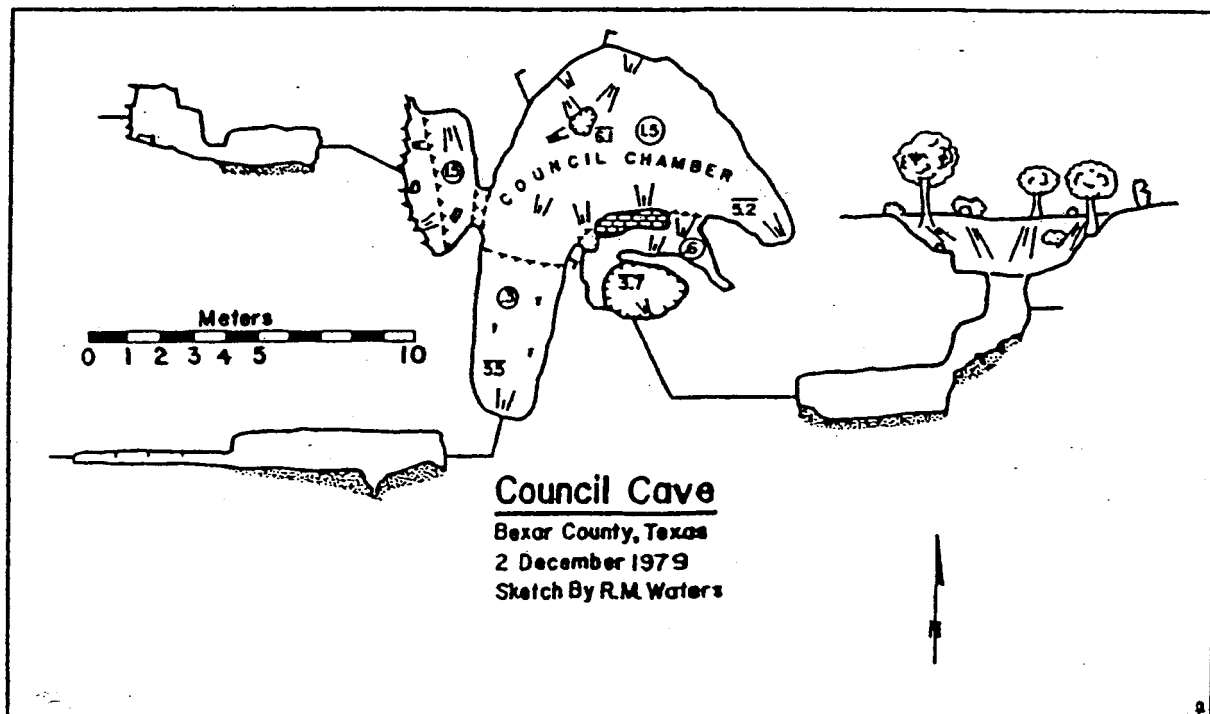
## 9. Council Cave

Location: Longhorn 7.5' USGS Quadrangle

Description: A 5 m diameter by estimated 2 m deep trash filled sinkhole served as the cave's entrance. Access through the refuse led into a semicircular chamber, concentric to the sinkhole, that was 11 m long, 4 m wide and up to 1.5 m high. Other portions of the cave were undoubtedly blocked off by the trash. By 1985 the sinkhole had been filled in and leveled with dirt.

Hydrogeology: Only a small portion of the cave was accessible for study. The portion examined did not appear to serve as a significant recharge site to the Edwards Aquifer. The sinkhole's drainage area, however, may be large enough to classify the site as significant. Precise topographic surveying is needed, of the low gradient terrain surrounding the sinkhole, to support or refute the estimate below.

Recharge: The cave's estimated drainage area is 89,196 sq m (22.04 acres). Its annual recharge, based on that estimate would be 2.30 acre-feet. Part of the cave's drainage includes runoff from a nearby business that is channeled into a pipe leading into the sinkhole.



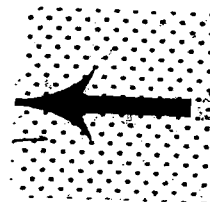
36-38. Redland Tri-Sinks #1-3

Location: Longhorn 7.5' USGS Quadrangle

Description: Three sinkholes are situated close together near Redland Road. The largest sinkhole (Redland Tri-Sink #1) is 250 m long by 150 m wide, the second largest sinkhole (Redland Tri-Sink #2) is about 150 m in diameter, and the third sinkhole (Redland Tri-Sink #3) is about 60 m in diameter. None of them are more than 3 m deep. The two largest sinkholes serve seasonally as ponds.

Hydrogeology: The sinkholes formed as recharge sites to the Edwards Aquifer. The ponds in the larger sinkholes could be either directly man-made or a result of livestock trampling the soil and greatly diminishing its permeability.

Recharge: The three sinkholes, largest to smallest, drain areas of 63,174 sq m (15.61 acres), 170,581 sq m (42.15 acres) and 38,285 sq m (9.46 acres). Their respective annual recharge is 1.63 acre-feet, 4.39 acre-feet and 0.99 acre-feet.



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## Attachment 3

